Sampson Creek

Community Development District

MAY 21, 2026

AGENDA

Sampson Creek
Community Development District

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

May 14, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, May 21, 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
   A. Athletic Field One-Time Use

   B. Tennis Court July – September Use

   C. On-Deck and Rec Room Storage Use

V. Staff Reports
   A. Landscape Team
      1. Report

      2. Proposal for Freeze Damage Plants

      3. Proposal for Median Sod Repair

      4. Proposal for St. Johns Golf Drive Curbline Redesign

      5. Proposal for St. Johns Golf Drive Shade Tolerant Plants

      6. Proposal for Amenity Sign Design

B. Attorney

C. Engineer

D. District Manager
   1. Report on the Number of Registered Voters (1,930)

   2. Reminder of Upcoming General Election

E. General Manager
   1. Amenities and Operations Report

   2. Lake Doctors

   3. Athletic Field Report

   4. Proposal for Crosswalk Striping

   5. Proposal for Pool Controller

   6. Landscaping Projects

   7. Proposal for Amenity Center Sign

VI. Discussion of Future Amenity Capital Improvements
   A. Pool Deck Renovation

   B. Amenity Meeting Room Upgrade

   C. Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild

   D. Tennis Court Landscape Demo

   E. Tennis Court Relandscaping

   F. Paver Installation Between Tennis Courts

VII. Acceptance of the Fiscal Year 2025 Audit Report

VIII. Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

IX. Consideration of Resolution 2026-04, Setting a Public Hearing to Adopt Revised Rules of Procedure

X. Contracts Review

XI. Supervisors' Request

XII. Public Comments

XIII. Approval of Consent Agenda
   A. Minutes of the April 16, 2026 Meeting

   B. Financial Statements as of April 30, 2026

   B. Check Register

XIV. Next Scheduled Meeting – June 18, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XV. Adjournment

FOURTH ORDER OF BUSINESS

A.

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

1. Requestor Information

- **Name(s):** Matt Earley
- **Address:** 1721 Highland View Dr
- **Legal Association Name (if applicable):** _____

2. Relationship to the Community

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

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

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

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

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

My son is hosting a volleyball tournament with kids from the area (non-residents)

4. Request Details

- Please provide specific details about the request:

May 31, 2026

- Why is this request being made?

need the soccer field (only half) to set up volleyball nets

5. Request Timeline

- Start Date: 5/31

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

- End Date: 5/31
- Times Requested: 9-3
- Any other additional information: the tournament will benefit a local food bank as each participant will require to bring a canned good

6. Participation Details

- Total number of participants: 20-25
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 1

7. Other Communities

- Has this request been made to other communities? (Y/N): N
    - If yes, please specify the communities and the status of those requests:

Submitter's Signature: Matthew Ewing

Date: 4-25-2026

B.

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

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

1. Requestor Information

- **Name(s):** Kelli Bushman
- **Address:** 1845 Forest Glen Way
- **Legal Association Name (if applicable):** USTA

2. Relationship to the Community

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

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

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

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

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

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4. Request Details

- Please provide specific details about the request:

Tri-level tennis team July - Sept Thurs. am

3 courts

- Why is this request being made?

to play tennis

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

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5. Request Timeline

- Start Date: July 2026
- End Date: Sept 2026
- Times Requested: 9:00 - 12:30
- Any other additional information:

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6. Participation Details

- Total number of participants: 15
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 13

7. Other Communities

- Has this request been made to other communities? (Y/N): N
    - If yes, please specify the communities and the status of those requests:

Submitter's Signature: Kelli Bushman

Date: 5/13/26

C.

STINGRAYS
2026 PROPOSAL – ON DECK & REC ROOM STORAGE

Presented to Sampson Creek CDD Supervisors

Proposal

The St. Johns Stingrays (SJS) are requesting approval and funding for additional storage on the lower pool deck and inside the recreation room (or alternative temperature-controlled space as available close to the pool deck).

Recreation Room Storage Need

The Stingrays team has one existing storage closet inside the exercise room. Audio, electrical and timing equipment must be stored there to ensure it is secure and to prevent damage from weather and moisture. Currently, the storage closet does not provide enough capacity to store all equipment and supplies that require temperature controlled conditions.

To meet team needs for administration of the team and to make needed supplies available to our coaching team and volunteers, additional temperature-controlled storage is being requested. Ideally, the space will allow for a locked cabinet, such as the one defined and pictured below to be added to the recreation room (or other readily accessible space adjacent to the pool deck).

Current Cost - $139.99 plux tax

Estimated Total - $150.00

Dimension – W 32 x D 16 x H 71

Brand - Letaya

Features:

- Adjustable shelving
- Key lock (2 keys provided)
- Holds up to 180 lbs.
- Easy Assembly

Available at Amazon.com and other retailers. Keys to be retained by the Stingrays Team Board of Directors.

Conclusion

The team will continue to utilize the space in the off-deck storage room outside the recreation area for non-swim meet supplies, signage and team coolers. The additional storage requested expands the overall capacity for the Stingrays team making all equipment and supplies available on or near the pool deck.

The Stingrays team will utilize parent volunteers to assemble the storage units and the Board of Directors will be responsible for keeping the units locked and providing access for team use.

Thank you for all you do to keep our community exceptional and we greatly appreciate your support!!

FIFTH ORDER OF BUSINESS

A.

1.

Monthly Report

May 2026

Maintenance Team: Our team focused on continually trimming and shaping of the hedges in and around the amenity center. The islands are currently dealing with a lot of leaf drops from the magnolias stressed from the heat. Majority of the plants damaged from the cold snaps have pushed new growth. Team is performing weekly mowing with alternating edging of the concrete and mulch beds. Common areas are also beginning to get color back and fill in. Ponds are on a steady cycle.

Annuals: Seasonal color beds are thriving and healthy, team continually monitors for weeds and dead head any annuals that need it. Next rotation is expected in June.

Irrigation Team: During a routine irrigation inspection, the technician observes each zone to ensure proper coverage, checks for clogged or misaligned sprinkler heads, and verifies that all rotors and sprays are operating correctly. He also looked for leaks, broken lines, overspray onto sidewalks or roadways, and signs of dry or stressed turf. Controller settings are reviewed to confirm run times match seasonal watering needs, and any necessary adjustments are made to improve efficiency and prevent water waste. Repairs were made on broken rotors, nonfunctional valves, battery controllers, and a main line break across from the Stone Hedge Entrance.

Chemical: The community turf management program continued with a third round of spot treatment to the poa in the Bermuda turf. Goose grass has begun to sprout in the main

entrance pond side, we will need to hand pull. Minimal broadleaf spotted in the st Augustine. Next round of treatment is expected end of May, beginning of June.

Enhancements Proposed –

- Bermuda Sod
- Damaged Island Sod
- Shade Tolerant Plantings
- St Johns Gold Dr Curbline Redesign
- Winter Damage Plantings
- Amenity Center Sign
- Leo Maguire Sod Replacement (Revised)

RUPPERT LANDSCAPE

Job Name: Sampson Creek
Report Type: inspection
Controller Name:
Date: 06/13/2026

Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	5:30 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		NOT WORKING	
POC Info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information: Soccer. Front Amenity Pool

Zone Number	Field																
Spray, Rotor, MP, Drip, or Bubbler	R	R		S				S	S	S							
Run Time [Program:]	30	30		15				05	15	15							
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone	1	2		3				4	5	6							
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Signature

Did you contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

RUPPERT LANDSCAPE

Job Name: Sampson Creek
Report Type: inspection
Controller Name: Amenity Center
Date: 05/13/2026 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11:45	100 %	M T W T F S S
Program B	-	%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

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

Controller Make & Model: hunter Pro-C

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

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12				
			A							A						
Spray, Rotor, MP, Drip, or Bubbler	.	S	S	.	.	.	S	S	S	S	S	.				
Run Time [Program: A]	16	15	15	15	15	15	15	15	25	15	15	16				
Run Time [Program: B]	25	15	15	0		40				15						
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Signature

Did you contact the Account Manager? YES / NO What time? _____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

RUPPERT LANDSCAPE

Job Name: SAMBON CREEK
Report Type:
Controller Name: HUNTER ICC 2
Date: 5-5-2026 Page #: 1 of 2

	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)		NOT WORKING	
POC Info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	R	S	R	R	R	R	R	R	R	S	R	S	R	R	R
Run Time (Program: A)	30	20	20	30	20	30	20	30	30	30	20	30	20	30	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																	
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																	
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered-Turf																	
Head Raised or Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking														X			
Additional Labor/Troubleshoot																	
Other-See Comments																	

Additional Comments: ZONE NUMPER 14, 18 VALVE NO WORK *
AREA 15: CLOCK RAINBIRD "ZONE 3 NO WORK *
AREA 21: 1 VALVE STUCK * * *
AREA 20: NEW BATTERY CLOCK WAS INSTALLED; THE OLD ONE WAS BROKEN

Technician Name: FERNANDO VASQUEZ Signature
Contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

RUPPERT LANDSCAPE

Job Name: SAMPSON CREEK
Report Type:
Controller Name: HUNTER ICC 2
Date: 5-5-2026 Page #: 1 of 2

	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)		NOT WORKING	
POC Info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	R	S	R	R	R	R	R	R	R	S	R	S	R	R	R
Run Time [Program: A]	30	30	30	30	30	30	30	30	30	30	20	30	20	30	20	30
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments: ZONE NUMBER 14, 18 VALVE NO WORK *
AREA 15: CLOCK RAINBIRD "ZONE 3 NO WORK *
AREA 21: 1 VALVE STUCK * * *
AREA 20: NEW BATTERY CLOCK WAS INSTALLED; THE OLD ONE WAS BROKEN

Plan Name: FERNANDO VASQUEZ Signature
Contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

RUPPERT LANDSCAPE

Job Name: SAMPSON CREEK
Report Type:
Controller Name: HUNTER ICC2
Date: 5-5-2026 Page #: 2 of 2

	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) NOT WORKING
POC Info: (Potable Water) Reclaim Water Well Water Lake Water
Pump Status & Type: (PRESSURIZED) PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	17	18 *	19	20	21	22	23	24	~~25~~	26	27						
Spray, Rotor, MP, Drip, or Bubbler	R	R	R	S	R	S	S/R	R			R						
Run Time [Program: A]	30	30	30	20	30	20	30	30									
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone																	
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Comments-See Comments
Additional Comments: VALVE 18 STUCK

RUPPERT LANDSCAPE

Job Name: Sampson

Report Type:

Controller Name:

Date: Page #: 1 of 3

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

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

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

Information: areas ~~9~~ 10 11 12 13 14

Zone Number	?	BV	BV	BV	R	3		BH	2	3	BH	2	BH	2		BV
Spray, Rotor, MP, Drip, or Bubbler			R	R	S	R		R	S	S	R	R	R	?		R
Run Time [Program:]																
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor			1													
Head Broken - 12" rotor																
roken Riser																
grade 4" to 6" Pop Up																
rade 6" to 12" Pop Up																
le - MPR																
e - MP rotator																
Line Clog																
Line Break																
on																
sed or Lowered-Turf																
ed or Lowered-Shrub																
Valve Box																
erative/Sticking																
bor/Troubleshoot	1	1												1		
mments			X													*

mments: * - Need new controller

Signature

Account Manager? YES / NO What time? _____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

RUPPERT LANDSCAPE

Job Name: Simpson Cam
Report Type:
Controller Name:
Date:
Page #: 3 of 3

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

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

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

Information:	21		22			23 Hose POC						27		Veleas
Zone Number	BL	BL		BL	2	3		1	2	3	4	BL	2	BL 2
Spray, Rotor, MP, Drip, or Bubbler	S	S			S			S	S		S		S	
Run Time [Program:]														
Run Time [Program:]														
Battery Pack/Doubler/Add-a-Zone														
Zone Faults or Alarms														

Contract/Maintenance [No Charge]:																
Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head-Straightened/Adjusted																

Billable Repairs or Upgrades:																	
Head Broken - 6" spray																	
Head Broken - 12" spray																	
Head Broken - 6" rotor																	
Head Broken - 12" rotor																	
roken Riser																	
grade 4" to 6" Pop Up																	
grade 6" to 12" Pop Up																	
zle - MPR																	
le - MP rotator																	
e Line Clog																	
d Line Break																	
tion																	
ised or Lowered-Turf																	
ised or Lowered-Shrub																	
d Valve Box																	
operative/Sticking	N						Solenoid			Solenoid							
l Labor/Troubleshoot																	
Comments	CP	LP										MH					BF

Comments: MH Crossing Hardy, LP
new Backflow

Name:
The Account Manager? YES / NO

Signature

Did you leave a Water

RUPPERT LANDSCAPE

Job Name: Scripps Creek

Report Type:

Controller Name:

Date: Page #: 2 of 3

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

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

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

Information: am 15 16 17 18 19 20

Zone Number	1	2	3					B&I	2	3	4		5		1	2
Spray, Rotor, MP, Drip, or Bubbler	R	S	S					R							S	S
Run Time [Program:]																
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments: At am mtg

Name:

Did you speak to the Account Manager? YES / NO What time? Signature

Did you leave a VARIANCE

2.

May 11, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: Freeze Damaged Plantings
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 remove and replace the plantings that have no recovered from the cold snaps. The arboricolas and hawaiin ti's are located in front of the Amenity center and the agapanthus is for the bed at the waterslide sign.

Plants:

Plant Description	Quantity	UM/Size
Arboricola	17	3 gal
Agapanthus	4	3 gal
Hawaiin Ti	8	3 gal

Miscellaneous:

Description
Plant Removal/Disposal

Total price* : **$885_____ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

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

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

Additional watering: **YES _____** **NO _____**

Terms and Conditions

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

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

Acceptance of Proposal:

Stephanie Taylor

_____

_____

_____

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

Date: _____

3.

FILE #: ENH026119526-11

RUPPERT LANDSCAPE

The patchiness of the median area facing the damaged median section. New sod will be added to this area.

Damage to the second median on SJGD after turning off of Leo Maguire

April 15, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: Median Island Repair

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 repair the damaged turf on the second island median on St John's Golf Dr. 1 pallet will replace that turf and replace turf on the first island median tip to St John's Golf and the island median tip on Leo Maguire.

Materials:

Description	Quantity	UM/Size
Soil	0.5	yard
St Augustine Floratam	1	Pallet

Total price* : **$685_____ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The

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

- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

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

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

Additional watering: **YES _____** **NO _____**

Terms and Conditions

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

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

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

Acceptance of Proposal:

Stephanie Taylor

_____

_____

_____

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

Date: _____

4.

FILE #: ENH026119526-10

RUPPERT LANDSCAPE

Current State of Curb Line

Proposed Work of Curb Line

April 15, 2026

General Overview of Curb Line - only for the left side of the roadway

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: St John's Golf Dr Redesign
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 redesign the right curbline along St John's Golf Dr. 1,600 Sq ft of the strip will be broken up into 100 ft of alternating jasmine beds and Bermuda turf. Jasmine will be laid out in 1.5 ft (18 Inches) spacing for an even coverage. Prior to sod installation, aeration will be performed and installation of 5 yards of soil with a 2 inch depth will follow.

Plants:

Plant Description	Quantity	UM/Size
Variegated Asiatic Jasmine	350	1 gal

Materials:

Description	Quantity	UM/Size
Shredded Brown Mulch	5	Yard
Bermuda Sod	2	Pallet
Soil	5	Yard

Miscellaneous:

Description
Demo/Prep
Equipment
Aerating

Total price* : **$7,150_____ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
  - Initial watering will be provided upon installation;
  - Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
    - Hand-watering by garden hose from a private water source on-site is $60.00 per hour.

- Hand-watering by hose from a metered public source (hydrant) is $70.00 per hour.
- Tank-truck watering, from a metered public source (hydrant), is $100 per hour.

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

Additional watering: **YES _____ NO _____**

Terms and Conditions

- 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

_____

_____

_____

Date: _____

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

5.

FILE #: ENH026119526-09

The street view of the area proposed

The general overview of the area proposed

RUPPERT LANDSCAPE

Rendering of the proposed work

April 15, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: Shade tolerant plantings

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 install shade tolerant plantings in the area after the amenity entrance on St John's Golf Dr. Plantings will replace existing turf and bring a fresh new design for the area. Sod to be installed in the curbline at the exit side entrance of the Amenity Center. Rendering attached is NOT the final design, an example of how the plantings can be laid. Ruppert will apply a 50% for this proposal.

Plants:

Plant Description	Quantity	UM/Size
Variegated Jasmine	400	1 QT 6" OC
Philodendron	16	15 gal
Agapanthus	40	1 gal
Fashion Azela	50	7 gal
Society Garlic	40	1 gal
Muhly grass	100	3 gal

Materials:

Description	Quantity	UM/Size
Brown Mulch	25	Yards
Bermuda	2	Pallet

Miscellaneous:

Description
Irrigation Adjustments
Equipment

Total price*: $19,394
50% Applied

Total price* : $9,697_____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
  - Initial watering will be provided upon installation;

- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
    - Hand-watering by garden hose from a private water source on-site is $60.00 per hour.
    - Hand-watering by hose from a metered public source (hydrant) is $70.00 per hour.
    - Tank-truck watering, from a metered public source (hydrant), is $100 per hour.

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

Additional watering: **YES _____** **NO _____**

Terms and Conditions

- 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.
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- 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: _____

6.

May 07, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: St John's Golf Amenity Sign
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 revamp the St John's Golf Dr Amenity Center sign.

Plants:

Plant Description	Quantity	UM/Size
Blue Daze	5	1 gal
Muhly Grass	6	5 gal
Arboricola	8	3 gal

Materials:

Description	Quantity	UM/Size
Shredded Brown Mulch	1	Yard

Miscellaneous:

Description
Demo/Prep

Total price* : **$615_____ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
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    - 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.
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- 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: _____

D.

1.

Vicky Oakes
St. Johns County Supervisor of Elections

April 23, 2026

Joseph M. Sarmiento

Attn: Courtney Hogge, Recording Secretary

Request for Registered Voter Totals, Sampson Creek CDD

This letter is in response to your request for Registered Voter Totals for the Sampson Creek Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Sampson Creek CDD is 1,930. If you have any further questions, please feel free to contact me.

Regards,

Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238
jsarmiento@votesjc.gov

2.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Sampson Creek Community Development District will commence at **noon on June 8, 2026, and close at noon on June 12, 2026**. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Sampson Creek Community Development District has three (3) seats up for election, specifically Seat 1, Seat 3, and Seat 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

E.

1.

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Monthly General Manager's Report

CDD Meeting: 05-21-2026 *Submitted by:* ***Stephanie Taylor & Jason Davidson***

POOL CHEMICAL CONTROLLER/Board Action Required:

The pool water chemistry controller has unfortunately broken. This controller regulates the amount of chemicals that are added to the pool, keeping us in the acceptable water chemistry range. Without the controller, the amount of chemicals is manually fed which can lead to issues with staying in the acceptable water chemistry range and can cause the pool to be closed down until the chemistry levels are back to an operatable range. With this being such a time sensitive issue, we received Chairman approval to move forward with this project, and the controller has been ordered late last week. It takes approximately two weeks for the controller to arrive, but once here, Clayton's team will have it installed as soon as possible. My goal is to have the controller replaced prior to the CDD meeting and Memorial Day weekend, should there be no delays in shipping. The total cost is $5,284 which will come from the repairs and maintenance budget line.

CROSSWALK STRIPING/Board Action Required:

Below are two different Google Earth projects. The first is a Google Earth of the potential crosswalk locations in our community. The white icons are for the four locations that are proposed in the attached document. I did keep all other icons with the red icons being locations where all flow of traffic stops where the pedestrians cross, purple icons being locations where only one flow of traffic stops where pedestrians cross, and blue icons being locations where the flow of traffic does not stop where the pedestrians cross. I worked with Branden to determine which locations were needed and confirm the correct style and material. This proposal is attached to the agenda packet, and the total is $1,170.

The second Google Earth project is for the current locations of all stop bars and crosswalks in the community. There are 30 stop bars (red icons), 2 pedestrian crosswalks (yellow icons), and 6 golf cart crosswalks (blue icons). The stops bars re-painting total comes to $2,100, and the crosswalk re-painting total comes to $2,860, with a total proposal price of $4,960. You will see that the divided pricing can be found in the product column.

Together the two proposals will cost $6,130 for the entire work scope should the Board like to move forward with everything.

Potential Crosswalks: Potential Crosswalks

Stop Bars and Crosswalks: Stop Bars and Crosswalks

Name of Project:	New Crosswalk Installation (4 locations)	Re-striping of Stop Bars	Re-striping of Pedestrian Crosswalks	Re-striping of Golf Cart Crosswalks
Total Pricing:	$,1,170	$2,100	$940	$1,920

LANDSCAPING/Board Action Required:

Jason and I completed our ride through to review each area and offer our thoughts on what could be beneficial for each area to Oscar, noting that these are just suggestions as Oscar would have the most knowledge on what would be best for the landscaping. The majority of the turf is out of dormancy due to the cold weather and is within its growing phase. Please note that some turf types, especially Bermuda, take a bit longer to bounce out of dormancy. I completed a similar ride through in February, but this month will give us a better review on how the grass is growing back and what action plans are needed. I still stand with my assessments from February. My hope was that some of the Saint Augustine grass would have grown in more to allow for just top dressing instead of replacement, but unfortunately that was not the case. The majority of the Saint Augustine grassy areas would

benefit from a combination of top dressing and replacement while the Bermuda would benefit best with replacement in the patchy areas as it does not grow the same way as Saint Augustine grass. One course of action that Oscar suggested for the Bermuda is aeration which is something we do for the multi-purpose field that promotes healthy growth for the Bermuda grass. Oscar is in the midst of creating a report with his suggestions and the supplies needed for each area.

We experienced some irrigation inconsistencies in a couple of zones throughout the neighborhood, so we are working with Oscar, Chris, and Joe, the irrigation manager, to figure out our best course of action and how to avoid these issues in the future. I will keep the Board updated on this matter. There have been some inconsistencies for the irrigation on St. Johns Golf Drive closest to the field, so we are working closely with Ruppert to figure out what exactly is going on and how to fix it. At this point in time, all irrigation zones should be working correctly.

Ruppert has replaced the dead turf due to lack of irrigation in area 22. We will keep an eye on the sod to make sure that the new sod's rooting process is successful.

Below are all current proposals from Ruppert. Please note that Ruppert is working on updating the tennis re-landscaping proposal to have the drainage as one price and the rock and plant material as a separate price. In addition to separating the drainage and the plant material, they are updating the drainage to the drainage system recommended by our District Engineer. Highlighted in green are the newest proposals from Ruppert. I did try to include photos and a general overview of where the proposed work is with the most current proposals. I intend to incorporate that into all future proposals, if possible.

Project Name:	Plant Replacement from the Cold Snap	Mulch Bed for Amenity Center Sign	Median Sod Repair on SJGD	Shade Tolerant Plants on SJGD	Curbline Plants on SJGD	Leo Maguire Full Sod Replacement	Leo Maguire Half Replacement	Leo Maguire Most Noticeable Replacement	Bermuda Most Noticeable Replacement on SJGD
Total Pricing:	$885	$615	$685	$9,697 *	$7,150	$54,600	$24,600	$10,030	$1,800

*pricing includes the 50% price sharing with Ruppert, original cost is $19,394

AMENITY CENTER SIGN/Board Action Required:

I met with Oscar to discuss the details of this landscaping project (mulch bed with plant material that does not have to be changed throughout the year); he created a proposal for this project to submit to the Board. He intends to have this proposal for the May CDD meeting. 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. We also have the option to cap both poles and keep the current poles we have at this location.

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

ENTRANCE MONUMENT/Board Action Required:
Supervisor Weitzel mentioned wanting to see a rendering of an updated entrance monument to better fit our community. I am more than happy to work on this project; I would just like Board directive on a comfortable price range for this update. From there and working with our District Engineer, we can work with some construction vendors to create those renderings.

TENNIS COURTS & BASKETBALL COURTS/Board Action Required:
Updated proposals/table are included in the agenda packet!

LIFEGUARDS/No Board Action Required:
We have our next in-service training on Saturday, May 16th. We will go over some housekeeping items and practice lifeguarding techniques. After this training, we will begin our visual awareness training/mock saves.
This is an ongoing education for lifeguards so that they remain vigilant and practice their lifesaving skills. This test will be administered at any point during their shift where they must complete a save. There are three types of tests that can be administered. A live VAT is when a person acts like they are drowning or in distress; an object VAT is when an inanimate object (ours will be a red dodge ball) acts as a signal of a save; and TIMMY is the use of an actual mannequin to simulate a save. This testing helps lifeguards recognize subtle shifts/changes in their environment, how to better scan the pool, and help them quickly recall their education in an event of an emergency. Communication will go out to residents so that they are aware of this ongoing education. If you spend time by the pool, you will witness a mock save/visual awareness training as the lifeguards will blow their whistle and complete a save. If you have any questions about this procedure, please let me know and I would be more than happy to explain!

SLIDE INSPECTION/No Board Action Required:
I am happy to report that the water slide resurfacing is completed, and the final product looks great! The resurfacing supplies will continue to set throughout the week and by this weekend, it will be ready for the residents to use!

I emailed Ivy with Slide Renu our color choice for the slide resurfacing. The project is tentatively scheduled for next week, 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.

PLAYGROUND RENOVATIONS AND ENHANCEMENTS/No Board Action Required:
I am very pleased to announce that we found another vendor who has the poly-wood slats for the picnic tables and benches. This new vendor will be sending me an invoice for replacement slats for all slats that are cracked or completely broken; she is just waiting for the pricing from the manufacturer.

STREETLIGHT POLE/No Board Action Required:
The streetlight pole that needs to be replaced on SJGD near the Leo Maguire intersection has been ordered. The streetlight pole has a 8–10-week shipping time and the light fixture has a 10-12-week shipping time so we are still waiting for the supplies to arrive! I will keep the Board posted on the project's progress.

I met with the lighting company and installation team to discuss future projects should the Board decide to switch out the street light poles in the upcoming years. There are two potential options, or the Board could go a separate route, should they choose. There are two new installations of light poles in the Splash Pad area. These light poles are the more expensive option. They are made of different material and are a different brand than the second option. You will notice that the pole is very similar to the original light poles (found on the pool deck, closest to the pool) and the light fixture is similar, but you can notice a difference. The second option would be the light poles found near the sidewalk leading up to the amenity center. Their material and brand are different from the Splash Pad light poles and are about half the price of those light poles. You will notice that the light pole here is very similar to the original light pole, but the light structure is very different compared to the original. Should the Board like to move in a completely different direction, the lighting company and installation team are more than happy to move in that direction. The lighting team was kind enough to leave me with the schematics for all three light poles (the original, the ones in the Splash Pad, and the ones near the sidewalk leading up to the amenity center).

WOODEN BRIDGE REPAINTING/AWNING REPAINTING/ENTRY MONUMENT CLEANING/No Board Action Required:

Mark has completed the pressure washing of the front entry monuments on SJGD, Eagle Point, and Stonehedge Tuesday (5/5). They began their project work on the bridge closest to 210; they were able to complete the pressure washing of the bridge and will continue to complete the bridge restoration proposal. Once the bridge is completed, the team will then complete the lap pool awning project. All projects will be completed prior to Memorial Day weekend.

I have reached out to Mark to schedule the pressure washing for all three projects (entry monuments on SJGD, Eagle Point Drive, and Stonehedge Trail; the metal structure of the awning closest to the lap lanes; and the wooden bridge closest to 210) as well as the painting completion for both the awning structure and the bridge. The upcoming weekends are prom season for the surrounding high schools, so I have asked Mark to accommodate accordingly as the bridges are used as a photo spot for a lot of teenagers. I will keep the Board apprised on this project! I will also stay in touch with Pete, the new general manager at the golf course, about the repainting of the bridge closest to the amenity center parking lot. They do intend to complete this project during their slower season, the summer months.

SIDEWALK REPAIRS/No Board Action Required:

All sidewalk repairs were completed by Friday, April 10th for our most recent project. 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 for our next project list. 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. After this survey is created, I will have the surveyor create a list of all sidewalk repairs needed for St. Johns Golf Drive.

SPEED RADAR SIGN/No Board Action Required:

Don has adjusted the brightness to the sign's ability as it does not go any darker than its current setting. Don's team was able to set 25 miles per hour to green, but it did affect 26 miles per hour as well, so his team is scheduled for one more adjustment of all numbers up to and including 25 miles per hour set to green and 26 miles per hour and above as red.

HOLIDAY LIGHTING/No Board Action Required:

I met with M&G Lighting to discuss new ideas for the community's holiday lighting. I have asked for renderings from other locations to get ideas on what would look nice for here at Sampson Creek. We will be discussing the price of this change. If the pricing does not fit our budget, I will reach out to other holiday lighting companies to see their renderings and pricing. Christine is working on renderings for the changes we have discussed which will be presented to the Board at the June meeting.

ON HOLD - MEETING ROOM FLOORING:

All proposals from all three vendors have been submitted to the Board for the April meeting. This item is on hold until further notice. Please note that for any meeting room renovations, we have summer camp from June 1-July 31, and elections will be held the third week of August and the first week of November. 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. Please note that we do have the elections scheduled August 17th -19th and November 2nd – 4th in the meeting room as it is an election year. This was approved at one of our previous CDD meetings.

ON HOLD UNTIL SEPTEMBER – CANOPIES:

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.

Vesta

2.

The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

SAMPSON CREEK CDD SJGCC **05/12/2026**

Given the time of the year, I would say the team is doing a good job of staying in front of their ponds. Of course, April continued with our dry spell which would account for the somewhat lower pond levels. Maybe May will bring some much-needed rain.
I hope you all enjoy April's pictures. Let us know at any time if there are questions or concerns and we'll make sure to promptly respond.

Thank you,
Mike

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

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	Apr 14th	20,21,23,24,24A, 24B,25,25A,26	Algae Treatments and Shoreline weeds
2	Luis Gallant	Apr 14th	2,3,4,5,19 6,10,19	Shoreline grasses/aquatic weeds Added pond dye
3	Garrett Potter	Apr 20th	1,9,12,14A 12,13,14,15	Algae Treatment Shoreline weeds
	Second Visit			
4	Marc Thigpen	Apr 27th	20,21,24A,24B,25, 25A 21,24,25,26	Algae Treatments Shoreline/underwater weeds
5	Luis Gallant	Apr 30th	4,8,19 3,4,5,10,11 6,7,19	Under Water/Shoreline Veg. Algae Treatment Pond dye added
6	Garrett Potter	Apr 13th	1,9,12,12A,13,14	Inspected all ponds – treated for algae
	Notes			

*Beneficial bacteria/probiotic applied

®THE LAKE DOCTORS, INC.

Pond 1

Apr 13, 2026 at 1:34:39 PM
789 Eagle Point Dr
Saint Augustine FL 32092
United States

Pond 9

Apr 20, 2026 at 1:34:43 PM
366 St Johns Golf Dr
Saint Augustine FL 32092
United States

Pond 13

Pond 14

Pond 15

Pond 21

Pond 24

Pond 24A

Pond 25

Pond 25A

Pond 4

Apr 14, 2026 at 7:41:21 AM
Service Road Access
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 7

Apr 30, 2026 at 7:53:34 AM
280 St Johns Golf Dr
Saint Augustine FL 32092
United States

Pond 5

Apr 30, 2026 at 9:44:41 AM
205 St Johns Golf Dr
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 8

Apr 30, 2026 at 8:09:34 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 19

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 transition phase from ryegrass back to summertime Bermudagrass was a success over the last month. The recent rainfall along with a 20-0-10 granular fertilizer helped the bermudagrass fill back in nicely. The field also received a granular Chipco Choice (fipronil) application on April 21st that will control mole crickets from damaging the turf for the remainder of the year. A second pre emerge (Pennant Mag) application will be made in June to ensure the field is clean of summertime weeds.

We plan on aerifying the soccer field during the 2nd week of June if there is no scheduling conflict. The field will need to be closed for a full day as we will pull ¾ hollow tine plugs in the morning and then clean everything up that afternoon once it has dried. The field will be good to use the following day. This process is necessary to allow oxygen into the root zone, which helps the grass take up water and plant nutrients more efficiently. It will also help alleviate some of the compaction that the field receives throughout the year from foot traffic.

Each of the irrigation zones on the field runs two times a week at 30 min. intervals. These are adjusted depending on the weather. The field is being mowed two times a week with our Toro Reel master fwy unit set at 0.450 inches. The Bermudagrass rough around the field has greened back up and is now being mowed once a week with our rough unit set at 1.75''.

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:	Property:
Vesta Property Services	St Johns Golf and Country Club Crosswalk Restripe
200 Business Park Circle	St Johns Golf Drive
STE 101	Eagle Point Drive
St Augustine, FL 32095	St. Augustine, FL 32092
Phone: (904) 654-6304	

Proposal Date:	Apr 24, 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 with Glass Beads | Repaint 30 stop bars with glass beads. Repaint 2 pedestrian crosswalks with glass beads. Repaint 6 Golf cart 7 crosswalks. Repaint 50' 6" white with glass beads. 30 stop bars are $2,100.00 2 pedestrian crosswalks $940.00 6 golf cart crosswalks are $1,920.00 6 crosswalks are located at hole 17/18, rec field, hole 12/13, hole 4/5, hole 3/4, Meadow View & hole 8/9 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.	$4,960.00	

Estimated Total (assuming all line items)	**$4,960.00**

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: _____

NORTH FLORIDA NOTIFIER, LLC
3100 UNIVERSITY BLVD. S., SUITE 107 - JACKSONVILLE, FLORIDA 32216
PHONE (904) 725-8558 FAX (904) 725-8559

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:
_____

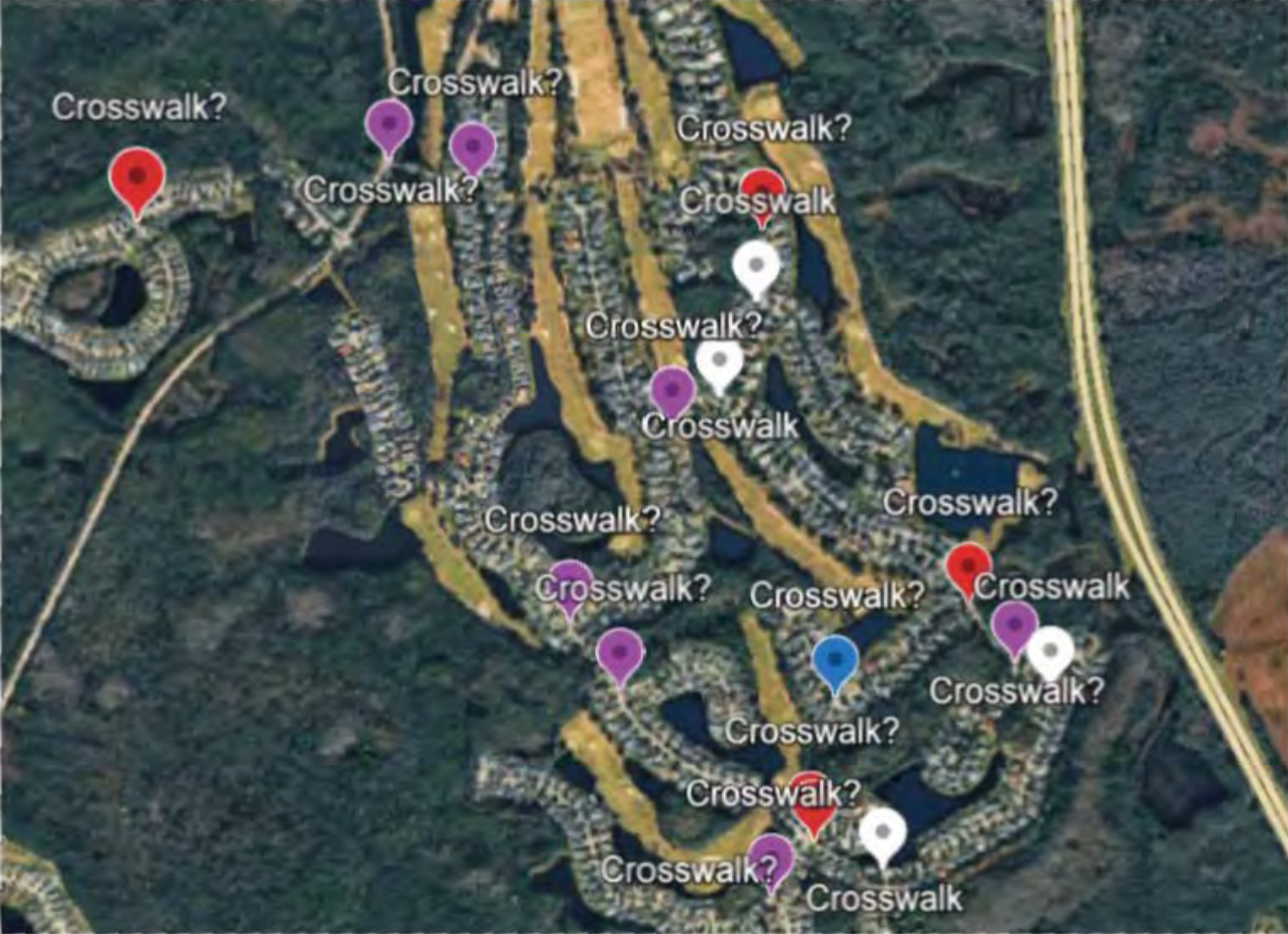
2. Property Owner Information:
Property Owner: _____ Phone: (_____)
_____-_____
Address: _____ City: _____ State: _____ Zip:
_____

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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5.

ESTIMATE

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

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

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

Estimate details
Estimate no.: 1809
Estimate date: 04/29/2026

PO: POOL CONTROLLER

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL PARTS**	CJB BECSYS3 CONTROLLER ORP/PH	1	$4,983.80	$4,983.80
2.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	2	$150.00	$300.00

Total **$5,283.80**

Accepted date

Accepted by

6.

Landscaping Long Term Project List:

Overview: It is our recommendation to start with the turf replacement/top dressing in the high foot traffic areas, starting with Leo Maguire, then working on St. Johns Golf Drive, and then ultimately working through the common grounds that need attention. After the turf issues have been addressed, enhancements would be the next step in the long-term project list. We are more than happy to move in any direction the Board feels is best!

Area 1:

Turf- The turf by the pond is in decent condition, it does not require any sod replacement. The turf on the opposite side of the road as well as the turf in the median will require replacement. Weeds are prevalent in this area, and the St. Augustine grass is not close enough to one another for top dressing to be the most effective solution to this issue.

Annuals/Medians – Ruppert is currently moving the irrigation lines so that the plant materials in the middle of the medians (the roses) are being water properly instead of spraying directly into the bushes and then collecting on the roadways. A more uniform look for the medians is suggested. All medians at the entrances can mimic the entrance at Eagle Point Drive off of Leo Maguire as this entrance was redone most recently. The front entrance median should have more plant material and more color as it is the front of our community. The annual beds should also be increased to cover the front portion of the median. There should be little if any turf in front of the annuals in this area as the turf causes the annual beds to feel smaller than they are.

Area 2:

Turf – The turf on the side closest to the golf course is in decent condition until you reach the stretch of oak trees. The turf on the opposite side is in the same condition (all turf away from oak trees are in decent condition while the turf close to the oak trees is struggling significantly if it is there at all). Turf by the oak trees does not have a high likelihood of surviving as the roots of the oak trees use majority of the nutrients in the soil, and the shade from the oak trees can hurt the livelihood of the turf. In the areas with multiple oak trees, there are two options that the Board can pursue. The first is just putting ground cover, like jasmine, in. We currently have jasmine behind the lap pool cabana. The other, more expensive option is to create large mulch beds and put plant material far enough away from the oak trees to survive while adding more plant life to those areas. In the strips of turf between the sidewalks and the roadways, ground cover would be the best option while the extended mulch beds would be an option for larger areas of turf like by the amenity center sign. Ruppert is also suggesting clearing out some of the tree canopies to help increase the amount of sunlight for the turf.

Area 3:

Turf – The turf in this area struggles significantly. This area includes the turf around the basketball courts. Once again, ground cover will be best for the strip of turf between the sidewalks and the roadways, between the oak trees as it will have the best survival rate. For the larger areas of missing turf, we have two options. One is to do the extended mulch bed with plant material, similar as to what was described in Area 2. The other, more expensive option is looking into artificial turf for those areas. With it being so close to the amenities and in a high foot traffic area, I asked Oscar to look into pricing to see if it is feasible.

Annuals – The same suggestion in Area 1 is for Area 3. The median will mimic the plant material of the median at Eagle Point Drive. The annual bed in this area will also look better if it was extended to the front of the median. Once again, the turf really does shrink the view of the annuals.

Area 4:

Turf – The turf is splotchy in this area. This is a high foot traffic area, and we are in the middle of winter so the best review of this area would be after the growing season to see what bounces back. This area might benefit from some top dressing, or it may require sod replacement. This is also an area where events are held so with the high foot traffic and the activities, this area may not look the same as other areas.

Annuals – The suggestion for the annual beds in this area would be to also extend the beds. There is space between the annual beds and the near the building pillar at the front entrance that would be a nice addition to add annuals too. For the gym entrance, my suggestion would be to stop the annual bed in front of the bench on the right side as you are facing the gym door and add those annuals to the left side. The annuals are hard to see between the plants and the bench. You could add a yearlong plant behind the bench to continue to add a pop of color without having to switch it out every season.

Area 5:

Turf – Inside the gated facility, the turf is struggling. Ruppert suggests changing the irrigation layout to better irrigate the turf to promote healthy growth. Sod replacement will be needed if the irrigation layout modification does not promote turf growth. Once again this area is used for events so with the high foot traffic and activities, this area will not look as lively as other areas. The turf behind the lap pool cabana is struggling. With it being so close to the oak tree(s), ground cover or a large mulch bed will be the best option for this area. With there already being Jasmine in this area, it might make sense to just extend it to the fence line.

Area 6:

Area 6 will be covered in the new landscaping proposal for tennis courts.

Area 7:

Turf - Oscar will be completing a soil sample on the soil farthest from the basketball courts (closer to the crosswalk lights) on St. Johns Golf Drive where a lot of weeding has appeared to determine the amount of nutrients in this area. Once we have the results back from the soil sample, it will be easier to make a recommendation for those areas. It is a very shaded and wet area so turf is likely to struggle in this area, but we might be able to correct it with some additional nutrients added to the soil and changing the irrigation run times.

Area 8:

Turf – The turf along Leo Maguire is not in the best shape. There are a lot of patches throughout the turf that are too big for top dressing to be successful. Oscar has updated the current proposal to only include the turf on the side with the sidewalks and not the opposite side (the side where the marquee board is on). There is a lot of weeding on the opposite side; however, it is green and looks similar to the turf, so the turf looks like it is in good condition as you drive past. The other side shows significant wear and tear so I asked that we focus on the foot traffic areas first.

Area 9:

Turf – This common ground area is in good shape. Majority of the area is covered with pine straw, and the plant material before the wood lines looks healthy. We have no suggestions for this area at this time.

Area 10:

Turf – This common ground area is not in the best shape. The turf closest to the trees are struggling significantly, leading to the turf looking patchy throughout this area. Replacing the sod would lead to similar issues as we are seeing currently due to the trees and their root systems. Ground cover between the trees on the turf strip between the sidewalks and the roadways would be a nice addition. For the areas closer to the wood lines, we could look at more ground covering or a mulch bed for this area.

Area 11:

Turf – This common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. There is some minor patchiness, but this could go away naturally with the growing season. We do not have any recommendations at this time.

Area 12:

Turf – The turf in this common ground is doing pretty well. Overall, the turf is in decent condition with the patchiness being near the roadways and closest to the trees. The smaller patches could be best handled with just some top dressing, and the patchiness near the trees would most likely need either ground cover or an extended bed.

Area 13:

Turf – There are extended tree root beds in this common ground. Those areas would look best with some ground covering as turf would not survive in those areas. There is also some patchiness in the turf not near trees where a small amount of sod replacement would be needed for the bigger patches and top dressing would be needed for the smaller patches.

Area 14:

Turf – Overall this area is in decent condition. There is minimal patchiness in the turf and the planted material at the very front of the wood lines is in good condition. We recommend waiting until the growing season to see how this area bounces back before providing any suggestions.

Area 15:

Turf – Overall, the larger section of common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. There is patchiness near the tree beds and close to the roadways. This would be best treated with ground cover near the tree beds.

Area 16:

Turf – This common ground area is struggling. There is quite a bit of patchiness in this area due to the number of trees. With it being such a shaded area, this would be a great place to complete our pilot program for CitraBlue St. Augustine grass. This type of grass is the most shade tolerant strain of St. Augustine grass.

Area 17:

Turf – This common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. We do not have any recommendations at this time.

Area 18:

Turf - This common ground area has a bit of patchiness in it, with the areas closest to the trees and near the roadways looking the patchiest. Ground cover between the trees on the

turf strip between the sidewalks and the roadways would be a nice addition. For the patchiness on the larger turf areas, the patches should be small enough that top dressing should be effective.

Area 19:

Turf – This common ground area is in decent condition. There is minor patchiness in the turf throughout this common area. The patchiness of the turf may diminish during the growing season. The plant material at the very front of the wood lines also looks like they are in good condition. There are no recommendations for this area at the point of time.

Area 20:

Turf – Similar to the other common ground areas, there are patches in the turf with the majority of the patchiness being near the roadways and between/near the trees. Ground cover would be a nice addition closest to the trees.

Area 21:

Turf – The turf on Eagle Point Drive is in decent shape with minimal patchiness. The turf on Crested Heron Court is not as intact compared to Eagle Point Drive. There is significant patchiness with it being between trees and near the roadways. The plant material at the very front of the wood lines is in good condition though. Some sod replacement may be needed for this area, and ground cover would be recommended for the areas closest to the tree roots.

Area 22:

Turf – The turf is significantly patchy in certain areas of this common ground while there is minimal patchiness in other areas of this common ground. For the large patchiness away from trees, sod replacement would be the ideal solution. Smaller patches could benefit from top dressing.

Area 23:

Turf – This common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. We do not have any recommendations at this time.

Area 24:

Turf – The turf in this area is struggling significantly. The roundabout on Brookhaven needs sod replacement with how patchy it is looking. Ruppert suggests adding gravel to the dirt golf cart path to help mitigate the amount of dirt/sand that is being added into the turf and

roadway. The turf along the roadway leading up to the cemetery also needs to be addressed. A good portion of the turf is covered in weeds. This area would require some re-grading of the slope and then sod replacement. The turf would be replaced with Bahia as it does not require irrigation to survive.

Area 25:

Turf – The turf in this area is in decent shape. There is minor patchiness in this area (Leo Meguire section is covered under Area 8). There are no suggestions for this area at this point in time.

Annuals – The medians have been enhanced most recently so there are no additional suggestions. As for the annual beds, we do suggest extending them to the front of the median to increase the view of the annuals.

Area 26:

Turf – The turf in this immediate area does need some attention. It is patchy on the side with the sidewalk that needs to be addressed. There are also some trip hazards on the side of the sidewalk closest to the wood lines on Leo Maguire leading to the crosswalk. There seems to be some erosion in this area so Ruppert will be adding some dirt to make it more level with the sidewalks.

Annuals – This is the smallest looking annual bed in the community. It definitely would benefit from being extended to the front of the median. We also are suggesting modifying the median to match the plant material on the median at Eagle Point Drive.

Area 27:

Turf – This common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. There is some minor patchiness, but this could go away naturally with the growing season. The patchiness by the roadways may require additional treatments. We do not have any recommendations at this time.

Area 28:

Turf – This common ground area is in decent shape. The plant material in the pine strawed area looks healthy, and the surrounding turf looks intact. We do not have any recommendations at this time.

Photo 1

Photo 2

Photo 3

Photo 4

Area 1

Photo 1: shows the patchiness of the turf found throughout Leo Maguire (areas 1, 2,8,25, & 26)

Photo 2: shows current annual bed size

Photo 3: shows current median plant status

Photo 4: another photo of the turf patchiness

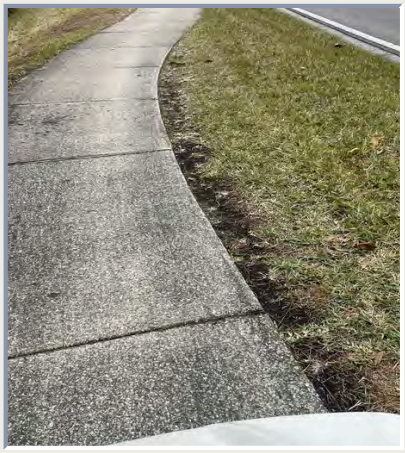

Photo 1

Photo 2

Photo 3

Photo 4

Area 2

Photo 1: an example of wear and tear by golf carts/motorized vehicles on sidewalks

Photo 2: shows the patchiness of the turf

Photo 3: shows current median plant status

Photo 4: shows current annual bed size

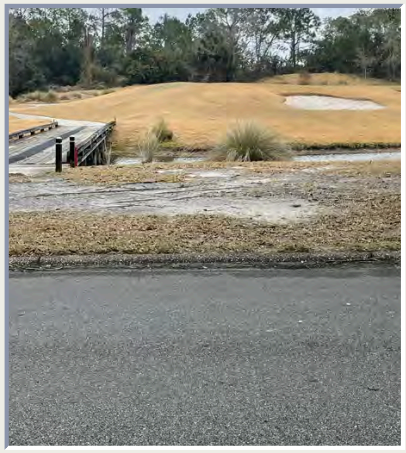

Photo 1

Photo 2

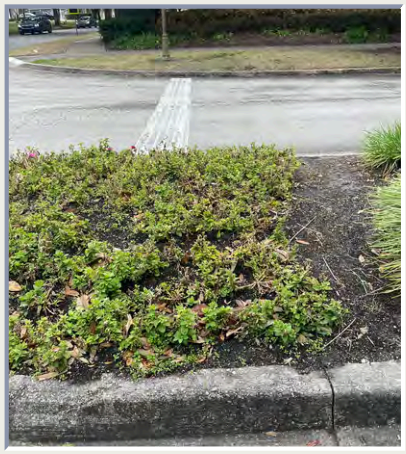

Photo 3

Photo 4

Area 3

Photo 1: shows the patchiness of the turf found throughout SJGD

Photo 2: shows lack of turf between the trees

Photo 3: shows current annual bed size

Photo 4: shows current median plant status

Photo 1

Photo 2

Photo 3

Photo 4

Area 4

Photo 1: shows the annuals and plant material by gym

Photo 2: shows annuals and plant material by gym bench

Photo 3: shows annuals and plant material by front gate

Photo 4: shows the annuals and plant material by front gate

Photo 1

Photo 2

Photo 3

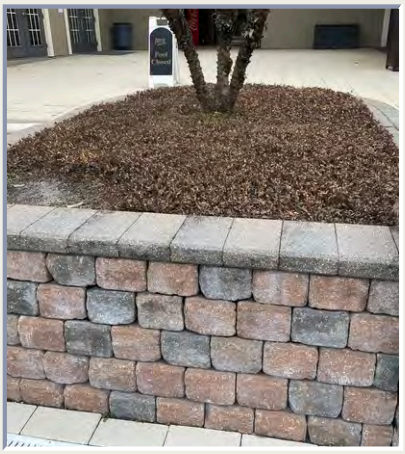

Photo 4

Area 5

Photo 1: shows the current state of the turf in this area

Photo 2: a close up of the patchiness

Photo 3: shows the current ground cover/turf by the lap lanes cabana

Photo 4: shows the current state of the plant material on the pool deck

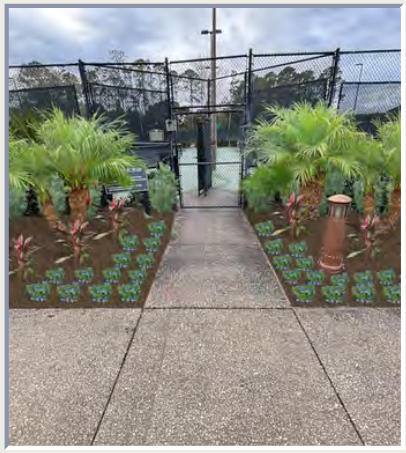

Photo 1

Photo 2

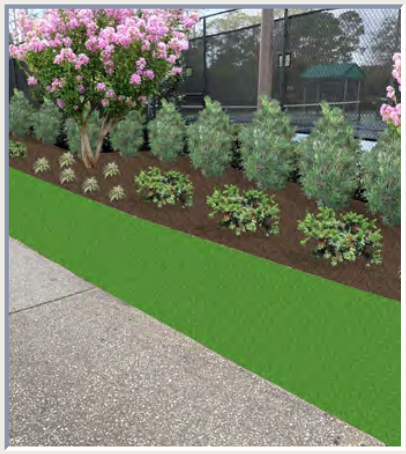

Photo 3

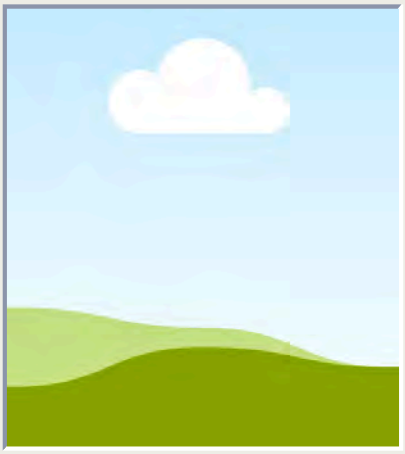

Photo 4

Area 6

Area 6 will covered under the landscaping redesign proposal under a separate document

Photo 1

Photo 2

Photo 3

Photo 4

Area 7

Photo 1: shows the patchiness of the turf/lack of turf found throughout SJGD

Photo 2: shows lack of turf between the trees

Photo 3: shows weeding (soil sample)

Photo 4: an example of oak tree root system

Photo 1

Photo 2

Area 8 photos are included in the report for Leo Maguire resod

Area 9

Photo 1: shows the current state of the pine strawed area of common ground

Photo 2: shows the current state of pine strawed area of common ground

Photo 1

Photo 2

Photo 3

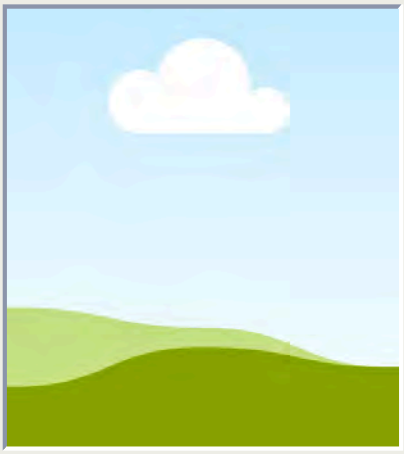

Photo 4

Area 10

Photo 1: shows the patchiness of the turf between the trees

Photo 2: shows the patchiness by an oak tree

Photo 3: another example of the patchiness in this area

Photo 4: N/A

Photo 1

Photo 2

Photo 3

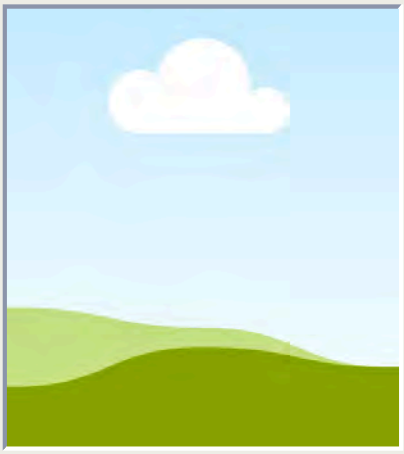

Photo 4

Area 11

Photo 1: shows the current state of the turf and pine strawed area in this common ground

Photo 2: shows the current state of turf

Photo 3: shows minor patchiness by the trees

Photo 4: N/A

Photo 1

Photo 2

Photo 3

Photo 4

Area 12

Photo 1: shows some patchiness of the turf, closest to the trees

Photo 2: a closer look at the patchiness

Photo 3: current state of the turf

Photo 4: state of the turf closest to the roadways

Photo 1

Photo 2

Photo 3

Photo 4

Area 13

Photo 1: shows the current state of the turf in this common ground

Photo 2: shows the current state of turf closest to the roadways

Photo 3: a close up of the patchiness

Photo 4: an oak tree root system

Photo 1

Photo 2

Photo 3

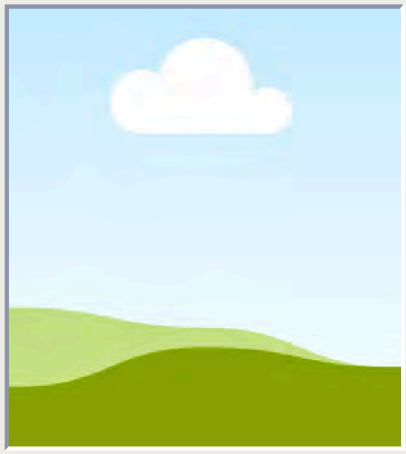

Photo 4

Area 14

Photo 1: shows the current state of the turf and pine strawed area

Photo 2: a closer look at the divide between turf and pine strawed area

Photo 3: shows some minor patchiness

Photo 4: N/A

Photo 1

Photo 2

Photo 3

Photo 4

Area 15

Photo 1: shows the patchiness of this common area

Photo 2: shows oak tree root system

Photo 3: shows a patchier section of this area

Photo 4: shows the current state of the plant material

Photo 1

Photo 2

Photo 3

Photo 4

Area 16

Photo 1: shows the lack of turf in this area

Photo 2: shows the inconsistency of turf

Photo 3: another example of lack of turf

Photo 4: shows the patchiness where there is turf

Photo 1

Photo 2

Area 17

Photo 1: shows the pine strawed area of this common ground

Photo 2: shows the pine strawed area of this common ground

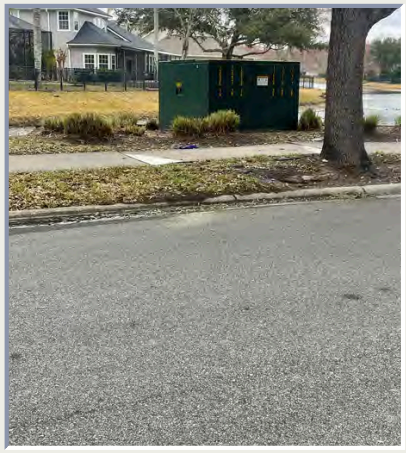

Photo 1

Photo 2

Photo 3

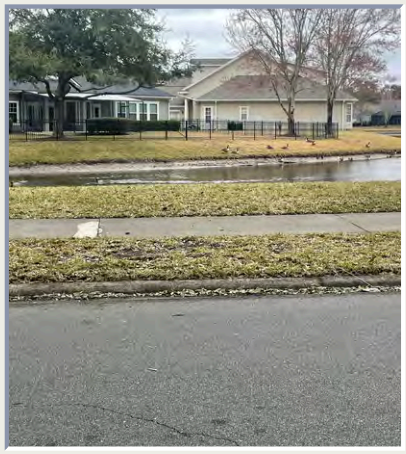

Photo 4

Area 18

Photo 1: shows the patchiness close to the trees

Photo 2: shows the patchiness closer to the pond

Photo 3: shows the current state of the turf

Photo 4: shows the patchiness closest to the roadways

Photo 1

Photo 2

Photo 3

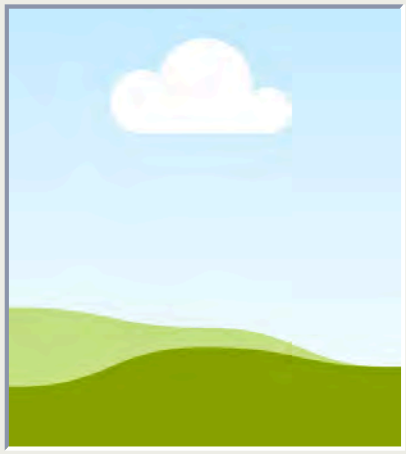

Photo 4

Area 19

Photo 1: shows some minor patchiness in this common area

Photo 2: shows current state of turf and pine strawed area

Photo 3: shows current state of turf and pine strawed area

Photo 4: N/A

Photo 1

Photo 2

Photo 3

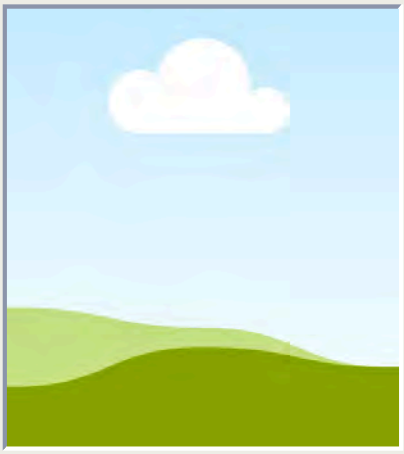

Photo 4

Area 20

Photo 1: shows the patchiness close to the trees

Photo 2: shows the current state of turf and pine strawed area

Photo 3: shows the lack of turf closest to the trees

Photo 4: N/A

Photo 1

Photo 2

Photo 3

Photo 4

Area 21

Photo 1: shows the current state of the turf

Photo 2: an example of some patchiness

Photo 3: shows some lack of turf in this common ground

Photo 4: shows the current state of the plants in the pine strawed area

Photo 1

Photo 2

Photo 3

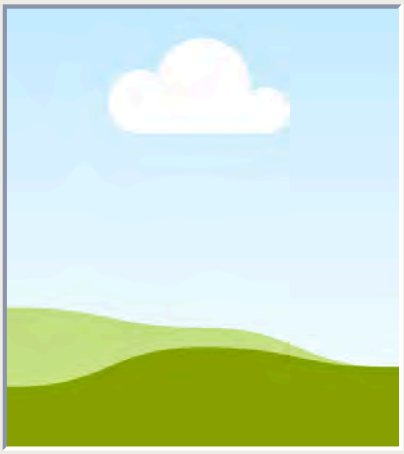

Photo 4

Area 22

Photo 1: shows the patchiness in this area

Photo 2: shows the current state of turf and pine strawed area

Photo 3: shows the current state of the plant material in the pine strawed area

Photo 4: N/A

Photo 1

Photo 2

Photo 3

Photo 4

Area 23

Photo 1: shows the current state of the turf and pine strawed area

Photo 2: an example of oak tree roots

Photo 3: shows the current state of the turf

Photo 4: shows the current state of the plants in the pine strawed area

Photo 1

Photo 2

Photo 3

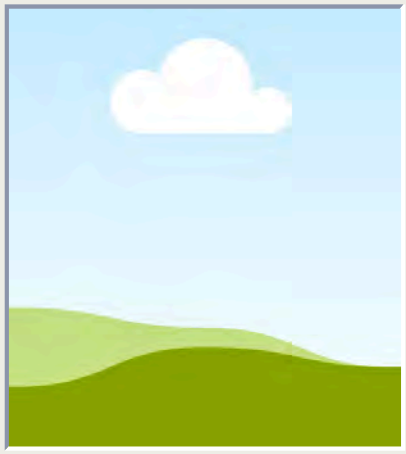

Photo 4

Area 24

Photo 1: shows the golf cart path on Brookhaven roundabout

Photo 2: shows lack of turf on same roundabout

Photo 3: shows the patchiness/lack of turf in this area

Photo 4: N/A

Photo 1

Photo 2

Photo 3

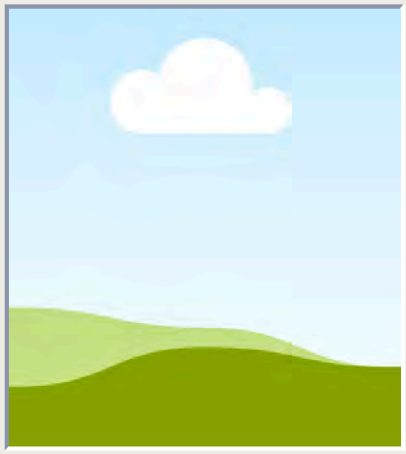

Photo 4

Area 24 cntd

Photo 1: another example of the turf patchiness

Photo 2: current state of turf on cemetery roundabout

Photo 3: another example of the turf in this roundabout

Photo 4: N/A

Photo 1

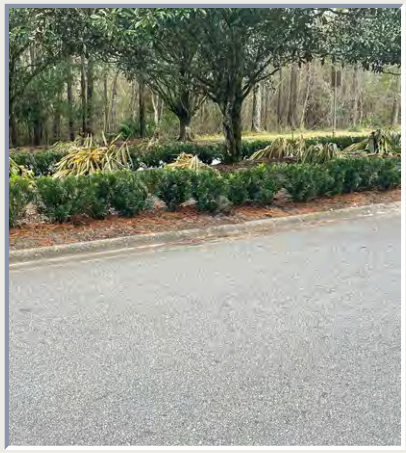

Photo 2

Photo 3

Photo 4

Area 25

Photo 1: shows the current state of the plants near the sidewalk

Photo 2: shows the current state of the plants in the median

Photo 3: shows the current annual bed size

Photo 4: shows some minor patchiness of the turf

Photo 1

Photo 2

Photo 3

Photo 4

Area 26

Photo 1: shows the current state of the turf

Photo 2: shows the current state of the plant material by the sidewalk

Photo 3: shows the annual bed size

Photo 4: shows ths current state of the median plants

Photo 1

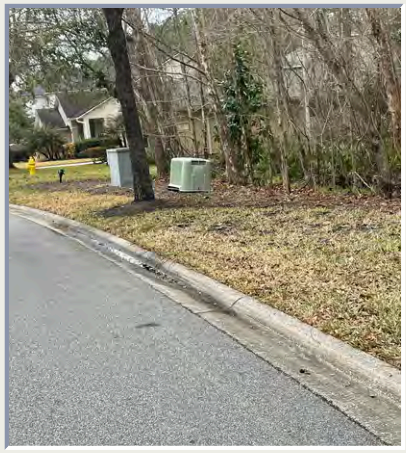

Photo 2

Photo 3

Photo 4

Area 27

Photo 1: shows the current state of the turf

Photo 2: shows the current state of the turf and wood line

Photo 3: shows some patchiness by the trees

Photo 4: shows some patchiness near the roadways

Photo 1

Photo 2

Area 28

Photo 1: shows the current state of the plant material in the pine strawed area

Photo 2: shows the current state of the plant material in the pine strawed area

7.

FASTSIGNS
Make Your Statement

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Ste 7
Jacksonville, FL 32256
(904) 443-7446

fastsigns.com/299

ESTIMATE
EST-105160

Payment Terms: Payment Upfront

Created Date: 3/30/2026

DESCRIPTION: Amenity Center Entrance Sign

Bill To: Sampson Creek Community
5701 NW 88th Avenue
Suite 370
Fort Lauderdale, FL 33321
US

Installed: Sampson Creek Community
Stephanie Taylor
219
Saint Johns Golf Drive
St. Augustine, FL 32092
US

Requested By: Stephanie Taylor
Email: staylor@vestapropertyservices.com
Work Phone: (765) 238-0923
Tax ID: 858012630898c4

Salesperson: Dominic Byrne
Entered By: Dominic Byrne

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Amenity Center Entrance Sign**	1	$974.14	$974.14
1.1	**HQ OUTPUT TO RIGID MATERIAL - Premium Printed 3M180cV3 Vinyl with 3M8518 UV Laminate Applied to 6mil ACM** **Part Qty:** 1 **Width:** 48.00" **Height:** 36.00" **Sides:** 1			
1.2	**IN HOUSE INSTALLATION - Installation** **Part Qty:** 1			

Subtotal:	$974.14
Taxes:	$73.06
Grand Total:	$1,047.20
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$1,078.62*

This is a Retail Sale Plus Installation Contract. You agree to assume title to and bear the risk of loss with respect to all materials and supplies when they are delivered to you. We are responsible for handling and installation of the products, materials and supplies you have ordered from us. Thank you.

Signature: _____ **Date:** _____

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 versitle and aesthetically pleaseing.	$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

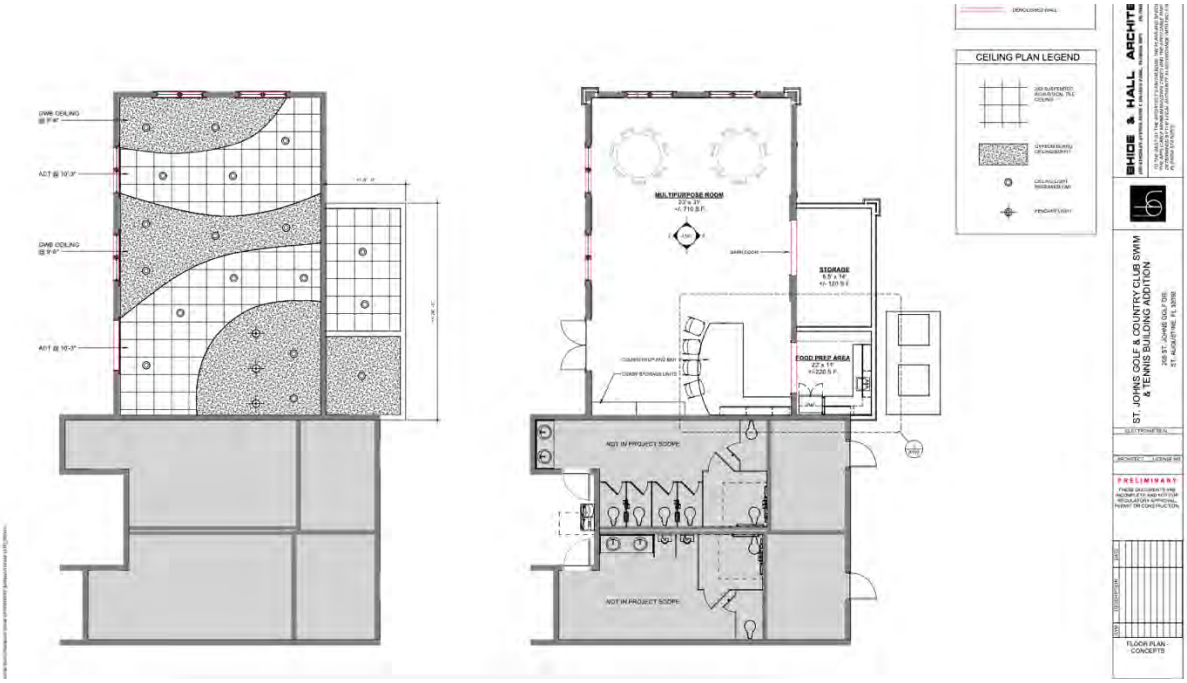
The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

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

Potential Future Capital Improvements
Sampson Creek CDD

Installation of Pickle Ball Courts:

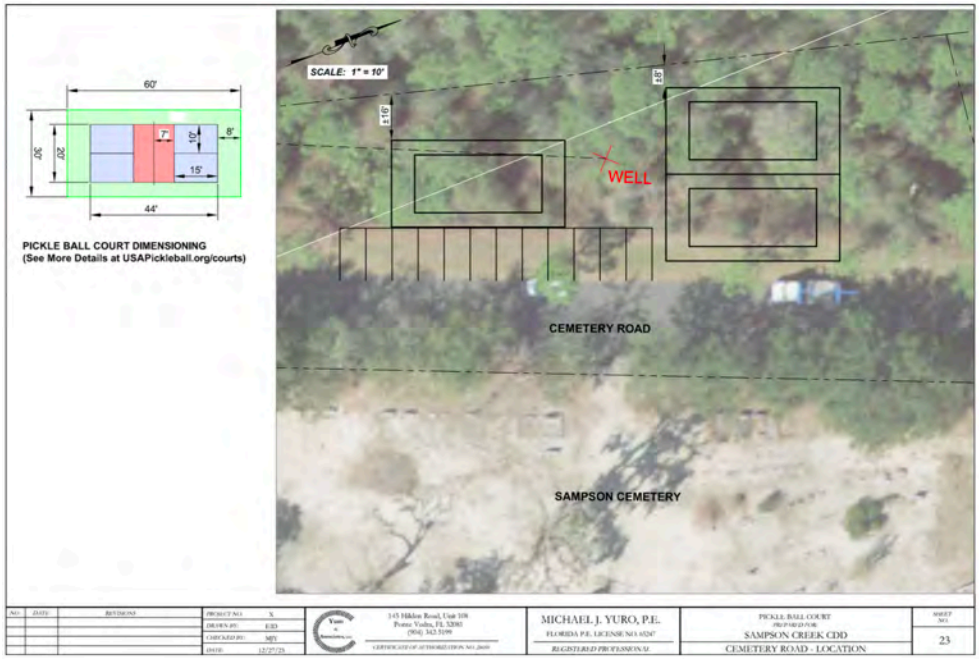
The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

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.

215 REDONDA WAY,
ST. AUGUSTINE, FL 32092
T (850) 728-1934
FL LIC #CGC1519623

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

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

Concrete - Ramp	**$13,333.33**
SOD REPLACEMENT IS NOT IN THIS PROPOSAL	**$0.00**

Subtotal	**$179,006.79**
Taxes	**$700.00**
Estimate Total	**$179,706.79**

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

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

Sod and seed:

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

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

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

Hardscape:

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

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

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

Lighting:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

Contractor:	James Merritt	**Client:**	
Signature Date:	02/12/2025	**Signature Date:**	
Email:	james@livealohanow.com		

ESTIMATE

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

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

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

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

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

#	Product or service	Description	Qty	Rate	Amount
1.		DEMO			
2.	**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**

Expiry date 01/12/2025

Note to customer

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

Accepted date **Accepted by**

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

Estimate

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

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

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

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

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. Additional materials can be ordered if needed for an additional cost.	600	4.00	2,400.00
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. Work is to be performed by others.	1	0.00	0.00
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS $82,208.90 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.		0.00	

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
November 15, 2025 at 12:23 AM
To: Daniel Laughlin, Cc: Chad Bishop

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

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 'Floratam', per sq ft	3,600	0.65	2,340.00T
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	17,800.00	17,800.00
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system. 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.	1	6,500.00	6,500.00

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. Additional materials can be ordered if needed for an additional cost.	600	4.00	2,400.00
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. Work is to be performed by others.	1	0.00	0.00
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS $84,851.11 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.		0.00	0.00

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 Cordyline '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. 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.	1	6,500.00	6,500.00
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
Notes Installations of specified handrails for ramp and stairs are not included in pricing. Work is to be performed by others.	1	0.00	0.00
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 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.	1	0.00	0.00

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
November 15, 2025 at 12:23 AM
To: Daniel Laughlin, **Cc:** Chad Bishop

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

Chad Bishop
Phone: 904.515.8265
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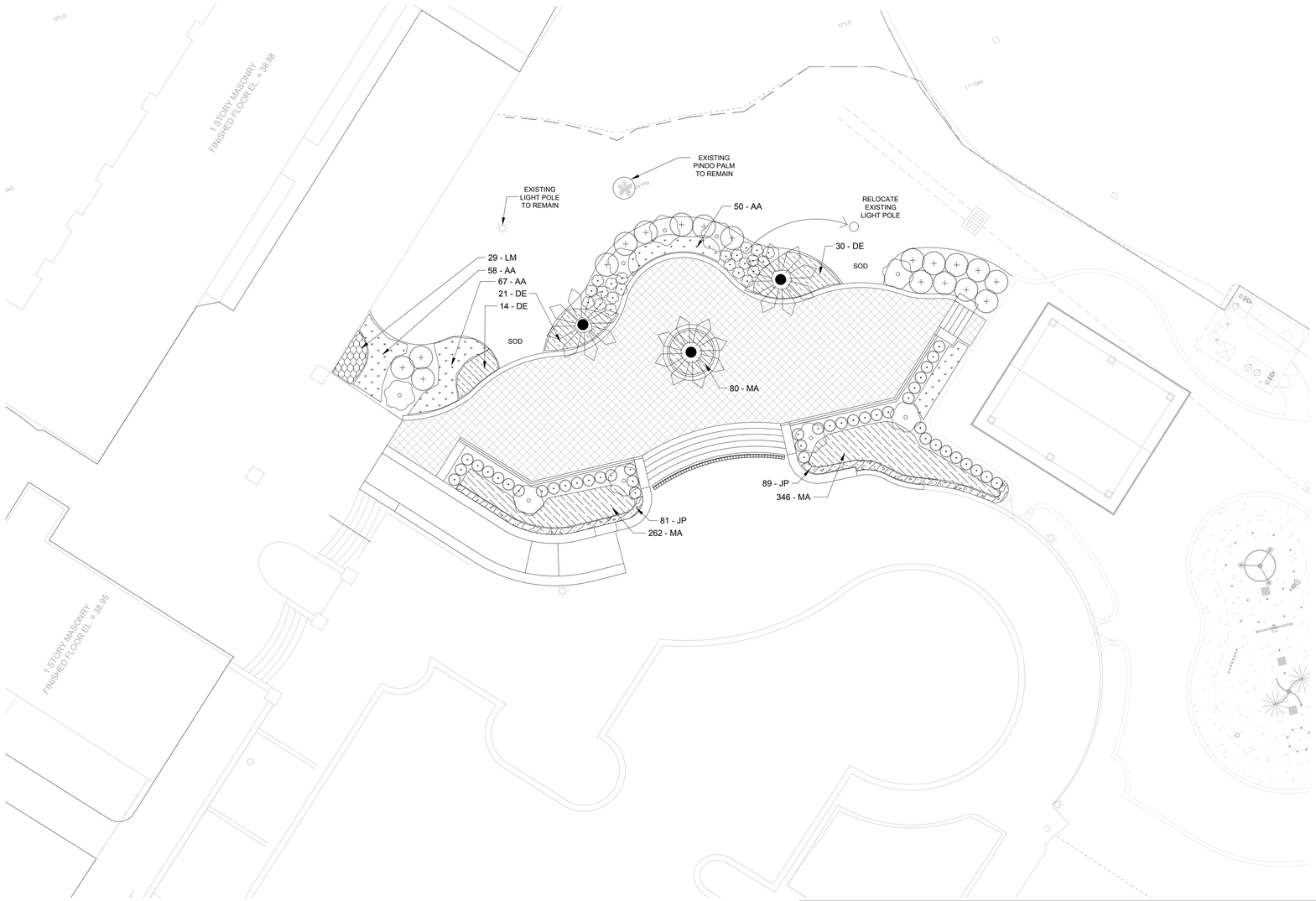
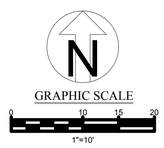




PLANT SCHEDULE

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 Matching Palms	Wild Date Palm	---	14' Ct.	3
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS						
	PA	Plumbago auriculata	Blue Plumbago	---	18" Ht. Min.	22
	PD	Podocarpus macrophylius 'Dwarf Pringles'	Dwarf Pringles Yew Podocarpus	---	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' 12" ON CENTER	Blue African Lily	1 gal.	Full in pot	214
	JP	Juniperus conferta 'Blue Pacific' 8" ON CENTER	Blue Pacific Shore Juniper	1 gal.	Full in pot	170
	LM	Liriope muscari 12" ON CENTER	Lilyturf	1 gal.	Full in pot	29
	MA	Mixed Annuals 8" ON CENTER MAX	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.

REVISIONS

NO.	DATE	DESCRIPTION
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

REGISTERED ENGINEER
GLEN R. ADEE P.E.
CAMDEN, FL #75185

DESIGN BY: EL
DWG BY: SUB
CHK BY: AA
DATE: 12-14-23
JOB No: 16080.03

MATTHEWS | DESIGN GROUP
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

SHEET NO.
L1
OF 6

PLANTING NOTES

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

2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards

3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before

4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

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

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15–0–15 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 minumim 30" from buildings or walks.

14. Sod areas shall be BAHIA Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

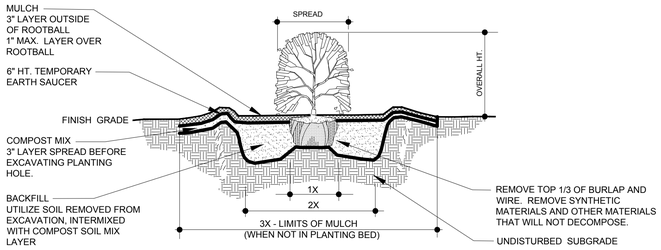
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.

17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

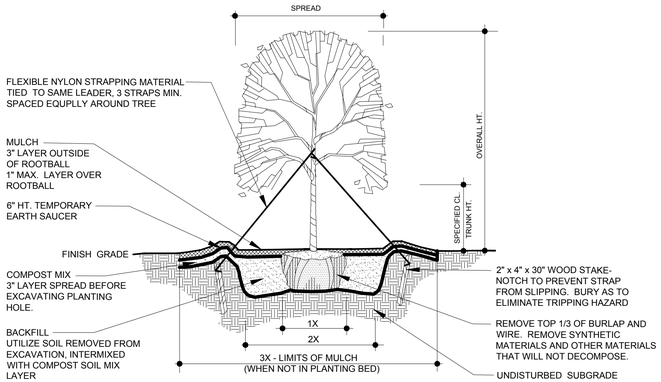
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

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



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.



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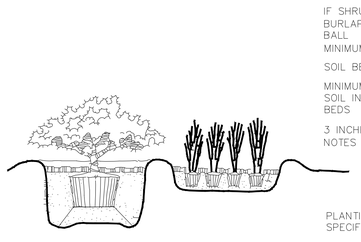
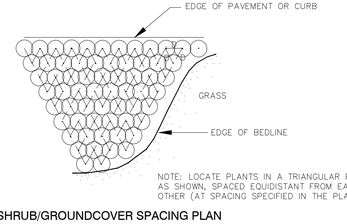
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.

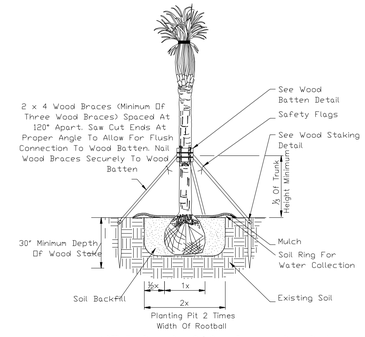


SHRUB AND GROUND COVER PLANTING DETAIL



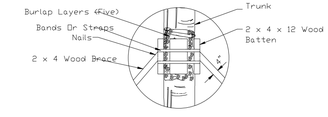
NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

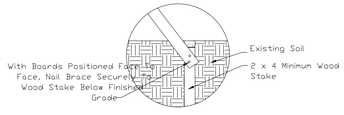


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL



NOTE: Stake Into Firm, Existing Soil.

WOOD STAKING DETAIL

1 PALM PLANTING
1/4" = 1'-0" P-CO-15

REGISTERED ENGINEER
SCOTT E. JONES, P.E.
CA#26535 FL #73155

REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN BY:	EJL
DWG BY:	SUB
CHK BY:	EJL
DATE:	12-14-23
JOB No:	16080.03

MATTHEWS | DCCM
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

SHEET No.
L2
OF 6

S:\PROJECTS\2016\16080.03\PLOT\PLANTING\SHEET\16080.03-LANDSCAPE-SHEET-L2.DWG 12/12/2024 8:39:39 AM EJL

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

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 SUPERVISON		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:

I am working with all three vendors to get the pricing for the options for 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. If there is any confusion or items that you would like to be added to this table, please let me know and I will re-format it! Next week, I will be reaching out to NIDY and Court Surfaces for their updated proposals, and I will start to reach out to other landscapers for a re-landscaping design and pricing!

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 received his updated proposal with the resurfacing proposal, but to my knowledge, the bottom bar to stop the new fencing from curling up so the table is based on the most recent proposal I have received.

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	Tennis Courts Paver Section		Basketball Courts Rebuild with Fiberglass Membrane
	$52,995	$282,500	$51,500	$16,700	$10,700	$39,500	$15,500		$95,500
THIS ROW USED FOR RESURFACING TOTALS	$52,995	N/A	$104,495	$121,195	$131,895	$171,395	$186,895		Both Projects Total: $282,395
THIS ROW USED FOR REBUILDING TOTALS	N/A	$282,500	$334,000	$350,700	$361,400	$400,900	$416,400		Both Projects Total: $511,900

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	Tennis Courts Paver Section		Basketball Courts Rebuild with Fiberglass Membrane
		$284,585			$10,700	$39,500	$15,500		$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	Included in rebuild price	Included in rebuild price	$295,285	$334,785	$320,285		Both Projects Total: $449,515

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	Tennis Courts Paver Section		Basketball Courts Rebuild
		$365,385	,		$10,700	$39,500	$15,500		$105,750
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	$365,385	Included in rebuild price	Included in rebuild price	$376,085	$415,585	$431,085		Both Projects Total: $536,835

Brian 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.

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC

1400 N.W. 13th Avenue
Pompano Beach, FL 33069

Job #22747 *April 6, 2026*

PROPOSAL

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

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

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

Dear Stephanie:

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

Tennis Courts
Rebuild four (4) asphalt tennis courts in two 2-court batteries each measuring 120' x 120' with each court having two additional 6' x 40' viewing areas. Remove 1,144 linear feet of 10' tall fencing and store for re-installation after paving is completed (chain link will be cut and knuckled to new elevation). Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and **pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt**. Install four (4) pair of net post footers with PVC sleeves, and new center anchors. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4 coat acrylic color system**, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and playing lines to USTA specifications. Furnish and install four (4) pair of NeverRust all-aluminum net posts and Six Star II nets with center straps, and anchor mates with locking bands for the total cost of **$282,500.00.** *NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access.*

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

Although we highly recommend rebuilding your asphalt tennis courts, Fast-Dry Courts offers a more economical and short-term approach to extend the useful life of your court. Resurface four (4) asphalt tennis courts, in two 2-court batteries, each measuring 120' x 120' with each court having two additional 6' x 40' viewing areas. Saw cut and remove ± 8 square feet of root infested asphalt (assume 1" thickness) at the northeast side of court #2, cut out and remove visible roots, and patch with cold mix asphalt. Fiberglass new-to-old asphalt seams. Pressure clean to remove mildew and flood entire surface; grind open ± 50 linear feet of "wormed" fiberglass cracks on court #4; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4 coat acrylic color system**, including 2 coats of Acrylic Resurfacer, 2 coats of acrylic court paint and playing lines to USTA specifications; repaint net posts (black) and install four (4) new Six Star II nets with center straps for the total cost of **$52,995.00.** *A 1-year workmanship guarantee is offered with this work, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are excluded.*

1400 N.W. 13th Avenue
Pompano Beach, FL 33069

**** Some competitors may advise applying 3 coat acrylic color system, utilizing only one (1) coat of acrylic resurfacer. An additional coat of acrylic resurfacer adds long term value and extends the life span of your court by filling cracks, providing a smoother surface, and better concealing corrective work, especially fiberglass membrane.***

In conjunction with either above scope of work, we will replace 1,032 linear feet of 10' tall, 40 linear feet of transitional (10' to 4'), and 40 linear feet of 4' tall chain link mesh utilizing new 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and heavy-mil spec attaching hardware (2-1/2" terminals); while mesh is removed we will clean and paint all fence framework with acrylic DTM paint (black) for the additional cost of **$51,500.00**. All wastes will be hauled away.

Additionally, we offer to revise the perimeter fencing between tennis courts #2 & 3 for the proposed viewing and sitting area (per diagram). We will remove and dispose of 184 linear feet of 10' tall court fence (including footers) and replace with 48 linear feet of new 10' tall, 40 linear feet of transitional (10' to 4'), and 40 linear feet of 4' tall heavy-duty fence, utilizing 3" O.D. DQ40 poly coated terminal poles, 2-1/2" O.D. DQ40 line poles, 1-5/8" O.D. CQ20 top rail, 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and one (1) 4' x 7' swing gate for entry for the total cost of **$16,700.00**.

Another approach FDC highly recommends is substituting tension wire with 544 linear feet of 1-5/8" O.D. CQ20 bottom rail at the court ends and diagonals. This is to better support the fence during high winds (especially if fence has windscreen) and to prevent future curvature/selvage, thus adding value. This application is **$6,995.00** in addition to the scope above, and it will help extend the lifespan of your court fencing. In support, most fencing jobs are scoped this way.

Basketball Courts
Rebuild two (2) asphalt basketball courts in one battery measuring 105' x 92'. Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and **pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt**. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4 coat acrylic color system**, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and high school regulation basketball playing lines for the total cost of **$95,500.00**. *NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access. The existing basketball systems will remain; FDC is not responsible if the system footers are affected by the removal of the asphalt surface.*

Fast-Dry Courts has a proven 46-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 16,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts for excellence in tennis court construction for an unprecedented 28 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts is a licensed General Contractor, bondable and insured up to $3,000,000.00, with all Project Managers having at least 18 years of experience.

Should you wish to move forward, a formal agreement and a deposit will be required prior to job scheduling, material ordering, and commencement. This proposal reflects preliminary budget estimates only and is valid for thirty (30) days unless extended in writing by Fast-Dry Courts. Terms are subject to change pending final design, engineering, and an executed agreement. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast Dry Courts
Sean Froehling -Account Executive

General Information

Proposal Submitted To

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

Email: staylor@vestapropertyservices.com

Location

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

Created Date: May 5, 2026
Created By: Chris Tappan

Pricing

Reconstruct Four (4) Tennis Courts & Resurface Two (2) Basketball Courts — Total Amount: $301,055.00

Site Terms

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

Scope of Work

BASKETBALL SCOPE OF WORK - $16,470.00

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

TENNIS SCOPE OF WORK - $284,585.00

- Mobilization & Layout.
- Demo and remove existing asphalt courts and equipment.
- Remove and dispose of existing court fencing.
- Topdress limerock base (assuming no more than 1”); laser grade and compact.
- Pave 1 ½” of SP 9.5 RAP Asphalt on court. Approximate Paved Area: 120’ x 120’ per battery (two total batteries)

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

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

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

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

It should be noted that as your court ages, it will develop cracks. Cracks develop in courts for various reasons with the most common being:
• Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
• Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
• Changes in subsurface stability reflecting through the court surface.
Nidy does NOT provide any written or implied guarantee of courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

Warranties/Exclusions:
Color Coating is warranted against any excessive fading for a period of one (1) year from application. Surface is warranted against peeling and flaking for a period of one (1) year from application. Problems from normal wear, vandalism, and improper care are excluded.
Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

Acceptance

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

Date Of Acceptance: _____ Acceptance Signature: _____

Approved amount including accepted Option(s): $_____ Please indicate selected Option(s): _____

May 5, 2026

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

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

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

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

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

c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
d) Light sanding on edges to smooth down.

12. **Leveling Course** - Apply two coats of sand - acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
13. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's coverage rates.
14. **Finished colors** – Will be owner's choice of any two manufacturer's standard colors.
15. **Lines** – Paint four (4) sets of regulation two-inch-wide white playing lines for tennis courts.
16. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.

Pricing

The total price for the above outlined work **$365,385.00**, payable in three draws:

First Draw: Due upon acceptance	$ 121,795.00
Second Draw: Due upon completion of asphalt	$ 121,795.00
Final Draw: Due upon completion of job	$ 121,795.00

This Price is good for thirty (30) days.

ACCEPTED BY: Court Surfaces

_____ _____

For: Bryan McMandon
Managing Member

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

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

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

Pricing

The total price for the above outlined work **$105,750.00**, payable in three draws:

First Draw: Due upon acceptance	$ 35,250.00
Second Draw: Due upon completion of asphalt	$ 35,250.00
Final Draw: Due upon completion of job	$ 35,250.00

This Price is good for thirty (30) days.

ACCEPTED BY: Court Surfaces

_____ _____

For: Bryan McMandon
Managing Member

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

Terms and Conditions

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

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

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

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

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

Payment*. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:*
30 days after Completion date OF 2.5% applied to bill balance
60 days after Completion date OF 5% applied to bill balance
90 Days after Completion date OF 7% applied to bill balance
120 days after Completion date OF 10% applied to bill balance
At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

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

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

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

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

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

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

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

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

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

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

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

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 liriope. 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

Materials:

Description	Quantity	UM/Size
St Augustine	6	Pallet
57 Rock	6	Yards
River Rock	6	Yards
Perforated Pipe	9	Feet
12x12 drainage box	8	quantity

Miscellaneous:

Description
Equipment

Total price* : $39,500_____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.

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

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

Additional watering: **YES _____** **NO _____**

Terms and Conditions

- 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: _____

F.

ESTIMATE

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

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

Bill to
St. Johns Golf And Country CLUB
205 St. Johns Golf Drive
St. Augustine, Fl 32092

Ship to
St. Johns Golf And Country CLUB
205 St. Johns Golf Drive
St. Augustine, Fl 32092

Estimate details
Estimate no.: 1096
Estimate date: 05/06/2026
Expiration date: 08/06/2026

Product or service	Description	Amount
Pavers Installation	Installation of pavers for walkway between tennis courts. Includes all materials and labor. Pavers will be in the color and style of the customers choice. Tremron brand pavers are included in this estimate. No additional drainage or footers for benches has been included in this estimate.	$15,500.00

Total **$15,500.00**

Expiry date 08/06/2026

Accepted date

Accepted by

SEVENTH ORDER OF BUSINESS

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	26-27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Sampson Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated April 21, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

April 21, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Sampson Creek Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $1,063,551.

- The change in the District's total net position in comparison with the prior fiscal year was ($479,262), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,564,607, a decrease of ($40,825) in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, assigned for capital projects reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains six governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, Series 2016 debt service fund, Series 2020 debt service fund, capital projects reserve fund, Series 2016 capital projects fund, and Series 2020 capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 1,652,338	$ 1,673,035
Capital assets, net of depreciation	6,097,218	6,826,493
Total assets	7,749,556	8,499,528
Deferred outflows of resources	160,978	190,697
Current liabilities	138,442	550,748
Long-term liabilities	6,708,541	6,596,664
Total liabilities	6,846,983	7,147,412
Net position		
Net investment in capital assets	82,904	879,524
Restricted	382,970	72,235
Unrestricted	597,677	591,054
Total net position	$ 1,063,551	$ 1,542,813

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,820,164	$ 1,766,239
Operating grants and contributions	25,019	-
Capital grants and contributions	23,915	-
General revenues		
Miscellaneous	10,738	17,221
Unrestricted investment earnings	32,910	96,721
Total revenues	1,912,746	1,880,181
Expenses:		
General government	172,513	167,147
Physical environment	1,988,167	1,925,402
Interest	231,328	240,644
Total expenses	2,392,008	2,333,193
Change in net position	(479,262)	(453,012)
Net position - beginning	1,542,813	1,995,825
Net position - ending	$ 1,063,551	$ 1,542,813

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,392,008. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and interest revenue. Expenses increased mainly as a result of an increase in repairs and maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $49,534 and increase appropriations by $15,959. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by $97,024 as a result of the acquisition of equipment through a financed purchase agreement.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $20,102,279 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $14,005,061 has been taken, which resulted in a net book value of $6,097,218. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $6,670,000 in Bonds outstanding and $105,856 Notes payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Sampson Creek Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, FL 32092.

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 77,710
Investments	1,066,776
Assessments receivable	19,344
Accrued interest receivable	4,484
Prepaid items and deposits	4,295
Non-current assets:	
Prepaid bond insurance	27,175
Restricted assets:	
Investments	452,554
Capital assets:	
Depreciable, net	6,097,218
Total assets	7,749,556
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	160,978
Total deferred outflows of resources	160,978
LIABILITIES	
Accounts payable	60,556
Accrued interest payable	77,886
Non-current liabilities:	
Due within one year	458,032
Due in more than one year	6,250,509
Total liabilities	6,846,983
NET POSITION	
Net investment in capital assets	82,904
Restricted for debt service	382,970
Unrestricted	597,677
Total net position	$ 1,063,551

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 172,513	$ 172,513	$ -	$ -	$ -
Physical environment	1,988,167	1,010,361	-	23,915	(953,891)
Interest on long-term debt	231,328	637,290	25,019	-	430,981
Total governmental activities	2,392,008	1,820,164	25,019	23,915	(522,910)
General revenues:					
Miscellaneous					10,738
Unrestricted investment earnings					32,910
Total general revenues					43,648
Change in net position					(479,262)
Net position - beginning					1,542,813
Net position - ending					$ 1,063,551

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds						Total
	General	Debt Service Series 2016	Debt Service Series 2020	Capital Projects Reserve	Capital Projects Series 2016	Capital Projects Series 2020	Governmental Funds
ASSETS							
Cash	$ 51,225	$ -	$ -	$ 26,485	$ -	$ -	$ 77,710
Investments	326,111	278,739	173,815	208,840	7,030	524,795	1,519,330
Assessments receivable	12,571	5,975	798	-	-	-	19,344
Accrued interest receivable	1,147	942	587	-	24	1,784	4,484
Due from other funds	-	-	-	4,064	-	-	4,064
Prepaid items and deposits	4,295	-	-	-	-	-	4,295
Total assets	$ 395,349	$ 285,656	$ 175,200	$ 239,389	$ 7,054	$ 526,579	$ 1,629,227
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	$ 60,556	$ -	$ -	$ -	$ -	$ -	$ 60,556
Due to other funds	3,680	-	-	-	-	384	4,064
Total liabilities	64,236	-	-	-	-	384	64,620
Fund balances:							
Nonspendable:							
Prepaid items and deposits	4,295	-	-	-	-	-	4,295
Restricted for:							
Debt service	-	285,656	175,200	-	-	-	460,856
Capital projects	-	-	-	-	7,054	526,195	533,249
Assigned to:							
Capital reserves	-	-	-	239,389	-	-	239,389
Unassigned	326,818	-	-	-	-	-	326,818
Total fund balances	331,113	285,656	175,200	239,389	7,054	526,195	1,564,607
Total liabilities and fund balances	$ 395,349	$ 285,656	$ 175,200	$ 239,389	$ 7,054	$ 526,579	$ 1,629,227

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 1,564,607
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	20,102,279	
Accumulated depreciation	(14,005,061)	6,097,218
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		160,978
Prepaid bond insurance was recognized as an other debt service cost at the fund level in the year the debt was issued; however, at the government-wide level, it is recognized as an asset and amortized over the life of the bonds		27,175
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(77,886)	
Note payable	(105,856)	
Bonds payable	(6,602,685)	(6,786,427)
Net position of governmental activities		$ 1,063,551

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds						Total
	General	Debt Service Series 2016	Debt Service Series 2020	Capital Projects Reserve	Capital Projects Series 2016	Capital Projects Series 2020	Governmental Funds
REVENUES							
Assessments	$ 1,182,874	$ 562,213	$ 75,077	$ -	$ -	$ -	$ 1,820,164
Miscellaneous	7,738	-	-	3,000	-	-	10,738
Interest earnings	23,703	17,474	7,545	9,207	297	23,618	81,844
Total revenues	1,214,315	579,687	82,622	12,207	297	23,618	1,912,746
EXPENDITURES							
Current:							
General government	172,513	-	-	-	-	-	172,513
Physical environment	944,072	-	-	133,958	-	73,573	1,151,603
Debt service:							
Principal	1,433	420,000	10,000	-	-	-	431,433
Interest	779	134,055	63,188	-	-	-	198,022
Capital outlay	107,289	-	-	-	-	-	107,289
Total expenditures	1,226,086	554,055	73,188	133,958	-	73,573	2,060,860
Excess (deficiency) of revenues over (under) expenditures	(11,771)	25,632	9,434	(121,751)	297	(49,955)	(148,114)
OTHER FINANCING SOURCES (USES)							
Transfers in (out)	(165,280)	(34,720)	-	200,000	-	-	-
Note proceeds	107,289	-	-	-	-	-	107,289
Total other financing sources (uses)	(57,991)	(34,720)	-	200,000	-	-	107,289
Net change in fund balances	(69,762)	(9,088)	9,434	78,249	297	(49,955)	(40,825)
Fund balances - beginning	400,875	294,744	165,766	161,140	6,757	576,150	1,605,432
Fund balances - ending	$ 331,113	$ 285,656	$ 175,200	$ 239,389	$ 7,054	$ 526,195	$ 1,564,607

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	(40,825)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		107,289
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		431,433
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.		(836,564)
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(107,289)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(6,021)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(29,719)
Amortization of prepaid bond insurance in the statement of activities does not require the use of current financial sources and, therefore, is not reported as an expenditure at the fund level.		(1,864)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		4,298
Change in net position of governmental activities	$	(479,262)

See notes to the financial statements

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Sampson Creek Community Development District ("District") was created on August 1, 2000 by the Florida Land & Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to residents and non-residents of the District who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Series 2016 Debt Service Fund

The Series 2016 debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt associated with the Series 2016 Bonds.

Series 2020 Debt Service Fund

The Series 2020 debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt associated with the Series 2020 Bonds.

Capital Projects Reserve Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

Series 2016 Capital Projects Fund

This fund accounts for the financial resources to be used associated with Series 2016 Bonds proceeds for the acquisition or construction of major infrastructure within the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Series 2020 Capital Projects Fund
This fund accounts for the financial resources to be used associated with Series 2020 Bonds proceeds for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Note covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years , except for intangible right-to- use assets, discussed in Leases below. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed, except for intangible right-to- use assets, the measurement of which is discussed in Leases below. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Equipment	7 - 10
Improvements other than buildings	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Note premiums and discounts are deferred and amortized over the life of the Notes. Notes payable are reported net of applicable premiums or discounts. Note issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Note covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
Florida PRIME	$ 208,840	S&P AAAm	Weighted average of the fund portfolio: 47 days
First American Treasury Obligation Fund Class Z	984,379	S&P AAAm	Weighted average of the fund portfolio: 45 days
US Bank Money Market Fund	326,111	N/A	N/A
	$ 1,519,330		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	$ -	$ 165,280
Series 2016 debt service	-	34,720
Capital projects reserve	200,000	-
Total	$ 200,000	$ 200,000

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects reserve were made in accordance with the budget. Transfers from the Series 2016 debt service reserve fund to the capital projects reserve fund were made in order to reallocate excess revenues from the Series 2016 debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and improvements	$ 1,648,125	$ -	$ -	$ 1,648,125
Total capital assets, not being depreciated	1,648,125	-	-	1,648,125
Capital assets, being depreciated				
Improvements other than buildings	17,131,341	-	-	17,131,341
Equipment	1,215,524	107,289	-	1,322,813
Total capital assets, being depreciated	18,346,865	107,289	-	18,454,154
Less accumulated depreciation for:				
Improvements other than buildings	12,504,115	742,853	-	13,246,968
Equipment	664,382	93,711	-	758,093
Total accumulated depreciation	13,168,497	836,564	-	14,005,061
Total capital assets being depreciated	5,178,368	(729,275)	-	4,449,093
Governmental activities capital assets, net	$ 6,826,493	$ (729,275)	$ -	$ 6,097,218

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2016

On April 25, 2016, the District issued $7,595,000 of Capital Improvement Revenue and Refunding Bonds, Series 2016 comprised of various term bonds with due dates from May 1, 2017 to May 1, 2034 and fixed interest rates between 2% and 3.125%. The Bonds were issued to refund a portion of the District's outstanding Capital Improvement Revenue Refunding Bonds, Series 2006, and acquire and construct certain assessable improvements. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2034.

The Series 2016 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2020

On February 21, 2020, the District issued $2,520,000 of Capital Improvement Revenue Bonds, Series 2020 consisting of various Term Bonds with due dates from May 1, 2035 to May 1, 2040 and fixed interest rates ranging from 2.375% to 2.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2040.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2020 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2020 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Note Payable

In September 2025, the District entered into a financed purchase agreement for the purchase of fitness equipment that will mature on September 30, 2030. As of September 30, 2025, the total principal balance was $105,856. The District is required to make total monthly fixed payments of $2,212. At the end of the lease term, the District may elect to exercise a purchase option. After payment of the applicable purchase price, the District will own the equipment.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2016	$ 4,620,000	$ -	$ 420,000	$ 4,200,000	$ 430,000
Less: original issue discount	(39,563)	-	(3,614)	(35,949)	-
Series 2020	2,480,000	-	10,000	2,470,000	10,000
Less: original issue discount	(33,773)	-	(2,407)	(31,366)	-
Financed purchase note	-	107,289	1,433	105,856	18,032
Total	$ 7,026,664	$ 107,289	$ 425,412	$ 6,708,541	$ 458,032

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Principal	Interest	Total
2026	$ 440,000	$ 186,925	$ 626,925
2027	450,000	175,938	625,938
2028	465,000	164,150	629,150
2029	480,000	150,263	630,263
2030	495,000	135,925	630,925
2031-2035	2,625,000	442,994	3,067,994
2036-2040	1,715,000	142,800	1,857,800
	$ 6,670,000	$ 1,398,995	$ 8,068,995

At September 30, 2025, the scheduled debt service requirements on the note payable were as follows:

Year ending September 30:	Principal	Interest	Total
2026	$ 18,032	$ 8,516	$ 26,548
2027	19,667	6,880	26,547
2028	21,452	5,096	26,548
2029	23,397	3,150	26,547
2030	23,308	1,028	24,336
Total	$ 105,856	$ 24,670	$ 130,526

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Assessments	$ 1,158,783	$ 1,182,874	$ 1,182,874	$ -
Miscellaneous	1,000	7,738	7,738	-
Interest earnings	5,000	23,705	23,703	(2)
Total revenues	1,164,783	1,214,317	1,214,315	(2)
EXPENDITURES				
Current:				
General government	155,277	176,280	172,513	3,767
Physical environment	957,826	952,782	944,072	8,710
Debt service:				
Principal	-	-	1,433	(1,433)
Interest	-	-	779	(779)
Capital outlay	-	-	107,289	(107,289)
Total expenditures	1,113,103	1,129,062	1,226,086	(97,024)
Excess (deficiency) of revenues over (under) expenditures	51,680	85,255	(11,771)	(97,026)
OTHER FINANCING SOURCES (USES)				
Carry forward	125,091	80,025	-	(80,025)
Transfer in (out)	(176,771)	(165,280)	(165,280)	-
Note proceeds	-	-	107,289	107,289
Total other financing sources (uses)	(51,680)	(85,255)	(57,991)	27,264
Net change in fund balances	$ -	$ -	(69,762)	$ (69,762)
Fund balance - beginning			400,875	
Fund balance - ending			$ 331,113	

See notes to required supplementary information

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $49,534 and increase appropriations by $15,959. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by $97,024 as a result of the acquisition of equipment through a financed purchase agreement.

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	20
Employee compensation	$10,200
Independent contractor compensation	$1,326,328
Construction projects to begin on or after October 1; ($65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $1,523.79 - $15,237.93 Debt service - $636.78 - $18,346.80
Special assessments collected	$1,820,164
Outstanding Bonds:	
Series 2016	$4,200,000
Series 2020	$2,470,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Sampson Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 21, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 21, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have examined Sampson Creek Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements. We are required to be independent and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Sampson Creek Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 21, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Sampson Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 21, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 21, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Sampson Creek Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Sampson Creek Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 21, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Sampson Creek Community Development District (**"District"**) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (**"Proposed Budget"**); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:	August 20, 2026
TIME:	6:00 p.m.
LOCATION:	St. Johns Golf & Country Club Meeting Room 219 St. Johns Golf Drive St. Augustine, Florida

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF MAY, 2026.

ATTEST:

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

Sampson Creek

Community Development District

FY 2027

Proposed Budget

May 21, 2026

Table of Contents

1-2	General Fund Budget
3-7	General Fund Budget Narrative
8	Capital Reserve Fund Budget
9	Debt Service Fund Budget - Series 2016
10	Debt Service Fund Series 2016 - Amortization Schedule
11	Debt Service Fund Budget - Series 2020
12	Debt Service Fund Series 2020 - Amortization Schedule

Sampson Creek

General Fund

Community Development District

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 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	$1,202,404	$13,832	$1,216,236	$0	$1,280,857	$64,621	5%
Interest Income	$75	$75	$5,000	$15,000	$8,975	$6,411	$15,386	$386	$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	$59,030	$0	$59,030	$4,906	$58,273	$4,149	8%
TOTAL REVENUES	**$1,112,217**	**$1,318,310**	**$1,289,874**	**$1,286,360**	**$1,274,372**	**$20,743**	**$1,295,115**	**$8,755**	**$1,352,129**	**$65,769**	**5%**
Expenditures											
Administrative											
Supervisor Fees	$12,000	$12,000	$12,000	$12,000	$6,200	$5,000	$11,200	($800)	$12,000	$0	0%
FICA Expense	$918	$918	$918	$918	$474	$383	$857	($61)	$918	$0	0%
Engineering	$15,000	$15,000	$15,000	$15,000	$14,622	$10,444	$25,066	$10,066	$15,000	$0	0%
Dissemination	$2,000	$2,120	$2,226	$2,337	$1,363	$974	$2,337	($0)	$2,454	$117	5%
Arbitrage	$1,200	$1,200	$1,200	$1,200	$0	$1,200	$1,200	$0	$1,200	$0	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	$10,085	$10,085	$20,170	($3,793)	$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	$8,889	$0	$8,889	$21	$8,869	$0	0%
Management Fees	$56,286	$62,600	$65,730	$67,702	$39,493	$28,209	$67,702	$0	$69,733	$2,031	3%
Information Technology	$1,000	$1,060	$1,113	$1,169	$682	$487	$1,169	$0	$1,227	$59	5%
Telephone	$300	$400	$400	$400	$479	$342	$821	$421	$400	$0	0%
Postage	$1,000	$500	$600	$600	$224	$160	$384	($216)	$600	$0	0%
Printing & Binding	$1,500	$500	$400	$400	$114	$81	$195	($205)	$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	$500	$1,180	$1,680	$330	$1,350	$0	0%
Other Current Charges	$1,350	$1,500	$1,000	$1,000	$853	$610	$1,463	$463	$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**	**$104,681**	**$59,155**	**$163,836**	**$4,757**	**$162,435**	**$3,356**	2%
Field											
Field Operations Manager*	$78,750	$47,700	$0	$0	$0	$0	$0	$0	$0	$0	0%
General Manager*	$0	$0	$183,369	$193,091	$114,036	$81,455	$195,491	$2,400	$229,823	$36,732	19%
Landscape Maintenance (Ruppert Landscape LLC)	$102,552	$158,472	$166,398	$166,398	$68,117	$48,655	$116,773	($49,625)	$120,480	($45,918)	-28%
Landscape Maintenance (St Johns Golf)	$65,000	$65,000	$57,000	$30,000	$18,298	$13,070	$31,369	$1,369	$31,284	$1,284	4%
Landscape Maintenance Contingency	$52,000	$52,000	$52,000	$52,000	$56,975	$12,500	$69,475	$17,475	$96,702	$44,702	86%
Lake Maintenance	$26,460	$30,000	$30,000	$30,000	$18,520	$13,229	$31,749	$1,749	$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	$48,606	$34,718	$83,324	($176)	$83,500	$0	0%
Gym Equipment Lease	$0	$0	$0	$27,000	$15,486	$11,061	$26,547	($453)	$27,000	$0	0%
Lifeguards/Pool Monitors	$40,892	$46,434	$46,434	$46,434	$5,750	$40,684	$46,434	$0	$52,868	$6,434	14%
Pool Maintenance	$35,000	$35,000	$35,000	$35,000	$24,487	$17,491	$41,978	$6,978	$41,000	$6,000	17%
Splash Pad Maintenance/Chemicals	$6,000	$6,000	$6,000	$6,000	$3,500	$2,500	$6,000	$0	$6,000	$0	0%
Janitorial Maintenance	$22,500	$22,500	$22,500	$22,500	$12,542	$8,959	$21,501	($999)	$22,500	$0	0%
Electric	$68,000	$76,500	$80,000	$82,500	$49,409	$35,292	$84,700	$2,200	$85,000	$2,500	3%
Water	$16,000	$16,000	$18,500	$18,500	$13,732	$7,630	$21,362	$2,862	$18,500	$0	0%
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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Total Projected Variance	Proposed Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
Field - continued										$0	0%
Permits	$2,000	$2,000	$2,000	$2,000	$0	$575	$575	($1,425)	$2,000	$0	0%
Repairs & Maintenance	$20,000	$45,000	$32,849	$32,849	$18,531	$7,500	$26,031	($6,818)	$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	$4,696	$2,500	$7,196	($12,804)	$0	($20,000)	-100%
Tennis Court Maintenance	$7,500	$7,500	$3,897	$2,500	$0	$1,250	$1,250	($1,250)	$2,500	$0	0%
Supplies	$12,500	$20,000	$16,563	$12,500	$11,550	$2,500	$14,050	$1,550	$12,500	$0	0%
Special Events	$25,000	$25,000	$25,000	$25,000	$18,651	$6,349	$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	$9,314	$7,334	$16,648	$2,648	$15,000	$1,000	7%
Website Maintenance	$5,040	$5,040	$1,000	$1,056	$693	$495	$1,188	$132	$1,200	$144	14%
Office Supplies	$500	$700	$700	$700	$268	$192	$460	($240)	$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**	**$569,649**	**$358,939**	**$928,589**	**($48,030)**	**$1,026,269**	$49,651	5%
TOTAL EXPENDITURES	**$1,028,738**	**$1,142,394**	**$1,113,103**	**$1,135,698**	**$674,331**	**$418,094**	**$1,092,425**	**($43,273)**	**$1,188,705**	**$53,007**	5%
									Total Expenditure Increase		$53,006.92
Other Sources/(Uses)											
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	$11,575	($12,762)	-42%
TOTAL OTHER SOURCES AND USES		**($175,916)**	**($176,771)**	**($150,662)**	**($144,418)**	**$0**	**($144,418)**	**$32,354**	**($163,425)**	($12,762)	
EXCESS REVENUES (EXPENDITURES)		**$0**	**$0**	**$0**	**$455,624**	**($397,351)**	**$58,273**	**$84,382**	**$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	$1,280,856.76
Net Golf Course	$13,256.58	$13,256.58	$13,256.58	$13,705.90	$14,323.65	$15,033.82	$15,832.59
Net to Residential	$952,157.45	$952,026.46	$952,026.46	$1,095,097.71	$1,144,459.75	$1,201,202.32	$1,265,024.16
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	$1,583.26
Gross Residential Unit Assessment	**$1,267.75**	**$1,267.75**	**$1,267.75**	**$1,458.07**	**$1,523.79**	**$1,599.34**	**$1,684.32**
Gross Golf Course Assessment	**$12,677.52**	**$12,677.50**	**$12,677.50**	**$14,580.70**	**$15,237.93**	**$15,993.43**	**$16,843.18**
Assessment Increase per unit compared to prior FY	$0	$0	$0	$190.32	$65.72	$75.55	$84.98
							5.31%

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 12 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.

Annual Audit

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

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.

Maintenance:

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

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 Landscaoe 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.

Description	Monthly	Annually
Ruppert Landscape	$10,040	$120,480
St. Johns Golf Club	$2607	$31,284
Contingency		$96,702
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.

Description	Monthly	Annually
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.

Gym Equipment Lease
Includes costs associated with leasing commercial-grade gym equipment necessary to support participant health, wellness, and fitness activities. Leasing equipment instead of purchasing outright allows the program to provide safe, modern, and properly maintained fitness resources.

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.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Janitorial Maintenance
Weekly cleaning of the clubhouse.

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	$12,906.75
1487324200	Eagle Point Drive #IRR	$4,593.25
	Contingency	$1,000.00
TOTAL		**$18,500.00**

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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Interest Income	$5,000	$4,945	$3,532	$8,477	$5,000
Miscellaneous Income	$0	$0	$0	$0	$0
Carry Forward Surplus	$232,934	$239,388	$0	$239,388	$316,423
TOTAL REVENUES	**$237,934**	**$244,333**	**$3,532**	**$247,865**	**$321,423**
Expenditures					
Sidewalk Repairs	$0	$0	$0	$0	$100,000
Landscape Enhancements	$0	$0	$0	$0	$75,000
Repairs and Replacements	$63,797	$106,442	$0	$106,442	$100,000
TOTAL EXPENDITURES	**$63,797**	**$106,442**	**$0**	**$106,442**	**$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**	**$312,891**	**$3,532**	**$316,423**	**$221,423**

Sampson Creek

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

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments - Levy [1]	$552,515	$546,218	$6,297	$552,515	$552,515
Interest Income	$2,500	$8,190	$5,850	$14,040	$2,500
Carry Forward Surplus [2]	$86,325	$92,274	$0	$92,274	$74,271
TOTAL REVENUES	**$641,340**	**$646,682**	**$12,147**	**$658,829**	**$629,286**
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)	($11,575)
TOTAL OTHER	**($24,338)**	**($30,582)**	**$0**	**($30,582)**	**($11,575)**
EXCESS REVENUES	**$63,027**	**$554,112**	**($479,840)**	**$74,271**	**$64,486**

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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2023
Revenues					
Special Assessments - Levy [1]	$73,780	$72,941	$839	$73,780	$73,780
Interest Income	$750	$3,354	$2,396	$5,750	$750
Carry Forward Surplus [2]	$61,026	$62,490	$0	$62,490	$69,070
TOTAL REVENUES	**$135,557**	**$138,785**	**$3,235**	**$142,020**	**$143,600**
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**	**$107,310**	**($38,240)**	**$69,070**	**$70,888**

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%)	$4,709
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**

NINTH ORDER OF BUSINESS

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Sampson Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 20, 2026, at 6:00 p.m., at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May, 2026.

ATTEST:

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

RULES OF PROCEDURE
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____

EFFECTIVE AS OF _____, 2026

TABLE OF CONTENTS

Rule 1.0 General.... 2

Rule 1.1 Board of Supervisors; Officers and Voting. 3

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 7

Rule 1.3 Public Meetings, Hearings, and Workshops. 10

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse.... 15

Rule 2.0 Rulemaking Proceedings. 16

Rule 3.0 Competitive Purchase. 31

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act. 36

Rule 3.2 Procedure Regarding Auditor Selection. 40

Rule 3.3 Purchase of Insurance. 44

Rule 3.4 Pre-qualification.... 46

Rule 3.5 Construction Contracts, Not Design-Build. 51

Rule 3.6 Construction Contracts, Design-Build. 56

Rule 3.7 Payment and Performance Bonds. 61

Rule 3.8 Goods, Supplies, and Materials. 62

Rule 3.9 Maintenance Services. 66

Rule 3.10 Contractual Services. 69

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 70

Rule 4.0 Effective Date. 73

Rule 1.0 General.

(1) The Sampson Creek Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "**voting conflict of interest**" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days prior to such meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
    (a) District Counsel
    (b) District Engineer
    (c) District Manager
        1. Financial Report
        2. Approval of Expenditures
Supervisor's requests and comments

Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

(c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

(d) Support economical and efficient operations; and

(e) Ensure reliability of financial records and reports; and

(f) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule ("**Notice of Rule Development**") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

(vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.

(b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the "**Notice of Rulemaking**") setting forth the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-

mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District

shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the

District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

(13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:

(a) A copy of the rule;

(b) Any material incorporated by reference in the rule;

(c) A detailed written statement of the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In

the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "**substantial hardship**" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "**principles of fairness**" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

(a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.

(b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.

(c) In conducting its rule review process, the District shall determine whether each rule:

(i) Is a valid exercise of delegated legislative authority;

(ii) Has current statutory authority;

(iii) Reiterates or paraphrases statutory material;

(iv) Is in proper form;

(v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;

(vi) Requires a technical or substantive update to reflect current use; and

(vii) Requires updated references to statutory citations and incorporated materials.

(d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the "**Rule Review Resolution**"):

(i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;

2. A written statement of its intended action; and

3. Its assessment of factors specified in Section 16(c) of this Rule.

(ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;

2. A written statement of its intended action;

3. Its assessment of the factors specified in Section 16(c) of this Rule; and

4. The facts and circumstances justifying the technical change or changes to the reviewed rule.

(iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;

2. The recommended change or changes coded by underlining new text and striking through deleted text;

3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.

(iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:

1. A written statement of its intended action; and

2. Its assessment of factors specified in subsection 16(c) of this Rule.

(e) The rule review is completed upon the District's adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review ("**Notice of Completed Rule Review**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

(17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

(5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

(i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

(ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

(iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

(iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

(v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

(vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

(vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

(viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

(ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

(x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

(xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

(i) Impacts on project schedule, cost, or quality of work;

(ii) Unsafe conditions allowed to exist;

(iii) Complaints from the public;

(iv) Delay or interference with the bidding process;

(v) The potential for repetition;

(vi) Integrity of the public contracting process;

(vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

    Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of

the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

TENTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

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

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

THIRTEENTH 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, **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.

Present and constituting a quorum were:

Mike Yuro	Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber *by phone*	Kutak Rock, LLP
Branden Marcinell	Matthews
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Chris Cessera	Ruppert Landscape
Steve Brogden	Brogden Builders
Chris Boggess *by phone*	Bhide & Hall
Residents	

The following is a summary of the actions taken at the April 16, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Amenities Booking Requests**

There being no comments, the next item followed.

- **Discussion of Future Amenity Capital Improvements – Amenity Meeting Room Upgrade** *(Item 6B)*

Mr. Laughlin requested that the Board hear the presentation of the amenity meeting room upgrade from Mr. Steve Brogden of Brogden Builders, at this time. Mr. Yuro wanted to know more about Mr. Brogden's company and his approach to this project. Mr. Steve Brogdon, a co-owner of Brogdon Builders reported that his company was a small family-owned business that was 10 years old and specialized in Amenity Center buildouts, renovations and additions. They were also specialized in entry monuments. Mr. Yuro questioned whether Mr. Brogdon noticed any particular challenges. Mr. Brogden noted no challenges, but questioned when the Board wanted to start, as it needed to go through permitting with the county, which could take up to 45 days. During the permitting phase, they typically put in their submittals for approval. He also asked if Bhide & Hall was hired by the CDD. Mr. Yuro indicated that the Board had not approved this project. However, they have gone through the process of the design and obtaining bids, but once it was approved by the Board, an architect would be involved. Mr. Yuro did not want to do anything until after the Summer season, as camps utilize the room and preferred the second week in August as a start date.

Mr. Yuro questioned the construction timeframe. Mr. Brogden explained that even though this was a small project, he estimated a 90-to-120-day turnaround time. However, the trusses take two to 16 weeks to arrive, depending on the workload and the windows take four to six weeks. If there was a long lead time, they would not start until they had an idea of whether the lead time could fit into their schedule. Alternatives were provided in their bid for doors, as the original drawings were speced for aluminum ones, which were pricy, but they would last longer. An alternative vendor also provided a price for vinyl windows, which were significantly less expensive and UV resistant. Mr. Brogden encouraged vinyl if cost was a concern. Mr. Yuro questioned the space that they would need outside of this building. Mr. Brogden indicated that

once they knock the doors out, they could seal them up with plywood and no one would be able to gain entry. Mr. Yuro pointed out that they would have use of this building to store materials but asked if they would need a dumpster in the parking lot. Mr. Brogden indicated when his crew come to work, they would be pulling in trailers, but it would be at the end of the day and be temporary. They would need an area for a dumpster, close to the job site as possible.

Mr. Laughlin pointed out that Mr. Leary had a question about the fixtures and fitting, such as the food warming oven, window treatments, tables and chairs, which were not part of the quote and asked if Mr. Brogden could work with Bhide & Hall to provide cost estimates. Mr. Brogden offered to do so and requested a list of the exact models, which he would provide to his supplier. He noted that the plans showed an LED light track, which was included in his quote as an exclusion, but he did obtain prices from his electrician. Mr. Laughlin explained that it would be a floating ceiling with a part that would be lower than the rest. Mr. Brogden recommended an LED tape light for $3,900 or a neon blazed rope light for $6,100. There were two color schemes and questioned which one the Board wanted. A $1,500 allowance was included in the quote for pendant lights. There was an alternate on the plans for a stack stone on the exterior. If the Board decided not to have one, there would be a $2,000 savings. The Board needed to keep in mind that this quote was from January and the pricing would not stay the same, as the windows increased by $3,000. If the Board was interested, he would provide a requote. Mr. Yuro did not expect them to hold their bid for nine months and appreciated Mr. Brogden for coming.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscaping Team - Report

Mr. Oscar Meranda of Ruppert Landscape was happy to report since the last Board meeting, that they were able to complete the Palmetto and Arboricola cutbacks. Unfortunately, the Hawaiian Ti's in front of the pool area did not survive and were removed, but the Arboricolas were starting to push new growth. There was a section of Arboricolas at the entrance of the amenity that did not survive and were cut back. In the common areas, his team was able to complete a full cycle of mowing and would continue to do so. According to the Irrigation Report, which he provided to the Board, there was a broken value, which caused the sod to decline. They would replace the sod at no cost. The Bermuda areas received chemical treatments according to the turf program. A retreat was going to be completed this Monday into Wednesday. There was a mainline issue on Leo Maguire Parkway, causing the flowers to struggle, but they have bounced

back with the help of the rain. They continue to pick out the dead blooms, allowing new growth to push through. There were two new enhancements that were presented to Vesta for St. Johns Golf Drive. Mr. Cessera indicated that the next report would include any changes.

Mr. Yuro appreciated Ruppert's effort since the last meeting, as their efforts were noticeable. Mr. Davis pointed out that one of the sprinkler heads in the second bed was broken at the base, in the two islands coming off of St. Johns Golf Drive. Ms. Weitzel questioned the last time that the sprinklers right off of CR 210 were adjusted, because when driving by the other day, she noticed a sprinkler that was directly hitting a pole. Mr. Cessera believed that it was caused by their crews hitting the sprinkler with their mower and would go back and adjust them. He has seen a great effort from Mr. Meranda and was happy with what they see. Ms. Weitzel pointed out that the flowers were beautiful. Mr. Cessera noted a difference in the Spring flush, as everything was green and blooming. Mr. Laughlin recalled that Mr. Leary questioned the status of the ground cover alternate between the basketball court and the sidewalk where the erosion was occurring. Mr. Meranda indicated that they priced it out and were applying a 50% discount. Mr. Cessera confirmed that Ruppert was going to pay for half of it and as soon as it was approved by the Board, it would be a priority. Mr. Laughlin reported that Mr. Leary also questioned the one to two pallets of Bermuda between the field and the sidewalk and a revised plan for the sod replacement at the south end of Leo Maguire Parkway. Mr. Meranda would provide one.

Mr. Geary asked if Ruppert was able to water normally after installing the new sod. Mr. Cessera indicated that the best practice for watering was to 100% follow the St. Johns River Water Management District (SJRWMD) guidance, but they provide a two-week grace period anytime new plantings or sod was installed. They could water five days per week until it was established. However, there was a drought and the sooner that they could get it into the ground and get it established, the better chance that it would survive. Mr. Yuro pointed out that they were irrigating most of the irrigation in the common areas out of the ponds. Mr. Cessera was dealing with this as Eagle Harbor, where the water levels in the ponds get so low that it was not enough to supply the system. Therefore, when they run it, the pressure and coverage would be low and it would take longer for the pond to recover after they use the water. They try to navigate around it as best they could. Mr. Cessera would provide the amount for the sod replacement at the south end of Leo Maguire Parkway but would like to set a threshold for the

spending. Mr. Laughlin would have District Counsel draft a resolution to provide staff spending authority. Mr. Cessera planned to clean up some boundary lines with the golf course. Mr. Meranda and Mr. Cessera left the meeting.

B. Attorney

There being no comments, the next item followed.

C. Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Laughlin presented a proposal from Matthews for the preparation of a Public Facilities Report in the amount of $4,600. The last report was completed in 2019 and it was required by the State every seven years. Other firms were charging a not-to-exceed of $10,000 to $15,000. This would be an update on the prior report. It provided an overview of all the District's facilities. Mr. Geary asked if it provided the expected life of the infrastructure. Mr. Marcinell confirmed that it provided the expected life given the age of the community against other communities. Mr. Yuro explained that it provided the life of the District owned infrastructure, such as the ponds and roads. They would not do an inspection of the Amenity Center, buildings and pool. The reason why the State wanted it every seven years was because they wanted to know if the District was planning anything new, to factor into their long-term planning for county-wide infrastructure. Every two years, the CDD was supposed to have an inspection of the permitted stormwater system, which includes inlets, ponds and outfall structures. Ms. Weitzel asked if $4,500 was a typical price. Mr. Laughlin recalled that the lowest one he had seen was $2,500 or $3,000.

> On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Matthews for the preparation of a Public Facilities Report in the amount of $4,600 was approved.

Mr. Marcinell reported that he provided to Ms. Taylor an example of a landscape trench drain for the tennis and basketball courts, as well as itemized separations for just the demolition of the tennis courts, drainage improvements, landscaping, the middle area, rebuild or resurface and new fence. It broke it down into multiple categories as far as pricing. There was also an estimate for a curb inspection for all of curbs in the neighborhood, which was $4,500 for an

inspector to be onsite for two days. Ms. Taylor provided a map of all the locations that she was able to identify, that had root damage.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal from Matthews for a Curb Inspection Report in the amount of $4,500 was approved.

Mr. Marcinell reported that on his list was the 20-foot drainage easement at 504 Stonebridge Path and the retaining wall at 942 Eagle Point Drive. District Counsel was supposed to come up with some language, if the residents paid the attorney's fees. There was supposed to be an easement agreement for 504 Stonebridge Path. Mr. Laughlin confirmed that the agreement was sent to the owner, but he had not heard from the owner or received signed copies. District Counsel had not heard from the owner either. Mr. Davis asked if Mr. Laughlin received the signed agreement from the Radeckis. Mr. Laughlin had not heard from the Radeckis since March 19th, as they were out of town. They were supposed to contact him but did not yet do so and would follow up. Regarding the bulkhead and the owner paying the attorney fees, Mr. Laughlin was informed that they would come to a meeting but have not done so. They did not want to pay the attorney fees, as they felt that they were providing a benefit to the community by fixing the erosion problem.

D. District Manager

There being no comments, the next item followed.

E. General Manager

1. Amenities and Operations Report

2. Lake Doctors

3. Soccer Field Report

Mr. Davidson presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. Mr. Geary asked if someone would provide more of a presence on Wednesday, Thursday, Friday and Saturday, whether management or security, as there was a semi-altercation with a soccer team taking up half of the field and kicking people off. Mr. Davidson would make sure that their presence was more known and may utilize some of the lifeguard staff. He would also make sure that security was aware of any situations. With the warmer weather, he noticed

the soccer field become more active. Ms. Weitzel noticed that the football team was not utilizing the field much during the timeframe that the Board approved. Mr. Geary observed them on the east side.

4. Proposal for Crosswalk Striping

Mr. Davidson presented a proposal from Duval for crosswalk striping in the amount of $4,091, including two additional crosswalks. This was for the restriping of six crosswalks and 27 stop bars. There was an additional proposal for four additional crosswalks in the amount of $1,170, bringing the total amount to $5,261. Mr. Marcinell pointed out that he helped Ms. Taylor identify all of the locations of depressed sidewalk that were not striped, as the goal was to have it as a speed calming method. These locations were across the main roadway without stop signs. Mr. Yuro asked if the crosswalks and stop bars were in such bad shape that they needed to be re-done, as the roads were resurfaced five years ago. Mr. Marcinell assumed that they were being re-stripped for safety reasons. Mr. Davidson pointed out if the Board was not comfortable with this proposal, staff could go back, re-assess those areas and bring it back to the Board at the next meeting.

Mr. Geary asked if the crosswalks were new. Mr. Marcinell replied affirmatively; however, some areas were not getting crosswalks, because there was already a stop sign. Mr. Geary requested separate prices for the crosswalks and stop bars. Mr. Yuro would be surprised if all of the stop bars needed to be redone, but there would be five or six new crosswalks. Mr. Marcinell confirmed that there were 16 total crosswalks, with the exception of a depressed area on the main road, where there was no crosswalk paint. Mr. Yuro pointed out that if there was a stop bar, there was typically no crosswalk marking. Mr. Davis requested pictures with the quote. Mr. Marcinell reported that he had numbered all of the locations. Mr. Yuro requested further information, so that the Board could make an informed decision. This item was tabled.

5. Proposal for Streetlight Pole

Mr. Davidson presented a proposal from Beacon Electrical for a streetlight pole in the amount of $7,740. The streetlight pole was hit in an accident and was covered by the insurance of the individual who hit it, which would mimic the one by the splash pad. Mr. Davis recalled that Ms. Taylor questioned whether the streetlight pole had two light fixtures on it. Mr. Davidson was not certain, but they received a quote for another streetlight pole that was lower in price, but

it did not match the existing poles. Mr. Yuro pointed out that the streetlight pole in the proposal was the closest that they could find to what they currently had and was in favor of. moving forward.

> On MOTION by Mr. Yuro seconded by Mr. Geary with all in favor the proposal from Beacon Electrical for a streetlight pole in the amount of $7,740 was approved.

6. Proposals for Painting Golf Cart Bridges

Mr. Davidson presented proposals from Tropical Pressure & Painting for the painting of Golf Cart Bridge 2 in the amount of $4,200 and exterior repaint of the CR 210 bridge in the amount of $6,400. The golf course was willing to absorb the cost to repaint the bridge on Hole 18; however, they wanted to do it during the Summer, as it was currently their busy season. The proposal for the CR 210 bridge included pressure washing, mildicide, removing all loose paint, re-attaching numerous loose boards, installing 18 solar light caps to each 6x6 post, priming with a high build primer, repainting with high quality exterior paint and installing one additional step at the beginning of the bridge, for safety purposes. Mr. Geary asked if people walked on the bridge. Ms. Weitzel indicated that people take pictures on the bridge. Mr. Davis asked if the CDD Board needed to approve the painting of the bridge on Hole 18. Mr. Davidson explained that the golf course would pay for it but questioned whether they should have both bridges done at the same time. Mr. Yuro did not think that it would matter to do them at the same time. Mr. Davis felt that there was no reason to wait to do the CR 210 bridge. Ms. Weitzel agreed.

> On MOTION by Mr. Geary seconded by Mr. Davis with all in favor the proposal from Tropical Pressure & Painting for the exterior repainting of the golf cart bridge in the amount of $6,400 was approved.

7. Proposals for Meeting Room Flooring

Mr. Davidson presented a proposal from Seamless Floors for the meeting room flooring in the amount of $4,028.69, Fantastic Flooring in the amount of $6,011.52 and Amazing Flooring in the amount of $6,263.73, for LPV flooring. There was a tile option for $7,921.52, which Mr. Davidson recommended to prevent slipping, drop jumping and chipping, versus LPV

flooring, which was for much more substantial foot traffic. Mr. Davis asked if it was possible to maintain the areas that were damaged. Mr. Davidson indicated that they could use gray duct tape but did not know if it could be repaired. Ms. Weitzel appreciated the proposals but did not see the need to spend $4,000 if they were going to renovate the meeting room. Mr. Laughlin wanted to ask Mr. Brogden whether they could work around the flooring, as they bid $9,500 for flooring. Mr. Davis felt that if they did a renovation of the room, the flooring should remain the same. Ms. Weitzel agreed. Mr. Yuro did not want to do anything to the floors. *There was Board consensus to not do the flooring.*

8. Proposal for Additional Maintenance Hours

Mr. Davidson presented a proposal from Vesta Property Services for additional maintenance hours in the amount of $6,011.52. For Fiscal Year (FY) 2026, the rate was $192,686 and with the additional hours for having a maintenance person for 20 additional hours and an additional 2.2 percent increase, the amount for FY 2027 would be $229,823 and $236,717 for FY 2028. This was just for the additional maintenance person, but not the lifeguards. Unfortunately, there would be a 5% increase for lifeguards, due to the minimum wage increase. The additional maintenance hours would allow for the Maintenance Technician, Robert to do more projects in-house, such as pressure washing and painting.

Mr. Yuro questioned what they were expecting to receive out of this, other than just more hours and what Robert would be doing that he could not do now. Mr. Davidson indicated that Vesta would like for Robert to maintain the pools, so they would not have to pay CBuss, which would be a savings of $22,000 per year. Robert could vacuum the pools and add chemicals, but they must purchase the chemicals from Hawkins. It would also help Ms. Taylor with some of the landscaping tasks and working with Ruppert, as well as going throughout the community and cleaning out drains and looking at outfall structures. Mr. Yuro asked if Robert had to have a certain license for maintaining the pool. Mr. Davidson indicated that Robert needed a CPO certification, which Vesta paid for. He would also go through significant training with senior leadership. Mr. Laughlin pointed out that they would still use CBuss for any pool pump replacements.

Mr. Yuro did not like that they would not use CBuss who has been maintaining the pool for 30 years and was very knowledgeable, as the CDD would be spending $37,000 to save

$22,000. Mr. Davidson pointed out that Robert would maintain exterior buildings, including removal of debris, cleaning interior/exterior furniture, fixtures, table stands and maintain the general appearance of indoor spaces, including the Gym, provide interior painting, do minor plumbing, minor HVAC work, carpentry, minor electrical work, support big collection and project research, conduct routine inspections of the amenities and infrastructure, including all of the lighting, storm drains and hardscaped areas. He would also maintain recreational and common areas, pool facilities, tennis courts, playground equipment and assisting in preventative maintenance, as well as helping to identify potential capital or maintenance projects, including sidewalks and landscaping. If Robert did not get these hours, Vesta would lose him to another location and they must find someone to work 20 hours.

Ms. Weitzel was in favor of the proposal, as there was a great deal of trash near the cemetery, which Robert could remove. Mr. Davis wanted to see more efforts to remove trash from common areas. Mr. Laughlin indicated that this proposal did not need to be approved until the budget was adopted next month, but they should know the cost, so it could be included in the budget. Mr. Leary was supportive of it, as long as the labor expense was offset by reducing budgeted maintenance and repair expenses or reducing the current FY budget repair and maintenance (R&M) by 50% and they would be responsible for pressure washing and painting of the two bridges. Mr. Geary questioned the term of the contract. Mr. Davidson confirmed that it would not start until the new FY, which starts on October 1st. In the interim, Robert would receive training. Mr. Geary asked if they could eliminate the 20 hours, if the Board felt in six months that they were not receiving the value of the services. Mr. Davidson indicated that it could be re-negotiated at any point in time. Mr. Laughlin pointed out that once the proposal was approved, an addendum would be drafted to Vesta's agreement.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal from Vesta Property Services for additional maintenance hours in the amount of $229,823 was approved.

SIXTH ORDER OF BUSINESS **Discussion of Future Amenity Capital Improvements**

A. Pool Deck Renovation

Mr. Laughlin reported that he spoke with Mr. Chad Bishop with Urban Edge. He was supposed to attend the meeting but could not make it.

B. Amenity Meeting Room Upgrade

This item was discussed.

C. Tennis Court Resurfacing and Basketball Court Rebuild

D. Tennis Court Landscape Demo

E. Tennis Court Relandscape

F. Tennis Court Median Renovation

Mr. Laughlin hoped to have Chris with Nidy at the meeting, but he did not call in. It was discussed at the last meeting that they could potentially do the resurfacing with the complete membrane over it, which would provide a reduction in price. Chris was supposed to provide a cost for the fencing. Mr. Davidson requested tabling this matter, as staff had not received it. Mr. Marcinell recalled that during the discussion with Ms. Taylor on the tennis courts, Mr. Sean Froehling with Fast-Dry Courts stated that they could do the resurfacing and suggested having a conversation with both of them, before continuing the resurfacing discussion. Mr. Davidson was surprised that they recommended a resurfacing, as each vendor that they spoke with, were against resurfacing. Ms. Weitzel was interested in hearing from other vendors. Mr. Yuro was surprised to hear that they needed to reconstruct the tennis courts, as they were 20 years old and felt that what Mr. Froehling stated made sense, but was the only vendor that recommended it and understood the confusion.

Mr. Geary asked if they were just obtaining pricing on resurfacing and putting in the fencing or to connect the courts and redo the irrigation. Mr. Marcinell recalled that there was a quote for the demolition of the landscaping and lowering the edge around it, as well as the median renovation. Mr. Laughlin indicated that the amount of the proposal was $10,700, for demolition of all plantings surrounding the tennis courts, tree removal and dumpster. It was $60,000 for the full resurface. The last time that the courts were resurfaced, they placed fiberglass on some of the cracks and repainted over it. In this case, they would do a fiberglass membrane over the entire court. Ms. Weitzel noted that Jacksonville Golf and Country Club removed the trees and connected their courts, which made a huge difference. They had nine courts and stadium style seating. Mr. Davidson pointed out that Ruppert provided a bid for re-landscaping of $39,500, but they could obtain multiple bids. The question was whether to have asphalt or pavers or benches in the center median. Ms. Weitzel envisioned having pavers or new

asphalt and covered benches. Mr. Yuro felt that the most efficient thing to do would be to demolish the area and have pavers and two small benches with a shade structure and requested a price. Mr. Davis pointed out if the tennis court improvement was a lower price, they could afford to do the amenity meeting room upgrade or pool deck renovation.

SEVENTH ORDER OF BUSINESS Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin reported that there was an increase in assessment of $102 for the FY 2027 budget, which was $8.50 per month or a 6.3% increase. For the administrative expenses, GMS was asking for a 3% increase. The total increase for administrative was $3,300 for the year. For field expenses, amenity management was $229,823, which was a total increase from last year of $36,000. As far as the landscape maintenance, the monthly invoice for maintenance services was $120,000. The landscape contingency was showing a $44,000 increase, which was for anything billed outside of the monthly contract, but the landscape line item was reduced by $45,000. There was a 4% increase for landscape maintenance for the field. Lake maintenance increased from $30,000 to $32,000, based off of trends. Security and gym equipment lease would remain the same. The lifeguard and pool monitors increased from $46,434 to $52,868. Pool maintenance increased by $6,000 from $35,000 to $41,000. Mr. Yuro asked if this was for the monthly contract or if it included repairs. Mr. Laughlin indicated that it was the monthly contract, chemicals and repairs.

Mr. Laughlin noted no increase to splash pad maintenance or janitorial. There was a 3% increase for electrical, due to expected rate hikes from JEA and Florida, Power & Light. Water showed an increase of $11,000 and suggested that the budget remain at $18,500. There was no change to refuse service or permits. Everything was under field expenses, but there was a R&M line item for the Amenity Center. His recommendation was to have one R&M line item, which would be reduced by $5,000. *There was Board consensus to follow the recommendation.* There was no increase to the street and tennis court lighting or to tennis court maintenance. However, there was a $1,500 increase on supplies. Mr. Laughlin recommended keeping it at $12,500. Special events would remain the same at $25,000, but an additional $5,000 was added to holiday decorations. Ms. Weitzel preferred to keep it the same. Mr. Davidson pointed out that there were more options this year, which staff wanted to pursue. Mr. Davis asked if they must purchase new lights. Mr. Davidson indicated that the vendor would provide their own lights and set it up. Mr.

Laughlin suggested looking into gemstone lighting, which cost $10,000. Mr. Davidson would see what ideas other companies had. Mr. Laughlin would keep this line item at $20,000.

Mr. Laughlin noted no increases for workers compensation, a reduction in property insurance and a $1,000 increase in telephone/cable/internet, based off of trends, but Ms. Taylor was trying to reduce it. With those changes, the increase was reduced to $85 or a 5.3% increase. Mr. Leary requested that it be reduced further to 3%. In order to balance the budget, they could reduce the capital. The current amount was $175,000 and it was reduced last year from $200,000. Mr. Davis did not want to reduce it. Mr. Laughlin noted a savings, if the pool maintenance was brought in-house, as there was a $20,000 difference. It would bring the increase down to 3.6% or $60. Once the budget was approved, if there was an increase, a notice would be sent to residents 30 days before the August meeting. There would be a public hearing at the August meeting, to allow resident input on the budget before it was adopted.

EIGHTH ORDER OF BUSINESS Contracts Review

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Request

Ms. Weitzel would like to discuss in the future, redoing the monument at the front entrance, as it looked weak compared to other neighborhoods along CR 210. She also wanted to enhance the landscape, as it looked outdated. Mr. Marcinell recalled that Brogden Builders enhanced entry monuments.

TENTH ORDER OF BUSINESS Public Comments

No public was present.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of March 26, 2026 Meeting
B. Financial Statements as of February 28, 2026
C. Check Register

Mr. Laughlin presented the minutes of the March 26, 2026 Board of Supervisors meeting, Financial Statements as of March 31, 2026 and Check Register for April 16, 2026, totaling $128,013.92.

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

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – May 21, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for May 21, 2026 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Sampson Creek Community Development District

[PERIODS INCLUDED: October 01, 2025 thru April 30, 2026]

Wednesday, May 13, 2026

Financial Services Dashboard Status Report - April 2026 EOM Report

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

Last Updated: 5/13/26

% of Fiscal Year Completed: 58.33%

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

Topic	Status
Financial State Of The Union: [PERIODS INCLUDED: October 01, 2025 thru April 30, 2026]	10) In Good Order

Balance Sheet - General Fund

		Status
Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	$ 331,113.27	10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	$ 396,593.87	10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	**$ 727,707.14**	10) In Good Order
FYTD Tax Assessments Collected	**$ 1,821,563** 98.86%	10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	Status
Total Revenues	**$ 1,232,236**	**$ 1,215,342**	99%	10) In Good Order
[PERIODS INCLUDED: October 01, 2025 thru April 30, 2026]				
Total	**$ 1,135,698**	**$ 674,331**	59%	10) In Good Order
Administrative	$ 159,079	$ 104,681	66%	20) Watch Item
Field Operations	$ 976,619	$ 569,649	58%	10) In Good Order

General Fund - Material Line items

				Status
Administrative				
Engineer	$ 15,000	$ 14,622	97%	20) Watch Item
Attorney	$ 23,963	$ 10,085	42%	10) In Good Order
Field Operations				
Security Operations	$ 83,500	$ 48,606	58%	10) In Good Order
Repairs & Maintenance	$ 32,849	$ 18,531	56%	10) In Good Order
Electric	$ 82,500	$ 49,409	60%	10) In Good Order
Landscape	$ 248,398	$ 143,391	58%	10) In Good Order
Recreation Facility				
Onsite Staffing	$ 193,091	$ 114,036	59%	10) In Good Order

Long Term Debt

	10/1/25	Principal Payments	4/30/26	Status
Series 2016	$ 4,200,000	$ -	$ 4,200,000	10) In Good Order
Series 2020	$ 2,470,000	$ -	$ 2,470,000	10) In Good Order
	$ 6,670,000	$ -	$ 6,670,000	

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	Status
Capital Outlay	$ 63,797	$ 106,442	$ -	$ (42,645)	20) Watch Item
Funding [1]	$ 175,000	$ 175,000	$ -	$ -	10) In Good Order
Account Balance	$ 349,137	$ 312,891	$ -	$ (36,245)	10) In Good Order

Series 2020 Construction Account

	10/1/25	Actual to Date	Interest Income	4/30/26	Status
Account Balance	$ 526,195	$ 41,836	$ 9,102	$ 493,461	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 - April 2026 EOM Report

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

Last Updated: 5/13/26

% of Fiscal Year Completed: 58.33%

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

Topic	Status

2023-2024 Capital Reserve Repairs

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

2024-2025 Capital Reserve Repairs

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

2025-2026 Capital Reserve Repairs

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

Sampson Creek

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4-5	Month to Month
6	Debt Service Fund Series 2016
7	Debt Service Fund Series 2020
8	Capital Reserve Fund
9	Capital Projects Fund Series 2016
10	Capital Projects Fund Series 2020
11-12	Long Term Debt Report and Bond Payment Schedule
13-17	Check Run Summary
18	Assessment Receipt Schedule

Sampson Creek
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 39,961	$ -	$ -	$ 39,961
Petty Cash Account	$ 453	$ -	$ -	$ 453
Capital Projects Account	$ -	$ -	$ 21,005	$ 21,005
Due from General Fund	$ -	$ -	$ 3,680	$ 3,680
Deposits	$ 820	$ -	$ -	$ 820
Investments:				
US Bank Custody	$ 731,791	$ -	$ -	$ 731,791
State Board of Administration	$ -	$ -	$ 313,785	$ 313,785
Series 2016				
Reserve	$ -	$ 193,381	$ -	$ 193,381
Revenue	$ -	$ 554,112	$ -	$ 554,112
Construction	$ -	$ -	$ 7,185	$ 7,185
Series 2020				
Reserve	$ -	$ 112,710	$ -	$ 112,710
Revenue	$ -	$ 107,310	$ -	$ 107,310
Construction	$ -	$ -	$ 493,844	$ 493,844
Total Assets	**$ 773,025**	**$ 967,513**	**$ 839,499**	**$ 2,580,038**
Liabilities:				
Accounts Payable	$ 41,638	$ -	$ 25,963	$ 67,601
Due to Capital Reserve	$ 3,680	$ -	$ -	$ 3,680
Total Liabilites	**$ 45,318**	**$ -**	**$ 25,963**	**$ 71,281**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 820	$ -	$ -	$ 820
Restricted for:				
Debt Service - Series 2016	$ -	$ 747,493	$ -	$ 747,493
Debt Service - Series 2020	$ -	$ 220,020	$ -	$ 220,020
Capital Projects - Series 2016	$ -	$ -	$ 7,185	$ 7,185
Capital Projects - Series 2020	$ -	$ -	$ 493,461	$ 493,461
Assigned for:				
Capital Reserves	$ -	$ -	$ 312,891	$ 312,891
Unassigned	$ 726,887	$ -		$ 726,887
Total Fund Balances	**$ 727,707**	**$ 967,513**	**$ 813,536**	**$ 2,508,757**
Total Liabilities & Fund Balance	**$ 773,025**	**$ 967,513**	**$ 839,499**	**$ 2,580,038**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,216,236	$ 1,216,236	$ 1,202,404	$ (13,832)
Interest Income	$ 15,000	$ 8,750	$ 8,975	$ 225
Clubhouse Income	$ 1,000	$ 583	$ 3,963	$ 3,380
Total Revenues	**$ 1,232,236**	**$ 1,225,569**	**$1,215,342**	**$ (10,227)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 6,200	$ 800
FICA Expense	$ 918	$ 536	$ 474	$ 61
Engineering	$ 15,000	$ 8,750	$ 14,622	$ (5,872)
Dissemination	$ 2,337	$ 1,363	$ 1,363	$ 0
Arbitrage	$ 1,200	$ 700	$ -	$ 700
Assessment Roll	$ 5,843	$ 5,843	$ 5,843	$ 0
Attorney	$ 23,963	$ 13,978	$ 10,085	$ 3,893
Annual Audit	$ 4,000	$ 3,800	$ 3,800	$ -
Trustee Fees	$ 8,869	$ 8,869	$ 8,889	$ (21)
Management Fees	$ 67,702	$ 39,493	$ 39,493	$ (0)
Information Technology	$ 1,169	$ 682	$ 682	$ (0)
Telephone	$ 400	$ 233	$ 479	$ (246)
Postage	$ 600	$ 350	$ 224	$ 126
Printing & Binding	$ 400	$ 233	$ 114	$ 120
Insurance	$ 12,053	$ 12,053	$ 10,885	$ 1,168
Legal Advertising	$ 1,350	$ 788	$ 500	$ 288
Other Current Charges	$ 1,000	$ 583	$ 853	$ (270)
Office Supplies	$ 100	$ 58	$ -	$ 58
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 159,079**	**$ 105,488**	**$ 104,681**	**$ 806**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operations & Maintenance				
Field				
General Manager (Vesta)	$ 193,091	$ 112,636	$ 114,036	$ (1,400)
Landscape Maintenance (Brightview Landscape)	$ 166,398	$ 97,065	$ 68,117	$ 28,948
Landscape Maintenance (St Johns Golf)	$ 30,000	$ 17,500	$ 18,298	$ (798)
Landscape Maintenance Contingency	$ 52,000	$ 30,333	$ 56,975	$ (26,642)
Lake Maintenance	$ 30,000	$ 17,500	$ 18,520	$ (1,020)
Security	$ 83,500	$ 48,708	$ 48,606	$ 103
Lifeguards/Pool Monitors	$ 46,434	$ 5,750	$ 5,750	$ -
Pool Maintenance	$ 35,000	$ 20,417	$ 24,487	$ (4,071)
Splash Pad Maintenance/Chemicals	$ 6,000	$ 3,500	$ 3,500	$ -
Janitorial Maintenance	$ 22,500	$ 13,125	$ 12,542	$ 583
Electric	$ 82,500	$ 48,125	$ 49,409	$ (1,284)
Water	$ 18,500	$ 10,792	$ 13,732	$ (2,940)
Refuse Service	$ 500	$ 292	$ -	$ 292
Permits	$ 2,000	$ 1,167	$ -	$ 1,167
Fitness Equipment Lease	$ 27,000	$ 15,750	$ 15,486	$ 264
Repairs & Maintenance	$ 32,849	$ 19,162	$ 18,531	$ 631
Street & Tennis Court Lighting Maintenance	$ 5,000	$ 2,917	$ -	$ 2,917
Repairs & Replacements-Amenity Center	$ 20,000	$ 11,667	$ 4,696	$ 6,971
Tennis Court Maintenance	$ 2,500	$ 1,458	$ -	$ 1,458
Supplies	$ 12,500	$ 7,292	$ 11,550	$ (4,258)
Special Events	$ 25,000	$ 18,651	$ 18,651	$ -
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	$ 8,167	$ 9,314	$ (1,148)
Website Maintenance	$ 1,056	$ 616	$ 693	$ (77)
Office Supplies	$ 700	$ 408	$ 268	$ 140
Contingencies	$ 7,500	$ 4,375	$ -	$ 4,375
Subtotal Field Expenditures	**$ 976,619**	**$ 577,463**	**$ 569,649**	**$ 7,813**
Total Operations & Maintenance	**$ 976,619**	**$ 577,463**	**$ 569,649**	**$ 7,813**
Total Expenditures	**$ 1,135,698**	**$ 682,950**	**$ 674,331**	**$ 8,620**
Excess (Deficiency) of Revenues over Expenditures	**$ 96,538**		**$ 541,011**	
Other Financing Sources/(Uses):				
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)**		**$ 396,594**	
Fund Balance - Beginning	**$ 54,124**		**$ 331,113**	
Fund Balance - Ending	**$ 0**		**$ 727,707**	

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	$ 8,535	$ -	$ -	$ -	$ -	$ -	$ 1,202,404
Interest Income	$ -	$ 735	$ 493	$ 641	$ 2,163	$ 2,456	$ 2,487	$ -	$ -	$ -	$ -	$ -	$ 8,975
Clubhouse Income	$ -	$ 428	$ -	$ 415	$ -	$ 3,120	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,963
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ 103,404**	**$ 139,241**	**$ 863,140**	**$ 54,881**	**$ 43,654**	**$ 11,022**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,215,342**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 800	$ 800	$ 1,000	$ 1,000	$ 800	$ 800	$ -	$ -	$ -	$ -	$ -	$ 6,200
FICA Expense	$ 77	$ 61	$ 61	$ 77	$ 77	$ 61	$ 61	$ -	$ -	$ -	$ -	$ -	$ 474
Engineering	$ 5,941	$ 2,489	$ 954	$ 1,582	$ 990	$ 1,417	$ 1,248	$ -	$ -	$ -	$ -	$ -	$ 14,622
Dissemination	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ -	$ -	$ -	$ -	$ -	$ 1,363
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Roll	$ 5,843	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,843
Attorney	$ 4,774	$ -	$ 1,543	$ -	$ 3,768	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,085
Annual Audit	$ -	$ -	$ -	$ -	$ 3,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,800
Trustee Fees	$ -	$ -	$ -	$ -	$ 4,445	$ -	$ 4,445	$ -	$ -	$ -	$ -	$ -	$ 8,889
Management Fees	$ 5,642	$ 5,642	$ 5,642	$ 5,642	$ 5,642	$ 5,642	$ 5,642	$ -	$ -	$ -	$ -	$ -	$ 39,493
Information Technology	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ -	$ -	$ -	$ -	$ -	$ 682
Telephone	$ 53	$ 66	$ 68	$ 76	$ 80	$ 65	$ 72	$ -	$ -	$ -	$ -	$ -	$ 479
Postage	$ -	$ 159	$ -	$ -	$ 26	$ -	$ 38	$ -	$ -	$ -	$ -	$ -	$ 224
Printing & Binding	$ 47	$ 3	$ 16	$ 13	$ 25	$ 9	$ -	$ -	$ -	$ -	$ -	$ -	$ 114
Insurance	$ 10,885	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,885
Legal Advertising	$ 71	$ 70	$ 70	$ 70	$ 71	$ 74	$ 73	$ -	$ -	$ -	$ -	$ -	$ 500
Other Current Charges	$ 100	$ 119	$ 103	$ 111	$ 146	$ 128	$ 145	$ -	$ -	$ -	$ -	$ -	$ 853
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 34,900**	**$ 9,702**	**$ 9,550**	**$ 8,863**	**$ 20,362**	**$ 8,488**	**$ 12,817**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 104,681**

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
Operations & Maintenance													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ -	$ -	$ -	$ -	$ -	$ 114,036
Landscape Maintenance (Brightview Landscape)	$ 9,748	$ 9,748	$ 9,748	$ 9,632	$ 9,748	$ 9,748	$ 9,748	$ -	$ -	$ -	$ -	$ -	$ 68,117
Landscape Maintenance (St Johns Golf)	$ 2,611	$ 2,565	$ 2,689	$ 2,580	$ 2,587	$ 2,627	$ 2,639	$ -	$ -	$ -	$ -	$ -	$ 18,298
Landscape Maintenance Contingency	$ 383	$ 5,361	$ 806	$ 3,783	$ 2,073	$ 44,170	$ 400	$ -	$ -	$ -	$ -	$ -	$ 56,975
Lake Maintenance	$ 4,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ -	$ -	$ -	$ -	$ -	$ 18,520
Security	$ 7,066	$ 6,446	$ 6,312	$ 7,357	$ 5,716	$ 8,071	$ 7,638	$ -	$ -	$ -	$ -	$ -	$ 48,606
Lifeguards/Pool Monitors	$ -	$ -	$ -	$ -	$ 230	$ 1,875	$ 3,644	$ -	$ -	$ -	$ -	$ -	$ 5,750
Pool Maintenance	$ 3,276	$ 2,891	$ 4,346	$ 2,933	$ 3,338	$ 2,974	$ 4,729	$ -	$ -	$ -	$ -	$ -	$ 24,487
Splash Pad Maintenance/Chemicals	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ -	$ -	$ -	$ -	$ 3,500
Janitorial Maintenance	$ 2,661	$ 1,611	$ 1,611	$ 1,611	$ 1,826	$ 1,611	$ 1,611	$ -	$ -	$ -	$ -	$ -	$ 12,542
Electric	$ 6,637	$ 6,635	$ 7,335	$ 7,381	$ 7,055	$ 7,269	$ 7,097	$ -	$ -	$ -	$ -	$ -	$ 49,409
Water	$ 1,416	$ 4,218	$ 2,832	$ 1,217	$ 2,412	$ 111	$ 1,527	$ -	$ -	$ -	$ -	$ -	$ 13,732
Refuse Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fitness Equipment Lease	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ -	$ -	$ -	$ -	$ -	$ 15,486
Repairs & Maintenance	$ 1,700	$ -	$ 1,125	$ 920	$ 12,154	$ 1,213	$ 1,419	$ -	$ -	$ -	$ -	$ -	$ 18,531
Street & Tennis Court Lighting Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Replacements-Amenity Center	$ -	$ -	$ 171	$ 2,215	$ 165	$ 841	$ 1,303	$ -	$ -	$ -	$ -	$ -	$ 4,696
Tennis Court Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 2,421	$ 909	$ 1,482	$ 1,821	$ 2,583	$ 606	$ 1,728	$ -	$ -	$ -	$ -	$ -	$ 11,550
Special Events	$ 5,120	$ -	$ 3,406	$ 4,430	$ 3,044	$ 475	$ 2,177	$ -	$ -	$ -	$ -	$ -	$ 18,651
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	$ 1,464	$ -	$ -	$ -	$ -	$ -	$ 9,314
Website Maintenance	$ 99	$ 99	$ 99	$ 99	$ 99	$ -	$ 198	$ -	$ -	$ -	$ -	$ -	$ 693
Office Supplies	$ -	$ -	$ -	$ -	$ 219	$ -	$ 49	$ -	$ -	$ -	$ -	$ -	$ 268
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 104,397**	**$ 68,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 569,649**
Total Operations & Maintenance	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 104,397**	**$ 68,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 569,649**
Total Expenditures	**$ 144,474**	**$ 79,914**	**$ 81,462**	**$ 77,645**	**$ 96,399**	**$ 112,885**	**$ 81,553**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 674,331**
Excess (Deficiency) of Revenues over Expendi	**$ (144,474)**	**$ 23,490**	**$ 57,779**	**$ 785,495**	**$ (41,518)**	**$ (69,231)**	**$ (70,530)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 541,011**
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**	**$ (216,518)**	**$ (69,231)**	**$ (70,530)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 396,594**

Sampson Creek

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 552,515	$ 552,515	$ 546,218	$ (6,297)
Interest	$ 2,500	$ 1,458	$ 8,190	$ 6,732
Total Revenues	**$ 555,015**	**$ 553,973**	**$ 554,407**	**$ 434**
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**		**$ 492,420**	
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)**		**$ 461,838**	
Fund Balance - Beginning	**$ 86,325**		**$ 285,656**	
Fund Balance - Ending	**$ 63,027**		**$ 747,493**	

Sampson Creek

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 73,780	$ 73,780	$ 72,941	$ (839)
Interest	$ 750	$ 438	$ 3,354	$ 2,917
Total Revenues	**$ 74,530**	**$ 74,218**	**$ 76,295**	**$ 2,078**
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**		**$ 44,820**	
Net Change in Fund Balance	**$ 1,580**		**$ 44,820**	
Fund Balance - Beginning	**$ 61,026**		**$ 175,200**	
Fund Balance - Ending	**$ 62,607**		**$ 220,020**	

Sampson Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	$ 5,000	$ 2,917	$ 4,945	$ 2,028
Misc. Income	$ -	$ -	$ -	$ -
Total Revenues	**$ 5,000**	**$ 2,917**	**$ 4,945**	**$ 2,028**
Expenditures:				
Capital Outlay	$ 63,797	$ 37,215	$ 106,442	$ (69,227)
Total Expenditures	**$ 63,797**	**$ 37,215**	**$ 106,442**	**$ (69,227)**
Excess (Deficiency) of Revenues over Expenditures	**$ (58,797)**		**$ (101,497)**	
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**		**$ 73,503**	
Fund Balance - Beginning	**$ 232,934**		**$ 239,388**	
Fund Balance - Ending	**$ 349,137**		**$ 312,891**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 131	$ 131
Total Revenues	**$ -**	**$ -**	**$ 131**	**$ 131**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 131**	
Net Change in Fund Balance	**$ -**		**$ 131**	
Fund Balance - Beginning			**$ 7,053**	
Fund Balance - Ending			**$ 7,185**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 9,102	$ 9,102
Total Revenues	**$ -**	**$ -**	**$ 9,102**	**$ 9,102**
Expenditures:				
Capital Outlay	$ -	$ -	$ 41,836	$ (41,836)
Total Expenditures	**$ -**	**$ -**	**$ 41,836**	**$ (41,836)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (32,734)**	
Net Change in Fund Balance	**$ -**		**$ (32,734)**	
Fund Balance - Beginning			**$ 526,195**	
Fund Balance - Ending			**$ 493,461**	

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**	**$ 2,520,000.00**	**$ 1,080,046.24**	**$ 3,600,046.24**
		$ 0.28			**$ 0.43**	

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

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

FY 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%

Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Net Receipts*	*O&M Portion*	*2016 Debt Service*	*2020 Debt Service*	*Total*
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
04/08/26	INTEREST	$ -	$ -	$ -	$ 1,618.37	$ 1,068.28	$ 485.29	$ 64.80	$ 1,618.37
04/23/26	Distribution #9	$ 11,542.12	$ -	$ 230.84	$ 11,311.28	$ 7,466.52	$ 3,391.82	$ 452.94	$ 11,311.28
	TOTAL	**$ 1,926,982.75**	**$ 73,991.40**	**$ 37,059.81**	**$ 1,821,562.69**	**$ 1,202,403.93**	**$ 546,217.57**	**$ 72,941.15**	**$ 1,821,562.65**

98.31%	**Gross Percent Collected**
$ 33,139.05	**Balance Remaining to Collect**

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

May 21, 2026

GENERAL FUND		
DATE	***CHECK NUMBERS***	***AMOUNT***
04/16/26	9126-9129	$6,698.88
05/01/26	9130-9134	$33,363.87
05/07/26	9135-9142	$19,658.55
AUTOPAY		
04/30/26	8037-8041	$4,126.39
05/13/26	8042-8045	$9,398.17
Total		**$73,245.86**

CAPITAL RESERVE FUND		
Date	***Check Numbers***	***Amount***
05/01/26	276	$25,963.00
05/07/26	277	$24,800.00
Total		**$50,763.00**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/26	00496	4/09/26	59659027	202604	320-57200-44000			*	2,212.29		
			GYM EQUIPMENT LEASING								
							DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29	009126
4/16/26	00430	4/09/26	3729917	202602	310-51300-31500			*	3,768.49		
			SVCS 02/26								
							KUTAK ROCK LLP			3,768.49	009127
4/16/26	00031	4/08/26	2212508	202604	320-57200-54500			*	605.00		
			FOUNTAIN REPAIR 04/26								
							THE LAKE DOCTORS, INC.			605.00	009128
4/16/26	00253	4/12/26	77718262	202604	320-57200-45400			*	113.10		
			MONITORING 04/22-07/21/26								
							VECTOR SECURITY INC.			113.10	009129
5/01/26	00469	4/25/26	6030	202605	320-57200-45200			*	5,621.56		
			POOL SVCS 05/26								
							CBUSS ENTERPRISES			5,621.56	009130
5/01/26	00048	4/21/26	53307330	202604	320-57200-54600			*	92.82		
			FIRST AID SUPPLIES 04/26								
							CINTAS CORPORATION			92.82	009131
5/01/26	00285	5/01/26	JAK05260	202605	320-57200-45300			*	1,611.00		
			SVCS 05/26								
							JANI-KING OF JACKSONVILLE			1,611.00	009132
5/01/26	00497	4/30/26	828528	202604	320-54100-46200			*	9,747.58		
			LANDSCAPE MAINT 04/26								
							RUPPERT LANDSCAPE LLC			9,747.58	009133
5/01/26	00377	5/01/26	432089	202605	320-54100-34000			*	16,290.91		
			SVCS 05/26								
							VESTA PROPERTY SERVICES, INC			16,290.91	009134
5/07/26	00048	4/30/26	93703750	202604	320-57200-54600			*	328.00		
			ZOLL 3 AED AUTO AGREE								
							CINTAS CORPORATION			328.00	009135
5/07/26	00319	4/04/26	1110956-	202604	320-57200-41000			*	935.57		
			SVCS 04/26								
		4/28/26	1110618-	202605	320-57200-41000			*	528.79		
			SVCS 05/26								
		5/04/26	1110956-	202605	320-57200-41000			*	938.05		
			SVCS 05/26								
							COMCAST			2,402.41	009136

*** CHECK DATES 04/10/2026 - 05/13/2026 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00131	5/01/26	434 MGMT FEE 05/26	202605	310-51300-34000			*	5,641.83		
		5/01/26	434 INFO TECH 05/26	202605	310-51300-35100			*	97.42		
		5/01/26	434 DISSEMINATION AGENT SVCS	202605	310-51300-31300			*	194.75		
		5/01/26	434 COPIES 05/26	202605	310-51300-42500			*	35.70		
		5/01/26	434 TELEPHONE 05/26	202605	310-51300-41000			*	76.03		
		5/01/26	434 DEPOSIT SLIPS 05/26	202605	310-51300-51000			*	60.71		
							GOVERNMENTAL MANAGEMENT SERVICES			6,106.44	009137
5/07/26	00031	5/01/26	369002B WATER MGMT 05/26	202605	320-54100-46300			*	2,360.00		
							THE LAKE DOCTORS, INC.			2,360.00	009138
5/07/26	00476	4/28/26	2505 LOOPMANDRIVE 05/30/26	202604	320-57200-49400			*	300.00		
							DAN MARSHALL			300.00	009139
5/07/26	00188	4/24/26	8161199 ADMIN 04/01/26-03/31/27	202604	310-51300-32300			*	4,444.69		
							US BANK			4,444.69	009140
5/07/26	00501	4/30/26	00076893 MEETING 04/26	202604	310-51300-48000			*	72.72		
							USA TODAY MEDIA CORP.			72.72	009141
5/07/26	00377	4/30/26	432308 POOL MONITOR 04/26	202604	320-57200-45100			*	3,644.29		
							VESTA PROPERTY SERVICES, INC			3,644.29	009142
							TOTAL FOR BANK A		59,721.30		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/26	00022	4/17/26	14873242 SVCS 04/26	202604	320-54100-43100		*	69.75		
						JEA			69.75	008037
4/30/26	00022	4/20/26	82743242 SVCS 04/26	202604	320-54100-43100		*	1,457.07		
						JEA			1,457.07	008038
4/30/26	00467	4/13/26	1617312 OFF DUTY OFFICER 04/26	202604	320-57200-34500		*	273.00		
						ROLLKALL TECHNOLOGIES LLC			273.00	008039
4/30/26	00467	4/20/26	I-042026 OFF DUTY OFFICER 04/26	202604	320-57200-34500		*	273.00		
						ROLLKALL TECHNOLOGIES LLC			273.00	008040
4/30/26	00431	4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-51000		*	45.78		
		4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-41050		*	99.00		
		4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-54600		*	397.83		
		4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-54502		*	370.99		
		4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-49400		*	392.47		
		4/09/26	3470-032 CC PURCHASES THRU 04/03	202603	320-57200-54500		*	747.50		
						TRUIST BANK			2,053.57	008041
5/13/26	00016	5/06/26	APR26 SERVICE THRU 05/06/2026	202604	320-54100-43000		*	7,097.29		
						FLORIDA POWER & LIGHT			7,097.29	008042
5/13/26	00467	4/29/26	I-042926 OFF-DUTY POLICE-04/29/26	202604	320-57200-34500		*	273.00		
						ROLLKALL TECHNOLOGIES LLC			273.00	008043
5/13/26	00467	5/11/26	I-051126 OFF-DUTY POLICE-05/10/26	202605	320-57200-34500		*	273.00		
						ROLLKALL TECHNOLOGIES LLC			273.00	008044
5/13/26	00431	5/09/26	3470-050 CC PURCHASES THRU 5/9/26	202604	320-57200-41050		*	99.00		
		5/09/26	3470-050 CC PURCHASES THRU 5/9/26	202604	320-57200-49400		*	984.06		

*** CHECK DATES 04/10/2026 - 05/13/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/09/26	3470-050	202604	320	57200	51000			*	3.59		
			CC PURCHASES THRU 5/9/26										
		5/09/26	3470-050	202604	320	57200	54500			*	66.95		
			CC PURCHASES THRU 5/9/26										
		5/09/26	3470-050	202604	320	57200	54600			*	601.28		
			CC PURCHASES THRU 5/9/26										
									TRUIST BANK			1,754.88	008045

TOTAL FOR BANK Z 13,524.56

TOTAL FOR REGISTER 73,245.86

*** CHECK NOS. 000276-050000 SAMPSON CREEK - CAPITAL RESERV
BANK B SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26	00104	4/18/26	B-2969	202604	600	53800	60000			*	25,963.00		
			REPAIR SLOPE 04/26										
									PRECISION SIDEWALK SAFETY CORP			25,963.00	000276
5/07/26	00109	5/03/26	1186	202605	600	53800	60000			*	24,800.00		
			OPEN BODY WATER SLIDE										
									SLIDERENU SERVICE LLC			24,800.00	000277
										TOTAL FOR BANK B	50,763.00		
										TOTAL FOR REGISTER	50,763.00		

DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number:	596590275
Due Date:	05/24/2026
Due This Period:	$2,212.29

Amount Enclosed: $_____

Please make check payable to

Sampson Creek Community Development District
ATTN: SHARYN HENNING
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Gym Equipment Leasing
1.320.57200.44000

21000059659027500022122791

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.

DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736
www.leasedirect.com

Contract Number:	500-50749980
Invoice Number:	596590275
Account Number:	4411036
Site Number:	14732817
Invoice Date:	04/09/2026
Period of Performance:	04/24/2026 - 05/23/2026
Due This Period:	$2,212.29

Important Messages

See Reverse For Important Information

Invoice Details

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	$2,212.29	$0.00	$2,212.29	$0.00	$2,212.29
Billed this Invoice	**$2,212.29**	**$0.00**	**$2,212.29**	**$0.00**	**$2,212.29**
Balance Due Previous Invoices					**$0.00**
Total Amount Due					**$2,212.29**

(Please see the following pages for details.)

Asset Details

Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50749980		Technogym / Strength Equipment	50749980_1	MNOCNN025101205	09/24/2025			$2,212.29	$0.00	$2,212.29
Asset Location: 219 SAINT JOHNS GOLF DR ST AUGUSTINE SAINT JOHNS FL 32092-1053 United States										

Asset Amount Total: $2,212.29

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

April 9, 2026

Mr. Jim Oliver
Sampson Creek CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
Orlando, FL 32817

Invoice No. 3729917
17923-1

Re: General

For Professional Legal Services Rendered

01/04/26	L. Whelan	0.50	200.00	Monitor legislative process relating to matters impacting special districts
01/05/26	W. Haber	0.30	58.50	Prepare for and participate in call to discuss agenda for January meeting
01/07/26	W. Haber	0.50	97.50	Prepare agreement for access control; confer with Taylor regarding same
01/15/26	W. Haber	3.60	702.00	Prepare for and participate in Board meeting; review policies and confer with Taylor
01/19/26	W. Haber	0.50	97.50	Prepare agreement for lifeguard services; confer with Davidson regarding same
01/21/26	W. Haber	0.40	78.00	Review correspondence regarding revisions to Vesta agreement; confer with Davidson regarding same
01/23/26	W. Haber	0.30	58.50	Confer with Yuro regarding requested changes to Vesta agreement
02/06/26	W. Haber	0.30	58.50	Confer with Davidson regarding proposed revisions to lifeguard agreement

02/07/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
02/11/26	W. Haber	0.20	39.00	Review and respond to inquiry regarding liability and new speed sign
02/13/26	W. Haber	0.40	78.00	Review correspondence from counsel for Vesta regarding lifeguarding agreement; review and revise same
02/18/26	K. Haber	1.90	541.50	Research causes of action for private nuisance and noise restrictions
02/18/26	W. Haber	0.20	39.00	Prepare for Board meeting
02/19/26	W. Haber	3.40	663.00	Prepare for and participate in Board meeting
02/20/26	A. Cox	1.50	157.50	Prepare agreement for summer swim team use of aquatic facilities for 2026 and confer with Haber regarding same
02/20/26	W. Haber	0.50	97.50	Review disclaimer language for pickle ball documents; confer with Laughlin regarding same; begin preparation of agreement for Stinrays Swim team
02/23/26	K. Haber	1.10	313.50	Research prohibited driver distraction practices for speed detection signs
02/27/26	A. Cox	0.40	42.00	Confer with Haber regarding summer swim team agreement

TOTAL HOURS	16.50	
TOTAL FOR SERVICES RENDERED		$3,461.50
DISBURSEMENTS		
Computer Research	306.99	
TOTAL DISBURSEMENTS		306.99
TOTAL CURRENT AMOUNT DUE		$3,768.49

001.310.51300.31500

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.

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

Repairs & Maintenance
320-57200-54500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

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	4/8/2026	$605.00

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

00000000014920001000000036281500000006050073

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 5/7/2026 **Invoice 2212508** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/7/2026	Fountain Repair		$605.00	$0.00	$605.00

The fountain received a new premium nozzle to replace the old classic nozzle. The fountain is running great and looks awesome with the new nozzle. Thank you.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $2965.00

This Invoice Total: $605.00

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

VECTOR SECURITY.

2000 Ericsson Drive
Warrendale, PA 15086

Account Information

Invoice Number:	77718262
Invoice Date:	04/12/2026
Branch:	72
Account Number:	**6415195**
Due Date:	**05/12/2026**

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32092					
Service From: 04/22/2026 To: 07/21/2026 MONITORING - INTRUSION	3.00	29.68	89.04	0.00	89.04
Service From: 04/22/2026 To: 07/21/2026 SERVICE AGMT INTRUSION SYS	3.00	8.02	24.06	0.00	24.06
Site Subtotal			113.10	0.00	113.10

Security/Locks
320-57200-45400

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
$113.10	$0.00	$113.10	$0.00	$113.10

Important Messages

Sales scams are on the rise. Learn how to protect yourself.

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-800-458-7194

Please detach and return below portion with your payment
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5SJVK8HF

VECTOR SECURITY.

2000 Ericsson Drive
Warrendale, PA 15086

Address Service Requested

Invoice

Customer Name:	SAMPSON CREEK CCD
Invoice Number:	77718262
Invoice Date:	04/12/2026
Account Number:	**6415195**
Due Date:	**05/12/2026**
Amount Due:	**$113.10**

Amount Enclosed: $ _____

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

SAMPSON CREEK CCD
5385 N NOB HILL ROAD
SUNRISE FL 33351-4761

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462

☐ Check box and fill out reverse side to correct billing address.

0000000072000000064151954007771826200000000113109

How to Reach Customer Care

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-800-458-7194
- For inquiries by mail: 2000 Ericsson Drive, Warrendale, PA 15086
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462

VECTOR SECURITY®

KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:
vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____
New Address: _____
_____
City: _____ State: _____ Zip: _____
Effective Date: _____

Old Phone Number: (_____) _____-_____
New Phone Number: (_____) _____-_____
Effective Date: _____
Email Address: _____
Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 04/17/26 Cycle: 15	**Amount Due** **$69.75** Please pay by 05/11/26 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation	$	69.75
Total New Charges	$	69.75

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

Previous Balance	$	69.75
Payment(s) Received		-69.75
Balance Before New Charges		0.00
New Charges		69.75
A late payment charge will be assessed for unpaid balance.	$	69.75

001.320.54100.43100
April 2026

MESSAGES

Please pay $69.75 by 05/11/26 to avoid 1.5% late payment charge and service disconnections.

Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ 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: **04/17/26**

Please pay by 05/11/26 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

0242148732420000000000000400000697501010000000150001 1

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill

Manage your services *your* way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.

Scan to learn more.

Solutions to help you save.

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.

STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 1487324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 04/17/26 Cycle: 15

Phone: (904) 665-6000 Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 1013 MEADOW VIEW LA APT IR01
Service Period: 03/15/26 - 04/14/26 Reading Date: 04/14/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	30	309	Regular	3/4	0 GAL

Basic Monthly Charge	$	18.23
Total Current Irrigation Charges	**$**	**18.23**

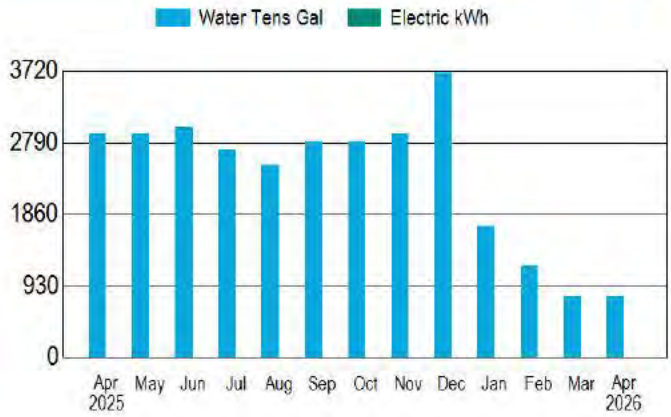
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 784 EAGLE POINT DR APT IR01
Service Period: 03/15/26 - 04/14/26 Reading Date: 04/14/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	30	2629	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	29,000	8,000	8,000	267

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

SAMPSON CREEK COMMUNITY

Account #: 8274324200 Bill Date: 04/20/26 Cycle: 15	**Amount Due** **$1,457.07** Do not pay. AutoPay will process your payment on 05/12/26.

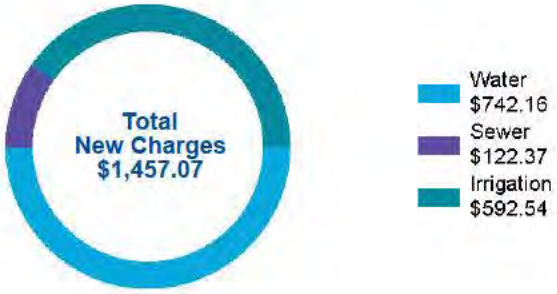
TOTAL SUMMARY OF CHARGES

Water	$	742.16
Sewer		122.37
Irrigation		592.54
Total New Charges	**$**	**1,457.07**

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

Previous Balance	$	1,144.57
Payment(s) Received		-1,144.57
Balance Before New Charges		0.00
New Charges		1,457.07

Do not pay. AutoPay will process your payment on 05/12/26.	**$**	**1,457.07**



001.320.54100.43100
April 2026

MESSAGES

Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ 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: **04/20/26**

Do not pay. AutoPay will process your payment on 05/12/26.	TOTAL AMOUNT PAID
$1,457.07	

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

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill

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ADDRESS CORRECTION

Account # 8274324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

Phone: (904) 665-6000 Online: jea.com **SAMPSON CREEK COMMUNITY**

Account #: 8274324200
Bill Date: 04/20/26
Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1054 EAGLE POINT DR	I	$26.21	Irrigation 1 - Commercial	03/15/26 - 04/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		7.98			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	30	507	Regular	2000 GAL

1148 STONEHEDGE TRAIL LN APT 1	I	$103.65	Irrigation 1 - Commercial	03/15/26 - 04/20/26	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)		48.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012958	36	358	Regular	16000 GAL

1401 CRESTED HERON CT	I	$126.80	Irrigation 1 - Commercial	03/15/26 - 04/14/26	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)		48.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101588398	30	25	Regular	16000 GAL

219 SAINT JOHNS GOLF DR	W	$696.52	Swimming Pool - Water	03/15/26 - 04/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		78.40			
Water Consumption Charge		618.12			

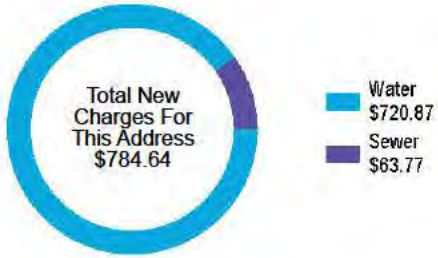
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	30	5924	Regular	202000 GAL

219 SAINT JOHNS GOLF DR	W	$24.35	Commercial - Water/Sewer	03/15/26 - 04/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		6.12			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	30	7	Regular	2000 GAL

219 SAINT JOHNS GOLF DR	S	$63.77	Commercial - Water/Sewer	03/15/26 - 04/14/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		10.34			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	30	7	Regular	2000 GAL

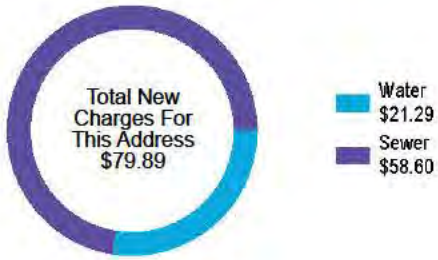


Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	$21.29	Commercial - Water/Sewer	03/15/26 - 04/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		3.06			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	30	151	Regular	1000 GAL

219 SAINT JOHNS GOLF DR APT 1	S	$58.60	Commercial - Water/Sewer	03/15/26 - 04/14/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		5.17			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	30	151	Regular	1000 GAL



380 SAINT JOHNS GOLF DR	I	$26.21	Irrigation 1 - Commercial	03/15/26 - 04/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		7.98			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514034028	30	52	Regular	2000 GAL

825 HAMPTON CROSSING WAY	I	$34.55	Irrigation 1 - Residential	03/15/26 - 04/14/26	Residential Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1-7 KGal @ $4.02)		16.32			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83711246	30	418	Regular	4000 GAL

884 EAGLE POINT DR APT 1	I	$43.44	Irrigation 1 - Commercial	03/15/26 - 04/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		27.48			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		15.96			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83715860	30	397	Regular	4000 GAL

885 EAGLE POINT DR	I	$121.20	Irrigation 1 - Commercial	03/15/26 - 04/14/26	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81849996	30	624	Regular	21000 GAL

982 EAGLE POINT DR	I	$110.48	Irrigation 1 - Commercial	03/15/26 - 04/14/26	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)		64.31			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82580203	30	1451	Regular	19000 GAL

Invoice # I-042026-124

Created Date: 4/20/2026
Due Date: 4/20/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6530583	**St. Johns Golf** Traffic and presence.		10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

RollKall

Client Information

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

Receipt

Transaction #:	371927
Date:	04/13/2026
Total Amount:	**$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate($)	Amount Due(USD)
6498447	1617312		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**

District Credit Card Receipt Report 2025-2026					
Card Holder:	Sampson Creek CDD		Month:	March 10 2026 - April 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Amazon	3/9/2026	1.320.57200.51000	$ 19.98	$ 19.98	Office Supplies - White Board
Constant Contact	3/9/2026	1.320.57200.41050	$ 99.00	$ 99.00	Web Email Subscription
Amazon	3/9/2026	1.320.57200.54600	$ 82.00	$ 82.00	Supplies- Hand Soap
Creeks Air Conditio	3/10/2026	1.320.57200.54502	$ 347.00	$ 347.00	Repairs & Maintenance Amenity Center- AC Unit
Amazon	3/11/2026	1.320.57200.54600	$ 207.17	$ 207.17	Supplies- Paper Towels & Trash Bags
Amazon	3/11/2026	1.320.57200.49400	$ 111.97	$ 111.97	Event Supplies - Spring Fling
Amazon	3/11/2026	1.320.57200.51000	$ 25.80	$ 25.80	Office Supplies - Mouse(s)
Amazon	3/15/2026	1.320.57200.54500	$ 107.94	$ 107.94	Repairs & Maintenance
Amazon	3/15/2026	1.320.57200.54600	$ 7.99	$ 7.99	Supplies - Pool Thermometer
Jax Sound	3/17/2026	1.320.57200.54500	$ 322.50	$ 322.50	Access Control Visit
Home Depot	3/18/2026	1.320.57200.54500	$ (51.12)	$ (51.12)	REFUND - Repairs & Maintenance
Amazon	3/18/2026	1.320.57200.54502	$ 23.99	$ 23.99	Repairs & Maintenace Amenity Center- Flag Pole
Home Depot	3/18/2026	1.320.57200.54500	$ 68.12	$ 68.12	Repairs & Maintenance
Home Depot	3/18/2026	1.320.57200.54500	$ 76.32	$ 76.32	Repairs & Maintenance
Publix	3/18/2026	1.320.57200.54600	$ 15.78	$ 15.78	Supplies - Cleaning Supplies
Cronin Ace Hardwa	3/19/2026	1.320.57200.54500	$ 34.06	$ 34.06	Repairs & Maintenance
Amazon	3/19/2026	1.320.57200.54500	$ 13.30	$ 13.30	Repairs & Maintenance - Pool Deck
Cronin Ace Hardwa	3/20/2026	1.320.57200.54500	$ 19.99	$ 19.99	Repairs & Maintenance - Lock
Amazon	3/23/2026	1.320.57200.54600	$ 37.90	$ 37.90	Supplies - Paper Towels
Racetrac	3/23/2026	1.320.57200.54500	$ 51.49	$ 51.49	Repairs & Maintenance- Gas
Amazon	3/30/2026	1.320.57200.54600	$ 46.99	$ 46.99	Supplies- Trash Bags
Mr. Bartenderr	3/31/2026	1.320.57200.49400	$ 280.50	$ 280.50	Special Events- Family Fued Night
Amazon	3/31/2026	1.320.57200.54500	$ 16.98	$ 16.98	Repairs & Maintenance- Hose Nozzles
Amazon	4/3/2026	1.320.57200.54500	$ 87.92	$ 87.92	Repairs & Maintenance-GFI
			$ 2,053.57	$ 2,053.57	

001.320.57200.51000 $45.78
001.320.57200.41050 $99.00
001.320.57200.54600 $397.83
001.320.57200.54502 $370.99
001.320.57200.49400 $392.47
001.320.57200.54500 $747.50

amazon.com

Office Supplies
320- 57200-
51000

Final Details for Order #112-3285420-9857066

Order Placed: March 5, 2026
Amazon.com order number: 112-3285420-9857066
Order Total: $27.55

Shipped on March 5, 2026

Items Ordered	Price
1 of: *EXPO Dry Erase Markers Kit, Fine Tip, Assorted Colors, Eraser, Spray Cleaner, 7 Count* Sold by: Amazon.com Condition: New	$7.57

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$7.57
Shipping & Handling:	$0.00
Total before tax:	$7.57
Sales Tax:	$0.00
Total for This Shipment:	**$7.57**

Shipped on March 9, 2026

Items Ordered	Price
1 of: *DUMOS Magnetic White Board Kit for Wall 36" x 24", Dry Erase Board with 1 Dry Eraser & 2 Multicolor Markers & 4 Magnetic Pins, Reinforced Aluminum Frame for Home, School, Office* Sold by: Amazon.com Condition: New	$19.98

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$19.98
Shipping & Handling:	$0.00
Total before tax:	$19.98
Sales Tax:	$0.00
Total for This Shipment:	**$19.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$27.55
Shipping & Handling:	$0.00
Total before tax:	$27.55
Estimated Tax:	$0.00
Grand Total:	**$27.55**

Constant Contact

Print

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P.: 904-599-9093

Today's Date: *04/11/2026*
User Name: *sampsoncreekamenities*

Payments from 03/09/2026 to 04/01/2026

Date	Description	Charge Amount	Credit Amount
03-09-2026 03:42:12 AM	Payment - Credit Card (MasterCard) **********9319		$99.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Web Email Subscription

320- 57200 - 41050

amazon.com

Final Details for Order #111-7003177-8233022

Supplies
320-57200-54600

Order Placed: March 9, 2026
Amazon.com order number: 111-7003177-8233022
Order Total: $82.00

Shipped on March 9, 2026

Items Ordered	**Price**
4 of: *Ecolab Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML* Sold by: Plus Products 360 (seller profile) Condition: New	$20.50

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$82.00
Shipping & Handling:	$0.00
Total before tax:	$82.00
Sales Tax:	$0.00
Total for This Shipment:	**$82.00**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$82.00
Shipping & Handling:	$0.00
Total before tax:	$82.00
Estimated Tax:	$0.00
Grand Total:	**$82.00**

Credit Card transactions
MasterCard ending in 9319: March 9, 2026: $82.00

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

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Creeks Air Conditioning & Heating
51 Hudson Way, Suite 1
Ponte Vedra, FL 32081
Phone: (904)230-7840
Service@creeksair.com

Repairs & Maintenance - Amenity
320 - 57200 - 54502

BILL TO
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

INVOICE	INVOICE DATE
114417916	Mar 10, 2026

JOB ADDRESS
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Completed Date:
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Found float switches disconnected and blown fuse. Connected both float switches back and replaced 5amp fuse and system came back online. Checked supply 72/52, good. Checked system operation and checked pressures, good. System cooling

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Com_0001	Performed system evaluation found	1.00	$185.00	$185.00
Com_003A	Replaced 3a fuse	1.00	$162.00	$162.00

PAID ON	TYPE	MEMO	AMOUNT
3/10/2026	Visa	01920E Card owner signature not captured.	$347.00

SUB-TOTAL	$347.00
TAX	$0.00
TOTAL DUE	$347.00
PAYMENT	$347.00
BALANCE DUE	$0.00

Thank you for choosing Creeks Air Conditioning & Heating!

By signing here I am giving Creeks Air Conditioning & Heating authorization to start with their scheduled install and I am agreeing to the terms and conditions. By signing you agree to pay total on this invoice. Payment is due upon completion. By signing you are opting in to receive promotional text, emails, and phone calls. You can opt out at anytime.

amazon.com

Final Details for Order #111-0088686-3516217

Supplies
320- 57200- 54600

Order Placed: March 9, 2026
Amazon.com order number: 111-0088686-3516217
Order Total: $207.17

Shipped on March 11, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 233 04, 250 Towels Per Pack, 16 Packs Per Case* Sold by: Amazon.com Condition: New	$37.90
1 of: *Puffs Plus Lotion Facial Tissues, 8 Family Boxes, 124 Facial Tissues per Box, Allergies and Colds* Sold by: Amazon.com Condition: New	$13.29

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$51.19
Shipping & Handling:	$0.00
Total before tax:	$51.19
Sales Tax:	$0.00
Total for This Shipment:	**$51.19**

Shipped on March 11, 2026

Items Ordered	Price
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* Sold by: Reli. (seller profile) Business Price Condition: New	$49.99

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Sales Tax:	$0.00
Total for This Shipment:	**$49.99**

Shipped on March 11, 2026

Items Ordered	Price
1 of: *Antiseptic Heavy Duty Cleaning Wipes, Alcohol-Free Bulk Fitness Wipes (4000 Count Rolls, 4/Case) HealthEwipe Sanitizing*	$105.99

amazon.com

Final Details for Order #112-9923584-5030622

Special Events
320 - 57200 - 49400

Order Placed: March 10, 2026
Amazon.com order number: 112-9923584-5030622
Order Total: $111.97

Shipped on March 11, 2026

Items Ordered	Price
6 of: *Worgree Easter Crafts for Kids, 36 Pcs DIY Wooden Magnets Art Craft Supplies Painting Kit for Boys Girls Ages 4-8 8-12 Birthday Easter Activities Toys Gifts Party Favors Basket Goodie Bag Stuffers* Sold by: Worgree (seller profile) Condition: New	$9.99
9 of: *OHOME Easter Basket Stuffers for Kids - DIY Happy Egg Bunny Sticker Crafts Stickers,Kids Easter Gifts Decor Treats Games Toys Activities Party Favor Supplies(24 Sheets)* Sold by: Riccioofy (seller profile) Condition: New	$5.98

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$113.76
Shipping & Handling:	$0.00
Promotion applied:	-$1.79
Total before tax:	$111.97
Sales Tax:	$0.00
Total for This Shipment:	**$111.97**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$113.76
Shipping & Handling:	$0.00
Promotion applied:	-$1.79
Total before tax:	$111.97
Estimated Tax:	$0.00
Grand Total:	**$111.97**

Credit Card transactions — MasterCard ending in 9319: March 11, 2026: $111.97

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

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amazon.com

Final Details for Order #112-1116310-8340256

Office Supplies
320- 57200-
51000

Order Placed: March 10, 2026
Amazon.com order number: 112-1116310-8340256
Order Total: $25.80

Shipped on March 11, 2026

Items Ordered	**Price**
2 of: *Logitech M185 Wireless Mouse, 2.4GHz with USB Mini Receiver, 12-Month Battery Life, 1000 DPI Optical Tracking, Ambidextr* *ous PC/Mac/Laptop - Swift Grey* Sold by: Slam-Dunk (seller profile) Business Price Condition: New	$12.90

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$25.80
Shipping & Handling:	$0.00
Total before tax:	$25.80
Sales Tax:	$0.00
Total for This Shipment:	**$25.80**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$25.80
Shipping & Handling:	$0.00
Total before tax:	$25.80
Estimated Tax:	$0.00
Grand Total:	**$25.80**

Credit Card transactions — MasterCard ending in 9319: March 11, 2026: $25.80

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

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Final Details for Order #112-2594999-2264240

Repairs & Maintenance
320-57200-54500

Order Placed: March 13, 2026
Amazon.com order number: 112-2594999-2264240
Order Total: $107.94

Shipped on March 15, 2026

Items Ordered	**Price**
6 of: *Husqvarna XP+ 2 Stroke Oil 2.6 oz. Bottle 6-Pack* Sold by: SDR Supply (seller profile) Condition: New	$17.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$107.94
Shipping & Handling:	$0.00
Total before tax:	$107.94
Sales Tax:	$0.00
Total for This Shipment:	**$107.94**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$107.94
Shipping & Handling:	$0.00
Total before tax:	$107.94
Estimated Tax:	$0.00
Grand Total:	**$107.94**

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

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Final Details for Order #112-3650159-4948204

Supplies

320-57200-54600

Order Placed: March 13, 2026
Amazon.com order number: 112-3650159-4948204
Order Total: $7.99

Shipped on March 15, 2026

Items Ordered	**Price**
1 of: *XY-WQ Floating Pool Thermometer, Large Size Easy Read for Water Temperature with String - Swimming Pools, Spas, Hot Tubs , Ponds (Turtle)* Sold by: XY-WQ (seller profile) Condition: New	$7.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$7.99
Shipping & Handling:	$0.00
Total before tax:	$7.99
Sales Tax:	$0.00
Total for This Shipment:	**$7.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$7.99
Shipping & Handling:	$0.00
Total before tax:	$7.99
Estimated Tax:	$0.00
Grand Total:	**$7.99**

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

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Outlook

Jacksonville Sound & Comm. Transaction Receipt - Reference Number 692424876

From Jacksonville Sound & Comm. <notifications@paytrace.com>
Date Tue 3/17/2026 3:54 PM
To Stephanie N. Taylor <staylor@vestapropertyservices.com>

Repairs & Maintenance
320-57200-54500

You don't often get email from notifications@paytrace.com. Learn why this is important

JSC Systems, Inc.
(904) 737-3512
(formerly known as):

Jacksonville Sound & Comm.

5021 Stepp Ave
Jacksonville, FL 32216

3/17/2026 3:53:19 PM

Reference Number:	692424876
Total:	$322.50
Transaction Type:	Sale
Transaction Status:	Pending Settlement
Card Brand:	MasterCard
Card Number:	xxxxxxxxxxxx9319
Entry Method:	Keyed
Approval Code:	01708E
Approval Message:	CAPTURE 01708E
AVS Result:	No Match
Customer Name:	sc012 - Sampson CDD
Invoice:	148934
Notes / Comments:	X075271 . NO FEE

X_____
Please sign here to agree to payment.

Thank you for your Business!
Need Help? Email ar@jscsystems.net

How doers get more done.

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

1324 00020 73476 03/18/26 12:13 PM
CASHIER PAMELA
* ORIG REC: 1324 051 44258 03/18/26 TA *

1005-411-662 HUSKY ANCHOR	
4@-6.98	-27.92
1006-829-348 WASHER	
8@-0.33	-2.64
1006-858-084 HEX LAGSCREW	
8@-2.15	-17.20
SUBTOTAL	-47.76
TAX + PIF	-3.36
TOTAL	-$51.12
XXXXXXXXXXXX9319 MASTERCARD	-51.12
INVOICE 9204718	TA

REFUND-CUSTOMER COPY

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

REFUND

Repairs & Maintenance

320-57200-54500

amazon.com

Final Details for Order #111-0277445-6038618

Repairs & Maintenance
Amenity
320 - 57200 - 54502

Order Placed: March 17, 2026
Amazon.com order number: 111-0277445-6038618
Order Total: $23.99

Shipped on March 18, 2026

Items Ordered	**Price**
1 of: *ZMTECH Flag Pole - Upgraded Bracket, 6 FT Stainless Steel Flag Poles for Outside House, Residential or Commerical, Tangl*	$23.99
e Free Flag Pole Kit for American Flag (Without Flag, Black)	
Sold by: ZMTING (seller profile)	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Sales Tax:	$0.00
Total for This Shipment:	**$23.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Estimated Tax:	$0.00
Grand Total:	**$23.99**

Credit Card transactions — MasterCard ending in 9319: March 18, 2026: $23.99

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

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How doers get more done.

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

1324 00051 44258 03/18/26 09:39 AM
SALE CASHIER NOVA

008925094265 4.5' MAS CUT <A>
AVANTI PRO 4-1/2"X1/16"X7/8" MAS CUT
4@3.97 15.88
6940376003554 HUSKY [illegible]
HSK MED-DUTY [illegible] RING
4@6.98 27.92
XCJ HE [illegible] <A>
HEX LAG SCREW [illegible] 3/8 X 4 (XCJ)
8@2.15 17.20
XBK WASHER <A>
FLAT WASHER BLACK 5/16 (XBK)
8@0.33 2.64

SUBTOTAL	63.64
TAX + PIF	4.48
TOTAL	$68.12

XXXXXXXXXXXX9319 MASTERCARD
USD$ 68.12
AUTH CODE 09565E/9510260 TA
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: PLAYGROUND
1324 03/18/26 09:39 AM

1324 51 44258 03/18/2026 7747

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE OPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	06/16/2026

Repairs & Maintenance
320-57200-54500

THE HOME DEPOT

How doers get more done.

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

1324 00052 67141 03/18/26 12:30 PM
SALE CASHIER WAYNEISHA

887480371215 M12 CAP SCW <A>	
MTR CAP SCW M12-1.75X60 ZN 1PC (12K)	
8@3.75	30.00N
887480629880 M12 LCK NT <A>	
M12 ZN LOCK NUT 1PC (20G)	
5@2.67	13.35N
801055001994 24"BOLTCUTTR <A>	32.97N
ANVIL 24" BOLT CUTTERS	
SUBTOTAL	76.32
TAX + PIF	0.00
TAX EXEMPT	
TOTAL	$76.32
XXXXXXXXXXXX9319 MASTERCARD	
	USD$ 76.32
AUTH CODE 09695E/9520243	TA
Chip Read	
AID A0000000041010	MASTERCARD

P.O.#/JOB NAME: PLAYGROUND
1324 03/18/26 12:30 PM

1324 52 67141 03/18/2026 4871

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	06/16/2026

Repairs & Maintenance
320- 57200 -54500

Publix.

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

Rc Microfbr Scrubbers 4Pk	T	5.89
Bounty 2=6 White Sas	T	9.89
Subtotal		15.78
Sales Tax 6.5% - T		0.00
Total Tax		0.00
Total		15.78
Credit		15.78
Change		0.00
Tax Exempt		1.03

MasterCard: *9319	$15.78
Credit Card	Purchase
Auth/Trace: 03992E/055111	Ctls
Reference: 004549139598	
A0000000041010	
MASTERCARD	

03/18/2026 01:18PM
Thank you for shopping at store 1099
Your cashier today was Seth B..
8617, 0105, 227

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

Publix Super Markets, Inc.

Supplies

320- 57200 - 54600

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

03/19/26 12:22PM JDB 555 SALE

56	2	EA	$2.49	EA	N
MISC. FASTENERS					$4.98
56	2	EA	.87	EA	N
MISC. FASTENERS					$1.74
56	2	EA	$5.29	EA	N
MISC. FASTENERS					$10.58
5058483	1	EA	$3.99	EA	N
ANCHR SHCKL GLVNIZD 1/4"					$3.99
5137054	1	EA	$3.59	EA	N
ANCHOR SHACKLE1/4 1/2TON					$3.59
5058490	2	EA	$4.59	EA	N
ANCR SHCKL GLVNIZD 1500#					$9.18

SUB-TOTAL:$ 34.06 TAX: $ .00
TOTAL: $ 34.06
BC AMT: $ 34.06

BK CARD#: XXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 05789E AMT: $ 34.06
Host reference #:197543 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 1910607003220000C530000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0070
AC : BCFBFB93C2843C3D

Repairs & Maintenance
320- 57200 - 54500

amazon.com

Final Details for Order #112-5575604-1644256

Order Placed: March 19, 2026
Amazon.com order number: 112-5575604-1644256
Order Total: $13.30

Repairs & Maintenance
320 - 57200 - 54500

Shipped on March 19, 2026

Items Ordered	**Price**
1 of: *Hayward SP1022 Receptacles Vacuum Fittings for Concrete Pool* Sold by: Poolzilla (seller profile) Condition: New	$13.30

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$13.30
Shipping & Handling:	$0.00
Total before tax:	$13.30
Sales Tax:	$0.00
Total for This Shipment:	**$13.30**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$13.30
Shipping & Handling:	$0.00
Total before tax:	$13.30
Estimated Tax:	$0.00
Grand Total:	**$13.30**

Credit Card transactions — MasterCard ending in 9319: March 19, 2026: $13.30

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

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THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

03/20/26 11:42AM ANR 555 SALE

5094172 1 EA $19.99 EA N
PADLOCK 1-3/16" BRASS $19.99

SUB-TOTAL:$ 19.99 TAX: $ .00
TOTAL: $ 19.99
BC AMT: $ 19.99

BK CARD#: XXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 07323E AMT: $ 19.99
Host reference #:197742 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 1910607003220000F0E300000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0071
AC : BEA6B0DD6A3748DA
TxnID/ValCode: 723257

Bank card USD$ 19.99

Total Items: 1

Repairs & Maintenance
320 - 57200 - 54500

amazon.com

Final Details for Order #111-2242655-2895444

Order Placed: March 23, 2026
Amazon.com order number: 111-2242655-2895444
Order Total: $37.90

Supplies
320-57200-54600

Shipped on March 23, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 233 04, 250 Towels Per Pack, 16 Packs Per Case* Sold by: Amazon.com Condition: New	$37.90

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$37.90
Shipping & Handling:	$0.00
Total before tax:	$37.90
Sales Tax:	$0.00
Total for This Shipment:	**$37.90**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$37.90
Shipping & Handling:	$0.00
Total before tax:	$37.90
Estimated Tax:	$0.00
Grand Total:	**$37.90**

Credit Card transactions — MasterCard ending in 9319: March 23, 2026: $37.90

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

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RaceTrac

RaceTrac Store 2578
2838 County Rd 210 W
St Johns, FL 32259
Phone: 470-323-5869

RaceTrac 2578
2838 County Rd 210 W
St Johns, FL 32259

Date: 03/23/26
Time: 12:01:44

Invoice: 2348

Pump	Gallons	Price
16	13.040	$ 3.949

Product	Amount
Fuel Regul	$ 51.49

Mastercard $ 51.49
TOTAL SALE $ 51.49

MERCH. ID: 215544
TERM. ID: 00000066
PURCHASE $51.49

CHIP READ
**********9319

MC

Seq#: 2348
REF#: 234801
ApprCode: 06846E
APPROVED

ARQC - 16544B5549FCE

HADD/HALEY
Mode: Issuer
AID: A0000000041010
TVR: 0080088000
IAD: 1910A0400322000
TSI: E800 ARC: 00

Download our app!

HOW ARE WE DOING?
GUEST@RACETRAC.COM

Repairs & Maintenance
320-57200 · 54500

amazon.com

Final Details for Order #111-1339687-2413803

Order Placed: March 30, 2026
Amazon.com order number: 111-1339687-2413803
Order Total: $46.99

Supplies
320 · 57200 - 54600

Shipped on March 30, 2026

Items Ordered	Price
1 of: *Reli. 30-33 Gallon Trash Bags Heavy Duty | 250 Count Bulk | Black Large Trash Bags 30+, 32 Gallon | Made in USA* Sold by: Reli. (seller profile) Business Price Condition: New	$46.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$46.99
Shipping & Handling:	$0.00
Total before tax:	$46.99
Sales Tax:	$0.00
Total for This Shipment:	**$46.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$46.99
Shipping & Handling:	$0.00
Total before tax:	$46.99
Estimated Tax:	$0.00
Grand Total:	**$46.99**

Credit Card transactions
MasterCard ending in 9319: March 30, 2026: $46.99

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

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Special Events

320 - $7200 - 49400

From:
Destiny Whitehead
Mr.Barrtenderr
9042359433
mrbarrtenderr@gmail.com

Bill To:	**Julie**
	jtallaksen@vestapropertyservices.com
Project:	**Family Feud Night**
Type	Event
Date	Apr 11, 2026
Time	5:00 pm - 7:15 pm
Location	219 St Johns Golf Dr, St. Augustine, FL 32092

PAYMENT CONFIRMATION

You've completed 1 of 1 payments / Retainer for "Family Feud Night Smart File"

INVOICE	**#001148-001**
TOTAL	**$280.50**
CHARGE DATE	**02:53 pm | Mar 31, 2026**
DUE DATE	**Apr 04, 2026**
PAYMENT METHOD	**mastercard (XXXX-9319)**

amazon.com

Final Details for Order #112-1779796-3232256

Repairs & Maintenance
320 · 57200 · 54500

Order Placed: March 31, 2026
Amazon.com order number: 112-1779796-3232256
Order Total: $16.98

Shipped on March 31, 2026

Items Ordered	Price
2 of: *Triumpeek Solid Brass Hose Nozzle, 2 Pack 4" Heavy Duty Brass Garden Hose Nozzle with 10 Rubber Washers* Sold by: UNOINTER LLC (seller profile) Condition: New	$8.49

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$16.98
Shipping & Handling:	$0.00
Total before tax:	$16.98
Sales Tax:	$0.00
Total for This Shipment:	**$16.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$16.98
Shipping & Handling:	$0.00
Total before tax:	$16.98
Estimated Tax:	$0.00
Grand Total:	**$16.98**

Credit Card transactions — MasterCard ending in 9319: March 31, 2026: $16.98

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

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amazon.com

Final Details for Order #111-1594367-3326647

Order Placed: April 2, 2026
Amazon.com order number: 111-1594367-3326647
Order Total: $87.92

Repairs & Maintenance
320-57200-54500

Shipped on April 3, 2026

Items Ordered	Price
2 of: *iMBAPrice IMBA-GPD19B-1 19.5" Black Low-Profile Outdoor Landscape Lighting Garden Post Enclosure with Integrated Cover for GFCI Electrical Outlets, 1-Pack* Sold by and invoiced on behalf of: AmaMax (USA) Since 1993 I iMBAPrice® Authorized Distributor (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business, Classified Small Business - SBA Standard Business Price Condition: New	$41.46

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$82.92
Shipping & Handling:	$5.00
Total before tax:	$87.92
Sales Tax:	$0.00
Total for This Shipment:	**$87.92**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$82.92
Shipping & Handling:	$5.00
Total before tax:	$87.92
Estimated Tax:	$0.00
Grand Total:	**$87.92**

Credit Card transactions — MasterCard ending in 9319: April 3, 2026: $87.92

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

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INVOICE

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

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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428
904-710-8161

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.: 6030
Terms: Net 30
Invoice date: 04/25/2026
Due date: 05/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: MAY	1	$1,850.00	$1,850.00
2.	**GRANULAR 90 TRICHLOR**	PER LB	20	$10.85	$217.00
3.	**LIQUID BLEACH**	PER GAL	660	$4.75	$3,135.00
4.	**SULFURIC ACID**	PER GAL	38	$8.70	$330.60
5.	**MURIATIC ACID**	PER GAL	8	$11.12	$88.96

Total **$5,621.56**

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
READY FOR THE WORKDAY™

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

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

Invoice # 5330733002
Invoice Date 04/21/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7063235227
Payer # 10552255

Supplies
320-57200-54600

Material #	Description	Quantity		Unit Price	Ext Price	Tax
Unit 000000000005150417	**Unit Description:** OFFICE					
110	SERVICE ACKNOWLEDGEMENT	1	EA	$0.00	$0.00	
120	CABINET ORGANIZED	1	EA	$0.00	$0.00	
130	EXPIRATION DATES CHECKED	1	EA	$0.00	$0.00	
132	BBP KIT CHECKED	1	EA	$0.00	$0.00	
50030	ANTISEPTIC WIPES SMALL	1	BAG	$9.89	$9.89	
100039	TRIPLE ANTIBIOTIC OINT SM	1	BAG	$15.55	$15.55	
101239	FIRST AID CREAM SMALL	1	BAG	$13.31	$13.31	
621099	INSTANT ELECTROLYTE LEMON LIME	1	BOX	$28.12	$28.12	
				Unit Subtotal:	**$66.87**	
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	$25.95	$25.95	
				Unit Subtotal:	**$25.95**	
				Invoice Sub-total	**$92.82**	
				Tax	**$0.00**	
				Invoice Total	**$92.82**	

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

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

Invoice	
Date	**Number**
05/01/2026	JAK05260032
Due Date	**Cust #**
05/31/2026	126069
Invoice Amount	**Amount Remitted**
$ 1,611.00	

Sold To:
SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

For:
Same as Sold To

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
JAK05260032	05/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	05/31/2026

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MAY	1611.00	1611.00

Amount of Sale	$ 1,611.00
Sales Tax	$ 0.00
Total	$ 1,611.00

Pay On-Line: https://linktr.ee/janikingjax
Make All Checks Payable To:
JANI-KING OF JACKSONVILLE

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Apr 30,2026	828528

Please Remit Payment to:

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

Landscape Maintenance
320-54100-46200

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	May 30,2026	

Description	Price	Total
Landscape Management For April As Per Contract, Due May 30, 2026 Maintenance $8598.51 Irrigation $1149.06	$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 3.35% processing fee to cover incurred charges.

Invoice

Invoice # 432089
Date 05/01/2026

Terms Net 30

Due Date 05/31/2026

Memo

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

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

Invoice

Date	Invoice #
4/18/2026	b-2969

mail payment to:

Precision Sidewalk Safety Corp.
1202 SW 17th St
Suite #201-122
Ocala, Florida 34471

Federal ID#: 20-5234927
Phone: 352-804-2464

Capital Reserves
034.xxx-53800-60000
600

Sampson Creek CDD
Stephanie Taylor
219 St Johns Golf Drive
St Augustine, FL 32092

P.O. No.	Terms
signeed authorization	due on receipt

Description	Amount
Using customer repair specification of 2/8 to 2 inches and a 1:12 repair slope, identify, measure, mark, remove, and clean up 243 trip hazards per included project summary.	25,963.00
Precision Sidewalk Safety estimates <<<< YOU SAVED $102,237 - or $15.95 /square foot - or 79.75% >>>> vs. replacement determined by the 6,410 square feet of concrete that did NOT have to be replaced multiplied by your estimated cost of concrete replacement, minus this invoice amount.	
Total	**$25,963.00**

Thank you for your business! Our repairs do not address or remedy the underlying cause for shifting concrete. Payment of this invoice confirms your acceptance of our work.

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice # 9370375033
Invoice Date 04/30/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

Supplies
320-57200-54600

Material #	Description	Quantity		Unit Price	Ext Price	Tax
4003Z_AGRMT_R	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	$164.00	$328.00	
				Invoice Sub-total	**$328.00**	
				Tax	**$0.00**	
				Invoice Total	**$328.00**	

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

Note

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110956	May 04, 2026	May 14, 2026 to Jun 13, 2026	1 of 4

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		$935.57
Payments		$0.00
Past due balance		**$935.57**
Regular monthly charges	Page 3	$910.72
One-time charges	Page 3	$15.00
Taxes, fees and other charges	Page 3	$12.33
New charges due May 25, 2026		**$938.05**
Amount due		**$1,873.62**

Your account is past due

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

Need help?

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

Your bill explained

- Your one-time charges are $15.00 due to Late Fee charge(s).
- 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 May 04, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000
$938.05
May 2026

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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**
Past due balance	**$935.57**
New charges due May 25, 2026	$938.05
Total amount due	**$1,873.62**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

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

8495741401110956018736291

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

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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 cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges $910.72

Comcast Business $888.72

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 **$341.87**

TV Standard Business Video.	$124.95
Service Discount	-$62.48
Discount will end on Mar 13, 2027	
Public View Service Business Video.	$25.00
CableCARD Service To Additional TV.	$43.50
Service Discount	-$43.50
Digital Adapter	Included
Equipment Fee TV Box.	$200.00
Regional Sports Fee	$4.70
Broadcast TV Fee	$49.70

Voice services **$89.90**

Mobility Voice Line Business Voice. Qty 2 @ $44.95 each	$89.90

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

One-time charges $15.00

Other charges $15.00

Late Fee	May 04	$15.00

Taxes, fees and other charges $12.33

Other charges $12.33

Federal Universal Service Fund	$5.82
Regulatory Cost Recovery	$6.51

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.

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.

Acceptable Use Policy Update: We've made updates to our Acceptable Use Policy (AUP). You can view the updated AUP at business.comcast.com/terms-conditions-smb.

VOICEMAIL UPDATE: Effective June 30, 2026, voicemail recordings and transcripts across our Voice services will be retained for the earlier of (i) two years and (ii) the date the voicemail was deleted by customer. This update helps ensure consistent data management across our platforms and applies to Comcast Business VoiceEdge (BVE), Comcast Business Voice (BV), Comcast VoiceEdge Service (VES), and Unified Communications (UC). Trunking (PRI and SIP) and Managed Voice services are not affected.

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
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Call or visit us today to schedule a personalized account review and get the most out of your service.

Call: **1-866-829-7295**

Visit: **comcastbusiness.com/accountreview**

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdge®, Wireless Connect, Advanced WiFi and Comcast Business Mobile each requires Comcast Business Internet (and compatible leased router for SecurityEdge™, Wireless Connect and WiFi Pro) for additional monthly charge. **Internet:** Actual speeds vary and are not guaranteed. **SecurityEdge™:** Will not work if connected via public WiFi, and may not work if connected via Wireless Connect, virtual private network technology or non-Comcast DNS servers. **Wireless Connect:** Fully charged battery backup will provide up to 8 hours of power to the Wireless Connect device depending on level of service. WiFi feature must be enabled to connect wireless devices. Actual backup time varies depending on number of connected devices and is not guaranteed. **Comcast Business Mobile:** Up to 20 lines. Pricing subject to change. For Comcast Business Mobile Disclosures visit: https://business.comcast.com/policies/broadband-disclosures. Comcast Business Mobile utilizes the network with the highest RootMetrics® 5G reliability rankings in 2H '25. WiFi not tested. Results may vary. Not an endorsement. Call for restrictions and complete details. © 2026 Comcast.

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110956	Apr 04, 2026	Apr 14, 2026 to May 13, 2026	1 of 4

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.

001.320.57200.41000
April 2026
$935.57

This was processed as an ACH check in error. Please mail a check.

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 cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:

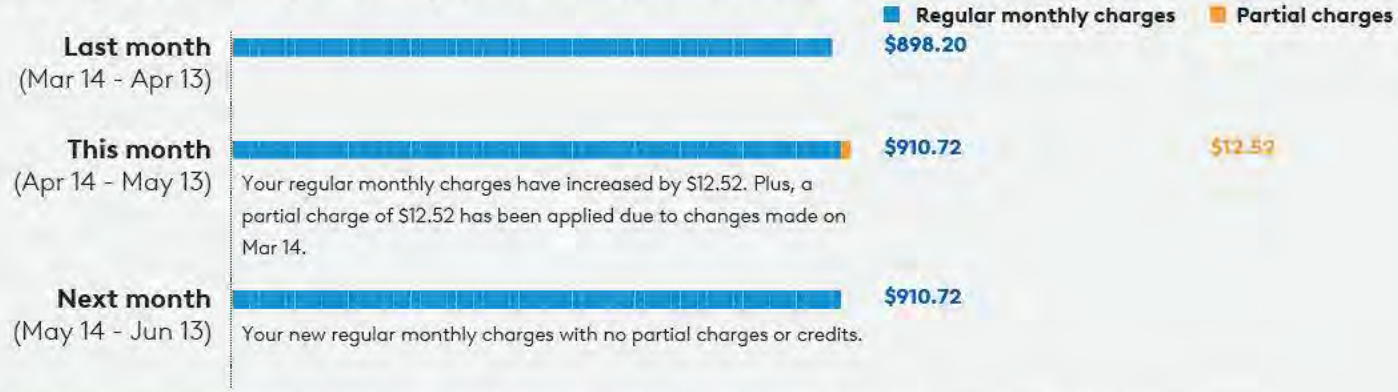
Online
Visit My Account at **business.comcast.com/myaccount**

Comcast Business App
Download the Comcast Business App

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

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	

continues...

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.

...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.

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110618	Apr 28, 2026	May 08, 2026 to Jun 07, 2026	1 of 3

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		$528.92
Payment - thank you	Apr 12	-$528.92
Balance forward		**$0.00**
Regular monthly charges	Page 3	$520.40
Taxes, fees and other charges	Page 3	$8.39
New charges		**$528.79**
Amount due May 19, 2026		**$528.79**

Need help?

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

Your bill explained

- Any payments received or account activity after Apr 28, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000
May 2026

Separate Check Please from the other account

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937

OFFICE SAMPSON CREEK CDD
ATTN STEPHANIE TAYLOR
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

Account number	**8495 74 140 1110618**
Payment due	May 19, 2026
Please pay	**$528.79**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574140111061800528794

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

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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

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

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

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

Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges $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 $8.39

Other charges $8.39

Federal Universal Service Fund	$3.94
Regulatory Cost Recovery	$4.45

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.

COMCAST
BUSINESS

We have the solutions to help your business be ready for what's next.

There's a reason why more businesses count on Comcast Business than any other provider. We help keep your business reliably connected with smart, simple solutions.

- Comcast Business is designed for 100% reliability with Business Internet and Wireless Connect
- Advanced cybersecurity to help protect all your connected devices
- Advanced WiFi with features that you can control
- Switch to Comcast Business Mobile to get the fastest mobile service with 5G cellular and millions of WiFi hotspots

Call or visit us today to schedule a personalized account review and get the most out of your service.

Call: **1-866-829-7295**

Visit: **comcastbusiness.com/accountreview**

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdge®, Wireless Connect, Advanced WiFi and Comcast Business Mobile each requires Comcast Business Internet (and compatible leased router for SecurityEdge™, Wireless Connect and WiFi Pro) for additional monthly charge. **Internet:** Actual speeds vary and are not guaranteed. **SecurityEdge™:** Will not work if connected via public WiFi, and may not work if connected via Wireless Connect, virtual private network technology or non-Comcast DNS servers. **Wireless Connect:** Fully charged battery backup will provide up to 8 hours of power to the Wireless Connect device depending on level of service. WiFi feature must be enabled to connect wireless devices. Actual backup time varies depending on number of connected devices and is not guaranteed. **Comcast Business Mobile:** Up to 20 lines. Pricing subject to change. For Comcast Business Mobile Disclosures visit: https://business.comcast.com/policies/broadband-disclosures. Comcast Business Mobile utilizes the network with the highest RootMetrics® 5G reliability rankings in 2H '25. WiFi not tested. Results may vary. Not an endorsement. Call for restrictions and complete details. © 2026 Comcast.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 434
Invoice Date: 5/1/26
Due Date: 5/1/26
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 -May 2026	001.310.51300.34000		5,641.83	5,641.83
Information Technology -May 2026	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - May 2026	001.310.51300.31300		194.75	194.75
Copies	001.310.51300.42500		35.70	35.70
Telephone	001.310.51300.41000		76.03	76.03
Deposit Slips for Sampson Creek	001.310.51300.51000		60.71	60.71

Total	$6,106.44
Payments/Credits	$0.00
Balance Due	$6,106.44

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.

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

VISA MasterCard

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	5/1/2026	$2,360.00

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

00000000014920001000000036900200000023600071

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 5/31/2026 **Invoice 369002B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2026	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
			$393.33	$0.00	$393.33

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00

Adjustment $0.00

AMOUNT DUE

Total Account Balance including this invoice: $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

Dan Marshall
"LoopManDan"

10356 Wickenburg Court Jacksonville, FL 32256
Phone: 513-394-9962

INVOICE

INVOICE #2505
DATE:4-28-2025

TO:
Julie T
Saint John's Golf and Country Club
Sampson's Creek CDD
219 St Johns Golf Drive
Saint Augustine, FL 32092

SHIP TO:
Dan Marshall
10356 Wickenburg Court
Jacksonville FL 32256

Special Events- Summer Party
320-57200-49400

COMMENTS OR SPECIAL INSTRUCTIONS:
Please make Check Payable to Dan Marshall

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance May 30, 2024 1.5 hour at 12:30pm -2pm at Saint John's Golf and Country Club Including full PA system. 1 1:30 min set	$300.00	$300.00
		TOTAL DUE	300.00

Make all checks payable to Dan Marshall.
If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or loopmandan@gmail.com

THANK YOU FOR YOUR BUSINESS!

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

Invoice Number: 8161199

Invoice Date: 04/24/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Sampson Creek CDD
ATTN James Oliver District Manager
475 W Town Pl Ste 114
World Golf Village
St Augustine, FL 32092
United States

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2016

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
April 2026

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 AND REFUNDING BONDS, SERIES 2016

Invoice Number: 8161199

Current Due: $4,444.69

Direct Inquiries To: Schuhle, Scott A
Phone: (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: 8161199
Invoice Date: 04/24/2026

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

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2016

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	4,125.00	100.00%	$4,125.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				**$4,125.00**
Incidental Expenses 04/01/2026 to 03/31/2027	4,125.00	0.0775		$319.69
Subtotal Incidental Expenses				**$319.69**
TOTAL AMOUNT DUE				**$4,444.69**

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	04/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007689389	Apr 1- Apr 30, 2026	$72.72	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$72.72**	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: MAY 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@usatodayco.com

FEDERAL ID 47-2390983

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Date	Description	Amount
4/1/26	Balance Forward	$74.08
4/14/26	PAYMENT - THANK YOU	-$74.08

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/7/26	12201783	SAG St Augustine Record	April Meeting	April Meeting	$72.72

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	$72.72
Service Fee 3.99%	$2.90
*Cash/Check/ACH Discount	-$2.90
*Payment Amount by Cash/Check/ACH	$72.72
Payment Amount by Credit Card	$75.62

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007689389		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$72.72	$0.00	$0.00	$0.00	$0.00	$0.00	**$72.72**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7608

TOTAL CREDIT CARD AMT DUE
$75.62

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000764139000000000000007689389000072726717b

Invoice

Invoice #	432308
Date	04/30/2026
Terms	Net 30
Due Date	05/30/2026
Memo	Lifeguards

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

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	157.83	23.09	3,644.29

Total 3,644.29

001.320.57200.45100
April 2026

Total Hours Summary by Allocation Report

Distribution Totals

Employee	Home Department	Home Payroll Profile	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	EarnRate	Hours	Units	Amount
ADKINS, WILLIAM ROBERT (A51N)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.00	14.91	0.00	$223.65
GARNER, CARSON JAMES (A3WF)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Onboarding Pay (OBP)	$14.50	2.00	0.00	$29.00
GARNER, CARSON JAMES (A3WF)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$14.50	6.25	0.00	$90.63
GARNER, CARSON JAMES (A3WF)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.50	12.47	0.00	$193.29
GUMINO, JULIA ANN (A532)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[SJCC] St Johns Golf & Country Club	PT Hourly(PAH)	Regular (R)	$15.00	11.64	0.00	$174.60
LI, NATHAN CHARLES (A50S)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.00	5.51	0.00	$82.65
OLEARY MISS, MAGGIE ROSE (A52W)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.00	5.53	0.00	$82.95
PLAIEN, NOAH FREDERICK (A4NV)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LGSUP] Lifeguard Supervisor	[LGSUP] Lifeguard Supervisor	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$16.00	24.47	0.00	$391.52
RINGER, BROOKE ELIZABETH (A4S8)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.50	5.68	0.00	$88.04
SPRADLIN MISS, ADDISON LEE (A526)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[SJCC] St Johns Golf & Country Club	PT Hourly(PAH)	Regular (R)	$15.00	13.99	0.00	$209.85
STAFFORD, ALEXANDRA CLAIRE (A508)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.25	12.37	0.00	$188.64

Total Hours Summary by Allocation Report

VUKELIC, LUKA JOHN (A50H)	[AQU] Aquatics	[0WE26] VESTA	[DistrictServices] District Services	[NE] Northeast	[SJCC] St Johns Golf and Country Club	[LG] Lifeguard	[LG] Lifeguard	[JULI] Julington Creek	PT Hourly(PAH)	Regular (R)	$15.25	21.34	0.00	$325.44

Distribution Subtotals

Hours	Units	Amount
136.16	0.00	$2,080.25

Earning Totals

Earning	Hours	Units	Amount
Regular (R)	134.16	0.00	$2,051.25
Onboarding Pay (OBP)	2.00	0.00	$29.00

Earning	Hours	Units	Amount
Regular (R)	134.16	0.00	$2,051.25
Onboarding Pay (OBP)	2.00	0.00	$29.00
Total	136.16	0.00	$2,080.25

Hours for italicized entries are already included in totals once.

SlideRenu Service LLC
12703 Spectrum Dr.
San Antonio, Texas 78249 US
+1 2102844550
Admin@sliderenuservice.com
www.sliderenuservice.com

INVOICE

Capital Reserves
320-53800-60000

BILL TO
Sampson Creek CDD
219 St. Johns Golf Drive
St. Augustine, FL 32092
United States

INVOICE	1186
DATE	05/03/2026
TERMS	Net 30
DUE DATE	06/02/2026

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

PLEASE NOTE:

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

B. STANDARD SERVICE TERMS OF SALE:Deposit not required for project

C. CREDIT CARD PAYMENTS: are subject to a convenience fee up to 3%.

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

Please Contact Us at (210) 779-1260 or Admin@sliderenuservices.com if you have any questions.

SUBTOTAL	25,050.00
DISCOUNT	-250.00
TAX	0.00
TOTAL	24,800.00
BALANCE DUE	**$24,800.00**

034.600.53800.60000

Ivy - Customer Service
Robert - Service General Manager

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

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

Ways to pay

View and pay

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

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

April-26

08744-67061	380 St. John's Golf Drive #IRR	$	-
16229-99512	219 St. John's Golf Drive #Pool	$	1,379.78
19350-09421	211 St. John's Golf Drive #LITES	$	118.69
46974-44356	9402 Leo Maguire Pkwy #2	$	32.03
55613-33054	2125 County Road 210 W	$	45.13
59216-52565	205 St. John's Golf Drive	$	88.67
61084-35154	944 Leo Maguire Parkway #1	$	32.46
80369-00598	205 St. John's Golf Drive #Swimclub	$	647.64
72556-88074	Leo Maguire Parkway #Streetlights	$	4,477.20
33381-88364	1574 Drury Court #1	$	275.69
Total		**$**	**7,097.29**

*****V#16**

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

Electric Bill Statement
For: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

May 27, 2026
NEW CHARGES DUE BY

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.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

08744-67061	$30.80	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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 Jun 5, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	0	0	0
Service days	30	31	32
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: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$1,379.78
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,451.84
Payments received	-1,451.84
Balance before new charges	0.00
Total new charges	1,379.78
Total amount you owe	**$1,379.78**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $1,345.40 instead of $1,379.78 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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MIAMI FL 33188-0001

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16229-99512	$1,379.78	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,451.84
Payment received - Thank you		–1,451.84
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$416.22	
Fuel: *($0.032010 per kWh)*	$428.26	
Demand: *($15.03 per KW)*	$465.93	
Electric service amount	1,344.12	
Gross receipts tax (State tax)	34.49	
Taxes and charges	34.49	
Regulatory fee (State fee)	1.17	
Total new charges		$1,379.78
Total amount you owe		**$1,379.78**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	51630		38251		13379
Demand KW	30.93				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	13379	14491	13689
Service days	30	31	32
kWh/day	445	467	427
Amount	$1,379.78	$1,451.84	$1,316.13

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: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$118.69
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

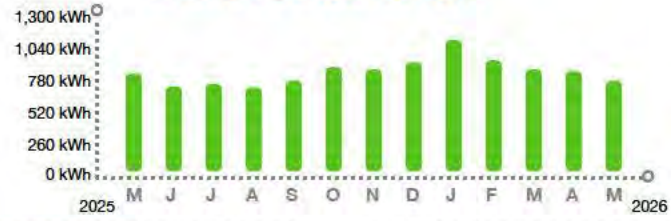
BILL SUMMARY

Amount of your last bill	129.61
Payments received	-129.61
Balance before new charges	0.00
Total new charges	118.69
Total amount you owe	**$118.69**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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19350-09421	$118.69	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		129.61
Payment received - Thank you		–129.61
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)*	$75.77	
Fuel: *($0.032020 per kWh)*	$25.65	
Electric service amount	115.62	
Gross receipts tax (State tax)	2.97	
Taxes and charges	2.97	
Regulatory fee (State fee)	0.10	
Total new charges		$118.69
Total amount you owe		**$118.69**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	67992		67191		801

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	801	885	865
Service days	30	31	32
kWh/day	26	28	27
Amount	$118.69	$129.61	$122.68

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: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$275.69
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	321.21
Payments received	-321.21
Balance before new charges	0.00
Total new charges	275.69
Total amount you owe	**$275.69**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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33381-88364	$275.69	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		321.21
Payment received - Thank you		–321.21
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)*	$190.04	
Fuel: *($0.032020 per kWh)*	$64.33	
Electric service amount	268.57	
Gross receipts tax (State tax)	6.89	
Taxes and charges	6.89	
Regulatory fee (State fee)	0.23	
Total new charges		$275.69
Total amount you owe		**$275.69**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	01948		99939		2009

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	2009	2359	2298
Service days	30	31	32
kWh/day	67	76	72
Amount	$275.69	$321.21	$304.03

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: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$32.03
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.17
Payments received	-32.17
Balance before new charges	0.00
Total new charges	32.03
Total amount you owe	**$32.03**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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46974-44356	$32.03	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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:	$13.71	
Non-fuel: *($0.094600 per kWh)*	$2.46	
Fuel: *($0.032020 per kWh)*	$0.83	
Electric service amount	31.20	
Gross receipts tax (State tax)	0.80	
Taxes and charges	0.80	
Regulatory fee (State fee)	0.03	
Total new charges		$32.03
Total amount you owe		**$32.03**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	17026		17000		26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	26	29	28
Service days	30	31	32
kWh/day	1	1	1
Amount	$32.03	$32.17	$27.11

KEEP IN MIND

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

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Electric Bill Statement
For: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$45.13
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	48.76
Payments received	-48.76
Balance before new charges	0.00
Total new charges	45.13
Total amount you owe	**$45.13**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

55613-33054	$45.13	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		48.76
Payment received - Thank you		–48.76
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)*	$22.24	
Fuel: *($0.032020 per kWh)*	$7.52	
Electric service amount	43.96	
Gross receipts tax (State tax)	1.13	
Taxes and charges	1.13	
Regulatory fee (State fee)	0.04	
Total new charges		$45.13
Total amount you owe		**$45.13**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	01352		01117		235

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	235	263	369
Service days	30	31	32
kWh/day	8	8	12
Amount	$45.13	$48.76	$59.92

KEEP IN MIND

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

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Electric Bill Statement
For: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$88.67
TOTAL AMOUNT YOU OWE

May 28, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	129.48
Payments received	-129.48
Balance before new charges	0.00
Total new charges	88.67
Total amount you owe	**$88.67**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 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 May 18, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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59216-52565	$88.67	May 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		129.48
Payment received - Thank you		–129.48
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)*	$53.92	
Fuel: *($0.032020 per kWh)*	$18.25	
Electric service amount	86.37	
Gross receipts tax (State tax)	2.22	
Taxes and charges	2.22	
Regulatory fee (State fee)	0.08	
Total new charges		$88.67
Total amount you owe		**$88.67**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	60465		59895		570

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	570	884	739
Service days	30	31	32
kWh/day	19	28	23
Amount	$88.67	$129.48	$106.72

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$32.46
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.66
Payments received	-32.66
Balance before new charges	0.00
Total new charges	32.46
Total amount you owe	**$32.46**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

61084-35154	$32.46	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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:	$12.99	
Non-fuel: *($0.094600 per kWh)*	$3.31	
Fuel: *($0.032020 per kWh)*	$1.12	
Electric service amount	31.62	
Gross receipts tax (State tax)	0.81	
Taxes and charges	0.81	
Regulatory fee (State fee)	0.03	
Total new charges		$32.46
Total amount you owe		**$32.46**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20702		20667		35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	35	39	39
Service days	30	31	32
kWh/day	1	1	1
Amount	$32.46	$32.66	$27.69

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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Electric Bill Statement
For: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

May 27, 2026
NEW CHARGES DUE BY

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	4,477.20
Payments received	-4,477.20
Balance before new charges	0.00
Total new charges	4,477.20
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 July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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MIAMI FL 33188-0001

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72556-88074	$4,477.20	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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 Jun 5, 2026.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	2302	2302	2302
Service days	30	31	32
kWh/day	77	74	72
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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For: 04-06-2026 to 05-06-2026 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224	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

For: 04-06-2026 to 05-06-2026 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		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: Apr 6, 2026 to May 6, 2026 (30 days)
Statement Date: May 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

$647.64
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	614.78
Payments received	-614.78
Balance before new charges	0.00
Total new charges	647.64
Total amount you owe	**$647.64**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY

KEEP IN MIND

- Payment received after July 28, 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 May 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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80369-00598	$647.64	May 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		614.78
Payment received - Thank you		–614.78
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$153.59	
Fuel: *($0.032010 per kWh)*	$158.03	
Demand: *($15.03 per KW)*	$285.57	
Electric service amount	630.90	
Gross receipts tax (State tax)	16.19	
Taxes and charges	16.19	
Regulatory fee (State fee)	0.55	
Total new charges		$647.64
Total amount you owe		**$647.64**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jun 5, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	76826		71889		4937
Demand KW	19.00				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2026	Apr 6, 2026	May 6, 2025
kWh Used	4937	4668	5603
Service days	30	31	32
kWh/day	164	150	175
Amount	$647.64	$614.78	$630.26

KEEP IN MIND

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Invoice # I-042926-422

Created Date: 4/29/2026
Due Date: 4/29/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6571747	**St. Johns Golf** Traffic and presence		10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

Invoice # I-051126-807

Created Date: 5/11/2026
Due Date: 5/11/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6616854	**St. Johns Golf** Traffic and Presence		10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

District Credit Card Receipt Report 2025-2026					
Card Holder:	Sampson Creek CDD		Month:	March 10 2026 - April 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Constant Contact	4/9/2026	1.320.57200.41050	$ 99.00	$ 99.00	Web Email Subscription
Walmart	4/10/2026	1.320.57200.49400	$ 263.89	$ 263.89	Special Events- Family Fued
Amazon	4/10/2026	1.320.57200.54600	$ 249.88	$ 249.88	Supplies- Amenity Center Supplies
Amazon	4/13/2026	1.320.57200.54600	$ 15.98	$ 15.98	Supplies- Trash Bags
Amazon	4/14/2026	1.320.57200.49400	$ 100.00	$ 100.00	Special Events- Family Fued
Amazon	4/15/2026	1.320.57200.54600	$ 49.59	$ 49.59	Supplies- Toilet Paper
Dunkin*	4/16/2026	1.320.57200.49400	$ 38.48	$ 38.48	Special Events- Golden Mornings
Sheehan Homestead	4/21/2026	1.320.57200.49400	$ 212.00	$ 212.00	Special Events- Goat Yoga
Amazon	4/22/2026	1.320.57200.54600	$ 84.10	$ 84.10	Supplies- Amenity Center Supplies
Amazon	4/29/2026	1.320.57200.54600	$ 35.98	$ 35.98	Supplies- Pool Lap Lane Flags
Signs.com	4/30/2026	1.320.57200.49400	$ 10.00	$ 10.00	Special Events- High School Banner
Amazon	4/30/2026	1.320.57200.54600	$ 165.75	$ 165.75	Supplies- Amenity Center Supplies (wipes and signage)
Amazon	5/3/2026	1.320.57200.51000	$ 3.59	$ 3.59	Office Supplies- Rubber bands
The Home Depot	5/3/2026	1.320.57200.54500	$ 21.97	$ 21.97	Repairs & Maintenance - Door Stopper
Signs.com	5/6/2026	1.320.57200.49400	$ 359.69	$ 359.69	Special Events- High School Banner
Amazon	5/8/2026	1.320.57200.54500	$ 44.98	$ 44.98	Repairs & Maintenance - Cobweb Duster
			$ 1,754.88	$ 1,754.88	

*Missing receipt

Constant Contact

Web Email Subscription
320 - 57200 - 41050

Print

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P.: 904-599-9093

Today's Date: *05/12/2026*
User Name: *sampsoncreekamenities*

Payments from 04/09/2026 to 05/02/2026

Date	Description	Charge Amount	Credit Amount
04-09-2026 03:51:43 AM	Payment - Credit Card (MasterCard) **********9319		$99.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Share your experience at

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRKC8B1HWJ

Special Events - Family Feud

320- 57200- 49400

Walmart

WM Supercenter
904-417-9688 Mgr. JOHN
845 DURBIN PAVILION DR
SAINT JOHNS FL 32259
ST# 00928 OP# 000083 TE# 03 TR# 00269

ITEMS SOLD 29
TC# 1423 7172 1022 6741 6323 4

DXUL 50CT	042000166220		5.98 N
MODELO	080660957150		16.44 O
MODELO	080660957150		16.44 O
AMC RTE CL	850046181030	F	
1.000 oz @ 1 oz /3.94			3.94 N
AMC RTE CL	850046181030	F	
1.000 oz @ 1 oz /3.94			3.94 N
CHT STE R	088586621840		10.64 O
RUFFLES REGU	028400517730	F	5.94 N
CHT STE R	088586621840		10.64 O
CHT STE R	088586621840		10.64 O
CHT STE R	088586621840		10.64 O
MEIOMI WINE	855165005070		
4 AT 1 FOR 17.87			71.48 O
AMC RTE CL	850046181030	F	
1.000 oz @ 1 oz /3.94			3.94 N
MEIOMI WINE	855165005070		17.87 O
AMC RTE CL	850046181030	F	
1.000 oz @ 1 oz /3.94			3.94 N
RUFFLES REGU	028400517730	F	5.94 N
RUFFLES REGU	028400517730	F	5.94 N
MXD VRTY 30.	040000598790	F	9.96 N
RUFFLES REGU	028400517730	F	5.94 N
DOTS PG 16OZ	850031719850	F	6.17 N
DOTS PG 16OZ	850031719850	F	6.17 N
DOTORIG 16OZ	855712008010	F	6.17 N
DOTORIG 16OZ	855712008010	F	6.17 N
LYS RNCH DIP	028400070950	F	4.74 N
LYS FRO DIP	028400070940	F	4.74 N
LYS FRO DIP	028400070940	F	4.74 N
LYS RNCH DIP	028400070950	F	4.74 N

SUBTOTAL	263.89
TOTAL	263.89

amazon.com

Final Details for Order #111-0648774-3901810

Supplies
320-57200-54600

Order Placed: April 9, 2026
Amazon.com order number: 111-0648774-3901810
Order Total: $249.88

Shipped on April 9, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 23304, 250 Towels Per Pack, 16 Packs Per Case* Sold by and invoiced on behalf of: Amazon.com Condition: New	$37.90

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$37.90
Shipping & Handling:	$0.00
Total before tax:	$37.90
Sales Tax:	$0.00
Total for This Shipment:	**$37.90**

Shipped on April 10, 2026

Items Ordered	Price
1 of: *Gym Equipment Wipes - Antiseptic Gym Cleaning Wipes, 4000 Count (4 Rolls), Alcohol Free Bulk Sanitizing Fitness Wipes for Equipment, Gyms, Studios & Facilities | HealthEwipes* Sold by and invoiced on behalf of: PetrA-1 (seller profile) Business Price Condition: New	$105.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Sales Tax:	$0.00
Total for This Shipment:	**$105.99**

Shipped on April 10, 2026

Items Ordered	Price
1 of: *Gym Equipment Wipes - Antiseptic Gym Cleaning Wipes, 4000 Count (4 Rolls), Alcohol Free Bulk Sanitizing Fitness Wipes for Equipment, Gyms, Studios & Facilities | HealthEwipes* Sold by and invoiced on behalf of: PetrA-1 (seller profile) Business Price Condition: New	$105.99

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States **Shipping Speed:** FREE Prime Delivery	Item(s) Subtotal: $105.99 Shipping & Handling: $0.00 --- Total before tax: $105.99 Sales Tax: $0.00 --- **Total for This Shipment: $105.99** ---

Payment information	
Payment Method: MasterCard | Last digits: 9319 **Billing address** Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Item(s) Subtotal: $249.88 Shipping & Handling: $0.00 --- Total before tax: $249.88 Estimated Tax: $0.00 --- **Grand Total: $249.88**

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

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amazon.com

Final Details for Order #111-9677952-8786607

Supplies

320 · 57200 · 54600

Order Placed: April 13, 2026
Amazon.com order number: 111-9677952-8786607
Order Total: $15.98

Shipped on April 13, 2026

Items Ordered	**Price**
2 of: *Small Trash Bags 4 Gallon - 100 Count 4 Gallon Trash Bag, Small Garbage Bags for Office Bedroom Bathroom Trash Bags, Whi te 4 Gal Small Trash Can Liners*	$7.99

Sold by and invoiced on behalf of: BENEVAL (seller profile)
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$15.98
Shipping & Handling:	$0.00
Total before tax:	$15.98
Sales Tax:	$0.00
Total for This Shipment:	**$15.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$15.98
Shipping & Handling:	$0.00
Total before tax:	$15.98
Estimated Tax:	$0.00
Grand Total:	**$15.98**

Credit Card transactions — MasterCard ending in 9319: April 13, 2026: $15.98

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

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amazon.com

Final Details for Order #112-9575754-2385053

Special Events - Family Feud
320-57200-49400

Order Placed: April 13, 2026
Amazon.com order number: 112-9575754-2385053
Order Total: $100.00

Shipped on April 13, 2026

Items Ordered	**Price**
3 of: *Amazon Physical Gift Card in Mini Envelope - Disco Dancer* Sold by and invoiced on behalf of: Amazon.com Condition: New	$20.00
4 of: *Amazon Physical Gift Card in Mini Envelope - Disco Dancer* Sold by and invoiced on behalf of: Amazon.com Condition: New	$10.00

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$100.00
Shipping & Handling:	$0.00
Total before tax:	$100.00
Sales Tax:	$0.00
Total for This Shipment:	**$100.00**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$100.00
Shipping & Handling:	$0.00
Total before tax:	$100.00
Estimated Tax:	$0.00
Grand Total:	**$100.00**

Credit Card transactions — MasterCard ending in 9319: April 13, 2026: $100.00

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

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amazon.com

Final Details for Order #111-4403922-7744248

Supplies
320 - 57200 - 54600

Order Placed: April 13, 2026
Amazon.com order number: 111-4403922-7744248
Seller's order number: 276WYN5
Order Total: $49.59

Shipped on April 15, 2026

Items Ordered	**Price**
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, White (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: ClickWise Essenstia (seller profile) Business Price Condition: New	$49.59

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$49.59
Shipping & Handling:	$0.00
Total before tax:	$49.59
Sales Tax:	$0.00
Total for This Shipment:	**$49.59**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$49.59
Shipping & Handling:	$0.00
Total before tax:	$49.59
Estimated Tax:	$0.00
Grand Total:	**$49.59**

Credit Card transactions — MasterCard ending in 9319: April 15, 2026: $49.59

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

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INVOICE

Special Events - Goat Yoga
320 - 57200 - 49400

Sheehan Homestead
44065 Cushman Road, FL, FL 32011, UNITED STATES
Sheehanhomestead@gmail.com

Invoice No# : 0129
Invoice Date : Apr 21, 2026
Due Date : May 9, 2026

PAID

$0.00

AMOUNT DUE

BILL TO
jtallaksen@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Goat Yoga Alcohol & Supplies 1 x $200.00 | FL Tax 6% ($12.00) Champagne, Wine, Beer, cups, ice, etc. for Boozy Goat Yoga (Based on availability and budget)	1	$200.00	$200.00

Subtotal	$200.00
Tax FL Tax (6%)	$12.00
TOTAL	**$212.00 USD**
Amount paid	$212.00
AMOUNT DUE	**$0.00 USD**

amazon.com

Final Details for Order #111-4394345-0425841

Supplies
320 - 57200 - 54600

Order Placed: April 20, 2026
Amazon.com order number: 111-4394345-0425841
Order Total: $84.10

Shipped on April 21, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 233 04, 250 Towels Per Pack, 16 Packs Per Case* Sold by and invoiced on behalf of: Amazon.com Condition: New	$34.11

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$34.11
Shipping & Handling:	$0.00
Total before tax:	$34.11
Sales Tax:	$0.00
Total for This Shipment:	**$34.11**

Shipped on April 22, 2026

Items Ordered	Price
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* Sold by and invoiced on behalf of: Reli. (seller profile) Seller Credentials: 8(a) Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$49.99

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Sales Tax:	$0.00
Total for This Shipment:	**$49.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$84.10
Shipping & Handling:	$0.00
Total before tax:	$84.10
Estimated Tax:	$0.00

amazon.com

Final Details for Order #111-3534735-3003450

Supplies
370-57200-54600

Order Placed: April 29, 2026
Amazon.com order number: 111-3534735-3003450
Order Total: **$35.98**

Shipped on April 29, 2026

Items Ordered	Price
2 of: *105ft Pennant Banner Flags, 7x10 Blue and White 45 Pcs High Visibility Safety Flagging on String, Triangle Pool Flags for Backstroke, Construction Events Party Decoration Parking Marking Outside* Sold by and invoiced on behalf of: One sport flag (seller profile) Business Price Condition: New	$17.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$35.98
Shipping & Handling:	$0.00
Total before tax:	$35.98
Sales Tax:	$0.00
Total for This Shipment:	**$35.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$35.98
Shipping & Handling:	$0.00
Total before tax:	$35.98
Estimated Tax:	$0.00
Grand Total:	**$35.98**

Credit Card transactions — MasterCard ending in 9319: April 29, 2026: $35.98

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

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signs.com

Order No: 15482352
Invoice Date: Apr 30, 2026

Bill to:
Sampson Creek CDD Amenities Division

Special Events - Banner
320- 57200 - 49400

Paid by:
Mastercard ending in 9319

PAID

Total Paid: $10

Date Paid: Apr 30, 2026

1 x Design-Banner (120" x 60") $10.00
Untitled Project

Size:	120" x 60"
Thickness:	*18 oz Vinyl*
Printed Sides:	Double Sided
Edge Finish:	Sewn Hem
Grommets:	Every 12-18 in
Pole Pockets:	None
Accessories:	None

Comments:

Subtotal:	$10
Shipping:	$0
Tax:	$0
Order Total:	**$10**
Balance Due:	$0

amazon.com

Final Details for Order #111-1011574-7896212

Supplies
320- 57200 -54600

Order Placed: April 29, 2026
Amazon.com order number: 111-1011574-7896212
Order Total: $165.75

Shipped on April 29, 2026

Items Ordered	Price
1 of: *No Pets Allowed Sign 10x8 Inch, Acrylic Sign for Business Waterproof Self-Adhesive Plastic Signage for Door Wall 2 Pack*	$9.99
Sold by and invoiced on behalf of: Move On Store (seller profile)	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Sales Tax:	$0.00
Total for This Shipment:	**$9.99**

Shipped on April 30, 2026

Items Ordered	Price
1 of: *No Lifeguard On Duty Sign, Blue Pool Sign, 10x14 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA*	$9.79
Sold by and invoiced on behalf of: SIGO SIGNS (seller profile)	
Seller Credentials: 889 Certification, Classified Small Business - SBA Standard	
Business Price	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$9.79
Shipping & Handling:	$0.00
Total before tax:	$9.79
Sales Tax:	$0.00
Total for This Shipment:	**$9.79**

Shipped on April 30, 2026

Items Ordered	Price
1 of: *Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated (4,600 Count, 4 Rolls of 1150)*	$145.97
Sold by and invoiced on behalf of: Zogics, LLC (seller profile)	
Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard	

Business Price
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Total before tax:	$145.97
Sales Tax:	$0.00
Total for This Shipment:	**$145.97**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$165.75
Shipping & Handling:	$0.00
Total before tax:	$165.75
Estimated Tax:	$0.00
Grand Total:	**$165.75**

Credit Card transactions — MasterCard ending in 9319: April 30, 2026: $165.75

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

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amazon.com

Final Details for Order #113-0584007-6425859

Order Placed: May 1, 2026
Amazon.com order number: 113-0584007-6425859
Order Total: $3.59

Office Supplies
320- 57200- 51000

Shipped on May 3, 2026

Items Ordered	**Price**
1 of: *Charles Leonard Rubber Bands, 3/8 Ounce Bags, Amber, Assorted Sizes (56381)* Sold by and invoiced on behalf of: Amazon.com Condition: New	$3.59

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$3.59
Shipping & Handling:	$0.00
Total before tax:	$3.59
Sales Tax:	$0.00
Total for This Shipment:	**$3.59**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$3.59
Shipping & Handling:	$0.00
Total before tax:	$3.59
Estimated Tax:	$0.00
Grand Total:	**$3.59**

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

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How doers get more done.

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

1324 00052 06693 05/03/26 10:25 AM
SALE CASHIER SUSAN

030699449842	DOOR STOP <A>	21.97N
	DOORSTOP, KICKDOWN_COMM_SC	
	SUBTOTAL	21.97
	TAX + PIF	0.00
TAX EXEMPT		
	TOTAL	$21.97
XXXXXXXXXXXX9319	MASTERCARD	
		USD$ 21.97
AUTH CODE 06357E/3523607		TA
AUTH MODE - ISSUER		
Chip Read		
AID A0000000041010		MASTERCARD

P.O.#/JOB NAME: OFFICE DOOR
1324 05/03/26 10:25 AM

1324 52 06693 05/03/2026 6940

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/01/2026

Repairs & Maintenance

320- 57200 - 54500

signs.com

Order No: 15512348
Invoice Date: May 06, 2026

Bill to:
Sampson Creek CDD Amenities Division

Paid by:
Mastercard ending in 9319

Ship to:
Stephanie Taylor
Sampson Creek CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

Special Events - Banner
320 - 57200 - 49400

PAID

Total Paid: $359.69

Date Paid: May 06, 2026

1 x Banner (120" x 60") $273.00
Untitled Project

Quantity:	1
Size:	120" x 60"
Thickness:	18 oz Vinyl
Printed Sides:	Double Sided
Edge Finish:	Sewn Hem
Grommets:	Every 12-18 in
Pole Pockets:	None
Accessories:	None
Grommets:	Add 30 Grommets per banner (12" gaps)
Design Request:	Ordered from Design Item: 24603354
Delivery:	2 Day Transit

Design-Banner $-10.00

Comments:

Subtotal:	$263
Shipping:	$96.69
Tax:	$0
Order Total:	**$359.69**
Balance Due:	$0

amazon.com

Final Details for Order #112-6769051-1120203

Repairs & Maintenance
320-57200 - 54500

Order Placed: May 7, 2026
Amazon.com order number: 112-6769051-1120203
Order Total: **$44.98**

Shipped on May 8, 2026

Items Ordered	**Price**
2 of: *EVERSPROUT Twist-On Cobweb Duster (Soft Bristles) | Indoor & Outdoor use Brush Attachment | Fits Standard 3/4 inch T hreaded Poles | Brush Only (Pole Sold Separately) | Spider Cobweb Duster Head* Sold by and invoiced on behalf of: Eversprout (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Condition: New	$22.49

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$44.98
Shipping & Handling:	$0.00
Total before tax:	$44.98
Sales Tax:	$0.00
Total for This Shipment:	**$44.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$44.98
Shipping & Handling:	$0.00
Total before tax:	$44.98
Estimated Tax:	$0.00
Grand Total:	**$44.98**

Credit Card transactions — MasterCard ending in 9319: May 8, 2026: $44.98

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

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