

Sampson Creek
Community Development District

JUNE 18, 2026

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

June 11, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, June 18, 2026, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (*regarding agenda items listed below*)
- IV. Amenities Booking Requests
- V. Staff Reports
 - A. Landscape Team
 1. Report
 2. Proposal for Aeration of Turf Along St. Johns Golf Drive
 - B. Attorney
 - C. Engineer
 - D. District Manager
 - E. General Manager
 1. Amenities and Operations Report
 2. Lake Doctors
 3. Athletic Field Report

4. Proposal for Replacement of Slats for Picnic Tables and Benches
5. Holiday Lighting Renderings
6. Proposal for Sidewalk Repairs
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. Contracts Review

VIII. Supervisors' Request

IX. Public Comments

X. Approval of Consent Agenda

- A. Minutes of the May 21, 2026 Meeting
- B. Financial Statements as of May 31, 2026
- B. Check Register

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

XII. Adjournment

FIFTH ORDER OF BUSINESS

A.

1.



RUPPERT
L A N D S C A P E

Monthly Report

June 2026

Maintenance Team: Our team has been consistently maintaining the hedges throughout the amenity center, keeping them trimmed and well-shaped. We are experiencing a lot of small weeds beginning to push through the mulch and will continually treat every visit. Weeds along the cracks on Leo Maguire as well, will be treated by the crew and myself. Weekly mowing has continued without any delays from the weather, while the team continues alternating edging between concrete borders and mulch beds. The common areas are also starting to regain their color and fill in. Pond maintenance remains on a steady, regular cycle. There are a couple ponds now have become difficult gaining access. Reviewing access points with Vesta and the Field Manager.

Annuals: Seasonal color beds have been rotated, summer annuals are in. Substitution to for the white Zinnias happened, not enough trays were ready. Went with white Angelonias.

Irrigation Team: Monthly irrigation inspections include a full system walkthrough to check coverage, identify leaks, verify proper zone operation, and ensure all heads, valves, and controllers are functioning correctly. Adjustments are made as needed to improve efficiency, and any repairs or recommended upgrades are documented in the reports.

Chemical: Chemical application due for Sampson is delayed in scheduling, estimated date is the week of the 15th. Will confirm with Vesta once it has been performed.

Enhancements Proposed –

- Aeration and Command organic material for Bermuda along St John's Golf Dr.

Area 1:

Turf- Sod replacement proposal provided, recommend starting with the reduced pallet count that was requested and revisit measurements once that is installed.

Annuals/Medians – Recommend de mulching and regrading islands if we are to match the other islands. Due to the root balls of the oak trees, the island is beginning to form a mound and the more mulch added every year the higher it will become.

Area 2:

Turf – Proposals have been provided for the curblin, also recommend aeration for all Bermuda areas.

Area 3:

Turf – Proposal has been provided for the area where turf will not grow back, Shade Tolerant Plantings. For the area around the basketball court, estimated cost between about \$30,832 and \$77,080.

Annuals – Median is a lot smaller in size, will not be able to mimic it exactly but we can come up with a better design. The same issue with the oaks you have, here with the ligustrums, over time bed will continually form a mound.

Area 4:

Turf – Area would benefit from extra fertilization and aeration. Proposed for Bermuda along St Johns Golf Dr.

Area 5:

Turf – With new irrigation layout and it being with a lot of foot traffic, would benefit replacing sod with Bermuda. Estimated: 9 Pallets

Area 6:

Proposal for demo, drainage, and relandscape provided.

Area 7:

Turf – Will need to further inspect

Area 8:

Turf – Same as area 1. Revisit measurements after 12 pallet installed.

Area 9:

Turf – N/A

Area 10:

Turf – Groundcover beds to eventually replace the curblin, liriop would be a good option.

Area 11:

Turf – N/A

Area 12:

Turf – No more than half a yard of top dressing, or 1 pallet to replace for immediate fix.

Area 13:

Turf – Proposal for curblin jasmine bed can be revisited. For other side half yard of top dressing or 1 pallet to replace for immediate fix.

Area 14:

Turf – N/A

Area 15:

Turf – Recommend liriop around turf issues around trees. Estimated 20 liriop.

Area 16:

Turf – Can Pilot Shade Tolerant Blue Citra St Augustine. 1 Pallet

Area 17:

Turf – N/A

Area 18:

Turf – I agree, liriop for areas around the trees and COMMAND organic material for the turf is recommend more so than top soil. Estimated: 20 yards

Area 19:

Turf – N/A

Area 20:

Turf – This area is irrigation related and has been remedied. Area will replaced at no cost.

Area 21:

Turf – 1 pallet of sod would be enough to patch areas up.

Area 22:

Turf – This area received 3 pallets to replace area due to irrigation. Rest of the area would be covered by the 1 pallet with area 21.

Area 23:

Turf – N/A

Area 24:

Turf – For the cart path, 6 Tons of gravel needed and 5 pallets of Bahia

Area 25:

Turf – N/A

Annuals – Annuals can be revisited if board is interested in this option for extension.

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 – Annuals can be revisited if board is interested in this option for extension. Matching median will need de mulching as well.

Area 27:

Turf – N/A

Area 28:

N/A

Bermuda Total: 9 Pallets

Top Dressing: 1 Yard

St Augustine Total: 3 Pallets

Blue Citra St Augustine Total: 1 Pallet

COMMAND Organic Material Total: 20 yards

Gravel Total: 6 Tons

Bahia Total: 5 Pallets

2.

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

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

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

Additional watering: YES _____ NO _____

Terms and Conditions

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

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

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

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC

Oscar Miranda Jr.

904-312-0382 cell

OMirandaJr@ruppertcompanies.com

Date: _____

E.

1.



Monthly General Manager's Report

CDD Meeting: 06-18-2026

Submitted by: *Stephanie Taylor & Jason Davidson*

PLAYGROUND RENOVATIONS AND ENHANCEMENTS/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. I have received a proposal from a vendor for the replacement of the poly-wooden slats. Jason is coordinating with a separate vendor for a proposal of a full replacement of the structures and a proposal for just replacing the poly-wood slats.

HOLIDAY LIGHTING/Board Action Required:

I met with M&G Lighting to discuss new ideas for the community's holiday lighting. Christine worked on renderings for the changes we have discussed which are included in this agenda packet. We worked on re-using all items owned by the District while purchasing some new items to showcase areas not currently included in our installation plan. One item not included in the renderings but that do need to be replaced is the holiday banners. The majority of the banners are starting to show the wear and tear, and the brackets that hold the banners in place are starting to break. I am waiting to get pricing from Christine.

https://new.holidayhomeconcepts.com/proposal/CiMdgEnN/?access_token=wuqpSzHNSUiIexoNzsIq

SIDEWALK REPAIRS/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. I do have the project list for all sidewalk repairs that are needed for St. Johns Golf Drive which will be included in the June CDD meeting. I am still waiting for the list of sidewalk replacement panels. Jason and I will be completing a ride through of the community to expedite the process of the sidewalk panel replacement list. My goal is to have the list for the Board at our July CDD meeting.

AMENITY CENTER SIGN/No Board Action Required:

I am working with a couple of vendors to see if they can match the materials of the sign and just increase the dimensions. Two vendors are currently working on a proposal for the updated parameters. I have received one proposal and am just waiting for the second proposal from a different vendor. The updated proposal includes the materials of the original sign, just increasing the dimensions of the sign. I will have the second proposal for July's CDD meeting.



Sign by Amenity Center



Sign by Marquee Board



Closer View of Sign

TENNIS COURTS & BASKETBALL COURTS/No Board Action Required:

Please refer to the table for all information on the proposals.

SUMMER SEASON PREP AND START OF SUMMER/No Board Action Required:

It is hard to believe that summer is already here! The last week of May was spent with the camp counselors to complete their mandatory training. We went into lengthy discussions about expectations and behavior redirection and how best to create summer camp experience. We just finished our first week here at Camp Sampson Creek, and it has been so much fun spending time with the campers and getting to know them. Camp counselors are doing a great job with creating the fun but safe environment that I really strive for! It is so great to see the campers make new friendships and new memories with the camp counselors! I can't wait for the rest of the summer with our kiddos.

SPLASH PAD/No Board Action Required:

Clayton from C-Buss came onsite to fix the water pressure with the splash pad. The majority of issues for the Splash Pad have been fixed, with just one of the green seahorse buckets not filling correctly. Clayton and I will continue to work closely to keep the splash pad in working condition!

CROSSWALK STRIPING/No Board Action Required:

The installation of the four new crosswalk locations and the re-striping of the stop bars and pedestrian crosswalks are scheduled for June 11th and 12th. This information was placed in our June newsletter and upcoming weekly blasts to let the residents know about the work being done.

LANDSCAPING/No 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 do have one proposal to aerate the Bermuda grass on St. Johns Golf Drive. Much like how we aerate the multi-purpose field, this would help promote growth on the surviving turf on St. Johns Golf Drive. The proposal does include an application of nutrient-rich soil to encourage healthy growth.

All proposals have been signed and sent to Ruppert so enhancement projects should be starting in the upcoming weeks. I did ask for confirmation on the irrigation prior to adding any new material in. I will keep the Board apprised on these projects!

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.

EVENTS RECAP/ No Board Action Required:

With the Summer season in full swing, we have some exciting events scheduled!

In May we had our first “boozy goat yoga” class. We had a full class, and everyone enjoyed a mimosa then stretched with a goat wandering nearby. Some residents attended our babysitting/CPR class and now are certified. Unfortunately, the School’s Out event had to be rescheduled due to weather.

During the week of June 15 through June 19, we will be handing out picnic goodie bags to our residents, celebrating International Picnic Day.

June 19 is our rescheduled School’s Out Party. We will have inflatable slides and slip n slide with foam. The kids really love to play in the foam!

June 21, in honor of Father’s Day, we will be handing out ice pops, for all our “Pops” out there.

Finally, during the last week of June, we will be handing out 4th of July Golf Cart Parade supplies. There will be some goodies for residents decorating their golf carts and also some fun things for our golf cart parade watchers. Our annual 4th of July Golf Cart Parade will be on Saturday, July 4th.

ON HOLD UNTIL AUGUST - ENTRANCE MONUMENT:

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.

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.



2.



SAMPSON CREEK CDD SJGCC

06/05/2026

May has turned out to be a pretty good month with regards to getting some much-needed rain. I think the ponds overall are looking pretty good. The team continues to do a good job of staying in front of their ponds. Just an admin note, Pond 24 will be getting the bulkhead sprayed Monday, June 8th. I hope you all enjoy May's pictures. Let us know at any time if there are questions or concerns and we'll make sure to respond promptly.

Thank you,
Mike

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

| Zone | Technician | Date | Pond # | Service Provided |
|------|----------------|----------|-----------------------------------|--|
| 1 | Marc Thigpen | May 11th | 20,21,23,24,24A, 24B,25,25A,26 | Algae treatments and Shoreline weeds |
| 2 | Luis Gallant | May 13th | 7,8,10,11,19 2,3,4,5,6 | Shoreline weeds/Algae treatments Inspected – Ponds good |
| 3 | Garrett Potter | May 21st | 1,12,12A,13,14 9,14A | Algae treatment Algae and Shoreline weeds |
| | Second Visit | | | |
| 4 | Marc Thigpen | May 26th | 20,21,23,24,24A, 24B,25,25A,26 | Algae treatments and Shoreline weeds |
| 5 | Luis Gallant | May 29th | 4,8,19 3,4,5,10 6,7,19 | Under Water/Shoreline Veg. Algae Treatment Pond dye added |
| 6 | Garrett Potter | May 15th | 1,9,12,12A,13,14 14A 15 | Algae treatments Algae and shoreline weeds Shoreline weeds |
| | Notes | | | |
| | | | | |
| | | | | |

*Beneficial bacteria/probiotic applied



Pond 1



Pond 3



Pond 4



Pond 6



Pond 10



May 13, 2026 at 10:23:07 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 13



May 21, 2026 at 8:18:43 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 14

May 20, 2026 at 1:51:33 PM
1053 Meadow View Ln
Saint Augustine FL 32092
United States



Pond 15

May 20, 2026 at 1:45:25 PM
792 Eagle Point Dr
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 17

May 21, 2026 at 7:53:34 AM
1001 Meadow View Ln
Saint Augustine FL 32092
United States



Pond 23

May 26, 2026 at 9:52:14 AM
915 Eagle Point Dr
Saint Augustine FL 32092
United States



Pond 25



Pond 25A



Mike Clark

Branch Manager

The Lake Doctors, Inc.

Jacksonville, FL

(904) 262-5500 Office

(904) 814-6300 Cell

mike.clark@lakedoctors.com

www.lakedoctors.com

3.

Soccer Field Report

The soccer field was aerified June 10th with a $\frac{3}{4}$ inch hollow tine at 2.5in spacing. This will allow oxygen down into the root zone while removing a significant amount of organic matter from the field. This will also help relieve much of the compaction from all the foot traffic that the field receives throughout the year. An inch of rain fell the afternoon of the aerification, which was perfect, allowing the water to get down into the holes that were punched. Many of the cores were collected and spread in the weak areas of the field, especially around the goal posts. Sand topdressing will follow to fill all the holes with sand, allowing the grass to grow up through the sand creating a smoother/firmer playing surface. Please allow two weeks for a full recovery, but the field can still be used as normal. And our regular mowing schedule will continue next week once the sand has settled and everything is cleaned up properly.



4.



Beyond Your Ordinary

PROPOSAL #: 121813

ACCOUNT:
SAMPSON CREEK CDD

DATE CREATED:
5/14/2026

ACCOUNT REP:
Devon Ward

PREPARED FOR:

PRIMARY CONTACT:
Stephanie Taylor

EMAIL:
staylor@vestapropertyservices.com


ORGANIZATION:
Sampson Creek CDD

BILLING & SHIPPING:

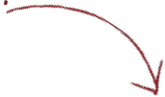
BILLING ADDRESS:
Sampson Creek CDD
219 St Johns Golf Drive
St. Augustine, FL 32092

SHIPPING ADDRESS:
Sampson Creek CDD
219 St Johns Golf Drive
St. Augustine, FL 32092



| Qty | Product | Price | Total |
|-----|---|----------|------------|
| 20 | REPLACEMENT SLATS - BENCHES 6' Model: CUSTOM-PL3090PL8201 Replacement Slats - Benches 6' CEDAR Please confirm how many Bullnose (top or bottom with rounded side) you need. | \$75.00 | \$1,500.00 |
| 11 | REPLACEMENT SLATS - TABLE 8' Model: CUSTOM-PL8850 Replacement Slats - Table 8' CEDAR | \$234.00 | \$2,574.00 |
| 1 |  FREE SHIPPING PROMOTION Model: FREESHIPPING FREE SHIPPING VALID UNTIL JUNE 30TH, 2026! ***A TOTAL SAVINGS OF \$642.62*** ***DUE TO EXTREMELY VOLATILE FUEL AND TRANSPORTATION COSTS, ALL SHIPPING QUOTES - INCLUDING DISCOUNTS AND FREE SHIPPING - VOID AFTER THE DATE LISTED ABOVE*** | \$0.00 | \$0.00 |

I Accept!
Let's Go



Have questions about this quote?
Call **800-853-5316** or visit BYOPLAYGROUND.COM

Sub Total: \$4,074.00
Sales Tax: \$264.81
Shipping: \$0.00
Total: \$4,338.81

I APPROVE THIS PROJECT AND AM READY TO PLACE MY ORDER:

Thank you for the opportunity to quote your playground project. We accept Visa, Mastercard, Discover, personal & business checks and purchase orders from government entities. All items must be paid for in advance of order unless prior arrangements are approved. Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. By signing below you agree to the terms and conditions found here:

<https://www.byoplayground.com/byo-terms-and-conditions>

Please note, sales tax calculations are calculated upon invoicing due to tax rate changes and/or change orders. If you believe you should be tax-exempt, please provide a tax exemption certificate prior to submitting a purchase order.

Authorized Purchaser: _____

Date: _____

5.

St. Johns Golf and Country Club

Design 1



Sub-Total \$342

Design 2

Design 2



| | |
|-----------|-------|
| Sub-Total | \$198 |
|-----------|-------|

Design 3



| | |
|-----------|-----|
| Sub-Total | \$0 |
|-----------|-----|

Design 4



| | |
|-----------|-----|
| Sub-Total | \$0 |
|-----------|-----|

Design 5



| | |
|-----------|-----|
| Sub-Total | \$0 |
|-----------|-----|

Design 6



| | |
|-----------|-----|
| Sub-Total | \$0 |
|-----------|-----|

Design 7



| | |
|-----------|-----|
| Sub-Total | \$0 |
|-----------|-----|

| | |
|-------|-------|
| Total | \$540 |
|-------|-------|

6.



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

ST. JOHNS GOLF AND COUNTRY CLUB for SAMPSON CREEK CDD



PRECISION SIDEWALK SAFETY CORP • MAY 28, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

St. Johns Golf and Country Club for Sampson Creek CDD • St. Augustine, FL

- Ms. Stephanie Taylor, General Manager, Vesta Property Services
- Residents of St. Johns Golf and Country Club

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

PSSC has worked with Sampson Creek CDD to remove trip hazard liabilities at St. Johns Golf and Country Club during six previous projects with various specifications. A total of 647 hazards have been removed and the community saved a minimum of \$196,436 compared to demolishing and replacing the panels the repairs were made on. As requested, PSSC again visited St. Johns Golf and Country Club in May of 2026 to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Ms. Taylor to discuss what is important to the community and to understand specifications and boundaries for this project. Continuing the phased approach to repairs throughout the community, Ms. Taylor instructed PSSC to identify and price all changes in level measuring $\frac{1}{4}$ " to 2" in height that our company can repair **only** on St. Johns Golf Drive.

A review of the sidewalks in the specified area was subsequently completed to estimate the number of hazards present and their sizes (see map below for boundaries). All other sidewalks throughout the community were not reviewed at this time and are not included in this proposal. The Americans with Disabilities Act excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{1}{4}$ " – 2" high in the customer-specified area at St. Johns Golf and Country Club were inventoried and a total of 186 hazards meeting the specifications were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a few PSSC-repairable hazards in a sample area on St. Johns Golf Drive near the Clubhouse were marked with a blue lumber crayon (**see Figures 2 & 3 in Photo Examples below**). A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $1\frac{2}{8}$ inches (1 $\frac{1}{2}$ inches) high.

The surveyed hazards at St. Johns Golf and Country Club include some locations previously repaired by PSSC which must be repaired once again since the panels have been affected by aggressive tree root activity or ground settlement (**see Figure 5**). To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to completely eliminate the hazard (**see Figure 1 below**). For example, if the original hazard

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



was 1/2" high (4/8") and is now raised another 3/8", the new hazard would have to be repaired as a 7/8" high hazard, going further back on the panel.

Figure 1: Repair Area for Initial Repair and Re-repair



Brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At St. Johns Golf and Country Club, this situation exists where sidewalks abut homeowner driveways (**see Figure 6**). As discussed with Ms. Taylor, PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. In the case of St. Johns Golf and Country Club, the CDD is responsible for the sidewalks while individual homeowners are responsible for the driveways. Therefore, Ms. Taylor directed PSSC to **include** repairs to the concrete sidewalks adjacent to driveways composed of ungrouted pavers in order to eliminate the change in level that exists at this time.

As directed, hazards found on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal (**see Figure 7**).

This location is an ideal application for our precision concrete cutting repair method. The service will allow Sampson Creek CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for communities with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact measurements of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the high end of the price range provided is a "not to exceed" estimate.

Methodology – Preparing This Estimate

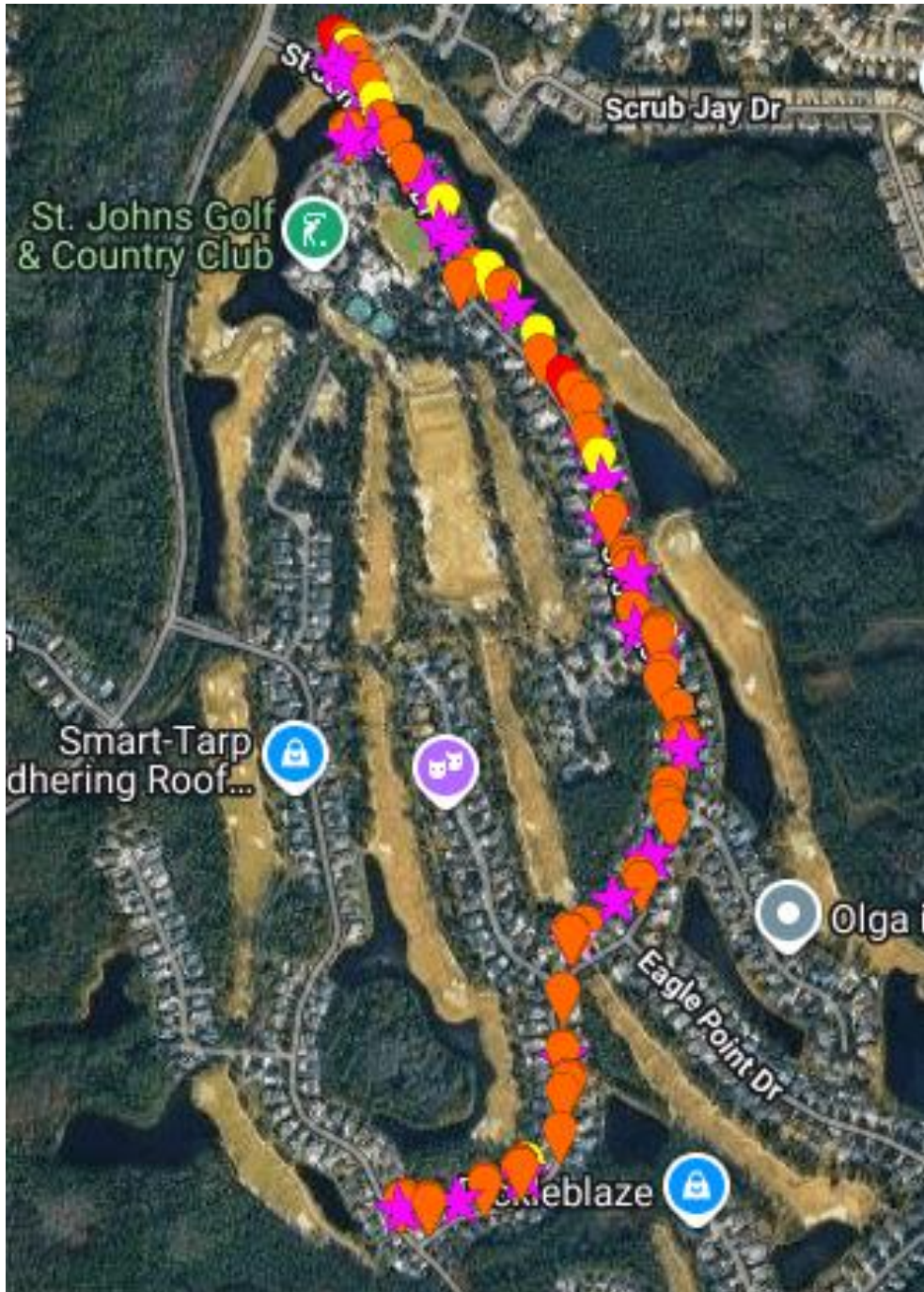
1. PSSC conducts a census of hazards that we can repair on the property's customer-specified sidewalks; the hazards are then grouped into 3 categories:

| <u>CATEGORY</u> | <u>SPECIFICATION</u> |
|-----------------|----------------------|
| 🟡 Least Severe | ¼ inch |
| 🟠 Severe | 3/8 inch to 7/8 inch |
| 🔴 Most Severe | 1 inch to 2 inches |

2. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
3. A "not to exceed" bid was prepared based on the estimated volume of repairs.



**Site Review Area – Hazards Identified on Customer-Specified Sidewalks
at St. Johns Golf and Country Club**



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Light Pink Stars** represent previous repairs made by PSSC that will need to be re-repaired due to aggressive tree root activity or ground settlement.

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Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **There was at least one hazard over 2 inches in height (see Figure 8) and at least one panel that was hollow underneath (see Figure 9) observed during our review of the customer-specified sidewalks of St. Johns Golf and Country Club. Since PSSC does not provide demolition and replacement, locations such as these are excluded from this proposal.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. **PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.**

Our initial proposal identified **186 PSSC-repairable hazards** measuring ¼” – 2” in height on the customer-specified sidewalks of St. Johns Golf and Country Club (shown in Table 1 below).

| TABLE 1: SPECIFIED AREA AT ST. JOHNS GOLF AND COUNTRY CLUB 186 TRIP HAZARDS BY HEIGHT CATEGORIES | | | | |
|---|--------------|--------|-------------|-------|
| LOCATION | LEAST SEVERE | SEVERE | MOST SEVERE | TOTAL |
| St. Johns Golf Drive | 15 | 168 | 3 | 186 |
| | 15 | 168 | 3 | 186 |
| TOTAL | | | | |



Photo Examples

Figure 2



Example of a $\frac{2}{8}$ " high "Least Severe" hazard located on St. Johns Golf Drive. These are often the hazards that people catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked "2" representing the height of the hazard in eighths of an inch.

Figure 3

Example of a $\frac{4}{8}$ " "Severe" hazard on St. Johns Golf Drive. This hazard is also in the sample area marked for the community.



Figure 4



Example of a 1" high "Most Severe" hazard located on St. Johns Golf Drive.



Figure 5

Example of a hazard on St. Johns Golf Drive that was previously repaired by PSSC. Locations such as this must be repaired again due to aggressive tree root activity or ground settlement.



Figure 6



Example of a $\frac{5}{8}$ " high "Severe" hazard located on a panel adjacent to a non-grouted brick paver driveway on St. Johns Golf Drive. As directed by the community, these types of hazards are **included** in this proposal.

Figure 7

Example of a hazard located on an oversized driveway apron where it meets the adjacent sidewalk panel on St. Johns Golf Drive. As directed by the community, these types of hazards are **excluded** from this proposal.



Figure 8



Example of a hazard raised over 2 inches on St. Johns Golf Drive. Locations such as this are **excluded** from this proposal.

Figure 9

Example of a panel previously repaired by PSSC which is raised again and now hollow underneath on St. Johns Golf Drive. Locations such as this are **excluded** from this proposal.



Pricing Summary

Table 2 below provides an estimated price range to repair the 186 hazards measuring 1/4" – 2" high that PSSC can repair on the customer-specified sidewalks of St. Johns Golf and Country Club, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

Sampson Creek CDD can select from the following two pricing options, depending upon when the signed authorization is returned to PSSC. **PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 186 hazards meeting the specification is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do only a portion of the work, this discount will not be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.



**TABLE 2: PRICING FOR 186 HAZARDS 1/4" to 2"
 IN CUSTOMER-SPECIFIED AREA AT ST. JOHNS GOLF AND COUNTRY CLUB**

| 1:12 REPAIR SLOPE | REPAIR PRICE |
|---|----------------------------|
| Price if signed authorization is returned to PSSC by July 12, 2026 | \$18,610 – \$19,354 |
| Price if signed authorization is returned to PSSC by August 26, 2026 | \$19,590 – \$20,373 |

Precision Sidewalk Safety estimates that the work can be completed in 2 – 3 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **We request that the community make arrangements for all vehicles to be moved away from the sidewalks in order for our crew to make the repairs. We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 10: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

| TABLE 3: REPAIR METHOD COMPARISON FOR ST. JOHNS GOLF AND COUNTRY CLUB | | | |
|---|---------------|------------------|---|
| METHOD | ADA COMPLIANT | TIME REQUIREMENT | POSSIBLE INCIDENTAL DAMAGES |
| Precision | Yes | 2 - 3 Days | None |
| Grinding | No | 9 - 11 Days | Adjacent sidewalk panels, landscaping, and sprinkler heads |
| Replacement | Yes | 31 – 35 Days | Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning |

Grinding

Although grinding is sometimes used for the removal of trip hazards in private communities, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 11 shows results from a typical grind.

Figure 11: Typical Results from a Grinder



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Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications, and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

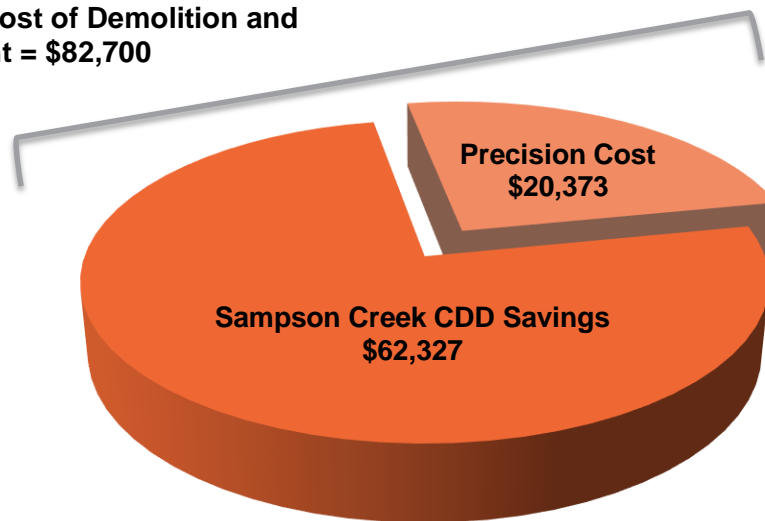
Based upon various panel sizes totaling approximately 4,135 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace panels is **\$82,700**. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring 1/4” – 2” in the customer-specified area of St. Johns Golf and Country Club, the maximum cost for PSSC repairs at the 1:12 slope is **\$20,373**, which is an **estimated savings of \$62,327 or 75%**, shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The **actual cost** for demolition and replacement would likely be three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition and Replacement = \$82,700



Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Sampson Creek CDD would achieve the following environmental savings:

Natural Resources Saved:

- Approximately **93 tons** of waste concrete from removal and placement in landfills (est. **1,376 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot).
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil Fuels Saved: estimated **179 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **93 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **1.61 Metric Tons**

- based on the Greenhouse Gas Equivalencies Calculator, US Environmental Protection Agency

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring ¼” - 2” in height in the customer-specified area at St. Johns Golf and Country Club.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Hazards only on sidewalks in the customer-specified area
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple crack(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on panels that run through the driveway having the same width as the sidewalk
- Hazards on sidewalks adjacent to ungrouted brick paver driveways





The following special conditions **are not** currently included this proposal:

- Hazards greater than 2” or panels that are too broken for repair or are hollow underneath
- Hazards on sidewalks in the remaining areas of the community
- Hazards on oversized driveway aprons where they meet the adjacent sidewalk panels

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

| | |
|--------------------------------|--------------------------------|
| U.S. Pat. No. 6,896,604 | U.S. Pat. No. 6,827,074 |
| U.S. Pat. No. 7,143,760 | U.S. Pat. No. 7,402,095 |
| U.S. Pat. No. 7,000,606 | U.S. Pat. No. 7,201,644 |

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs



EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of
Disability Public Accommodations and in
Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 - a - 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 - a - 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

| | | | |
|-------------------------|--|---|-------------|
| SCOPE OF PROJECT | Repair at a 1:12 slope trip hazards measuring ¼” – 2” in height in the community-specified areas that PSSC’s method is able to repair as identified in Proposal FLNE295 Please circle the option selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below. | | |
| PROPERTY | St. Johns Golf and Country Club for Sampson Creek CDD | | |
| COST | PRICE IF AUTHORIZATION IS RECEIVED BY JULY 12, 2026: \$18,610 - \$19,354 | PRICE IF AUTHORIZATION IS RECEIVED BY AUGUST 26, 2026: \$19,590 - \$20,373 | DATE |

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard’s actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader’s judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer’s alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC’s control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew’s scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew’s departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

Repair of hazards on panels adjacent to ungrouted brick paver driveways

| | | |
|--|-----------------|------------|
| APPROVED BY | NAME | |
| | SIGNATURE | |
| | TITLE | |
| | PHONE | ALT. PHONE |
| BILLING INFO (All invoices sent electronically) | EMAIL | |
| | INVOICE TO NAME | |
| | ADDRESS | |

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

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7.

fastsigns.com/299

Payment Terms: Payment Upfront

Created Date: 6/4/2026

DESCRIPTION: Amenity Center Entrance Sign - Painted HDU

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 | \$3,561.07 | \$3,561.07 |
| 1.1 | MISCELLANEOUS - Painted and Sandblasted 48"x36"x1" HDU Foam Sign, Painted Black and Gold with Textured Background Part Qty: 1 | | | |
| 1.2 | HQ OUTPUT TO RIGID MATERIAL - 6MM ACM Backer Panel Part Qty: 1 Width: 48.00" Height: 36.00" Sides: 1 | | | |
| 1.3 | IN HOUSE INSTALLATION - Installation Part Qty: 1 | | | |
| | | | Subtotal: | \$3,561.07 |
| | | | Taxes: | \$267.08 |
| | | | Grand Total: | \$3,828.15 |
| | | | <i>Credit Card Surcharge:</i> | 3.00% |
| | | | <i>Total with Surcharge:</i> | \$3,942.99 |

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

Potential Future Capital Improvements

Sampson Creek CDD

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

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

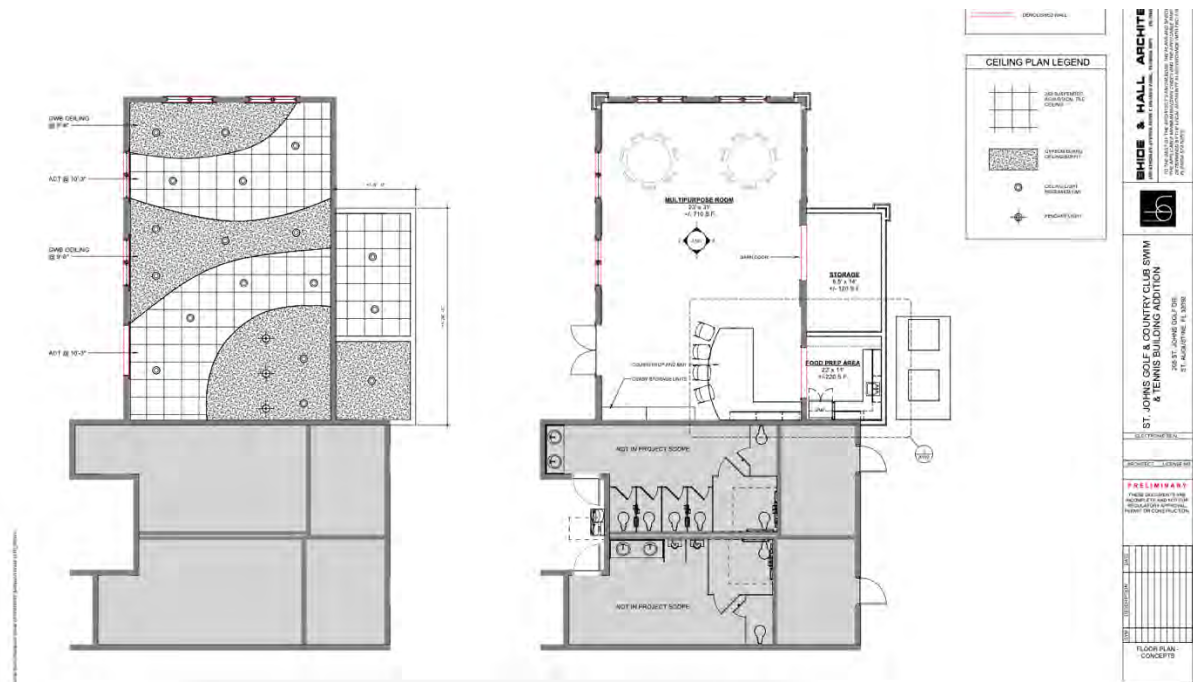


Potential Future Capital Improvements

Sampson Creek CDD

Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

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

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

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

Potential Future Capital Improvements Sampson Creek CDD



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



Potential Future Capital Improvements

Sampson Creek CDD

Installation of Pickle Ball Courts:

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

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

Site Selection:

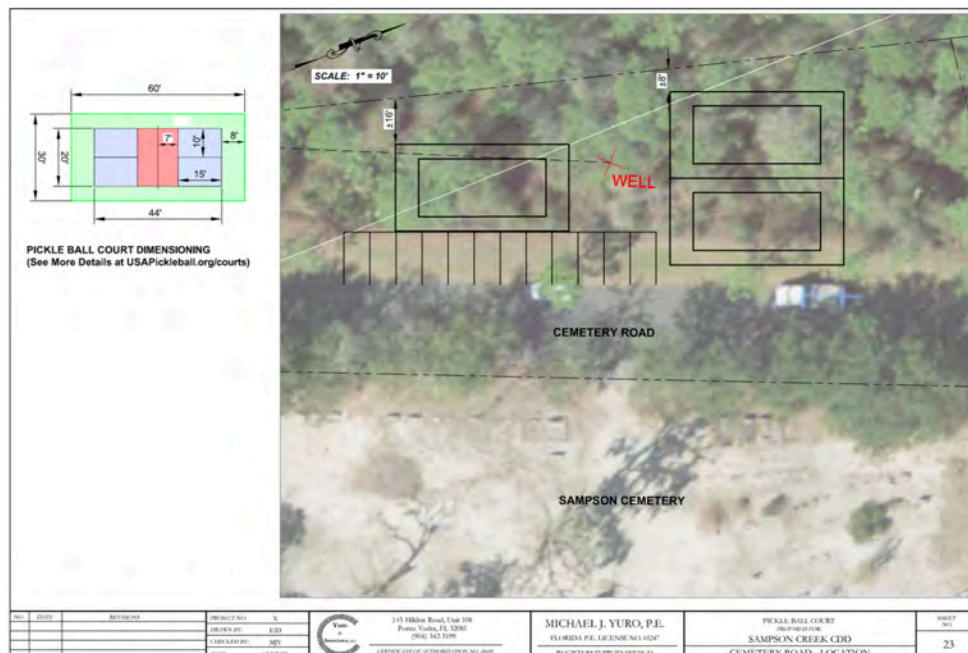
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along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

Sound Study:

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

Project Cost Estimates:

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



Potential Future Capital Improvements

Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

Pool Deck Renovation

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager



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

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

Est ID: EST5092169
Date: Jan-05-2025

Tear Out and Prep \$14,426.54

| | | | |
|--|---|--------------------------------|-------------------------------------|
| | 1 | Hardscape Crew | |
| | | Crew Truck (+ Install Trailer) | |
| | | * Dingo | |
| | | * Cat Skid Steer | |
| | 2 | Concrete Roll Off | Concrete Roll Off - Rental and Pull |
| | 3 | dump truck waste | |

Hardscape \$76,006.79

| | | | |
|--|----------|-------------------------------------|--|
| | 1 | Hardscape Crew | |
| | | Crew Truck (+ Install Trailer) | |
| | | * Dingo | |
| | 3 each | Weed Fabric 4' x 250' | |
| | 120 Bags | Concrete - Bagged | |
| | 2 | Diamond Blade | |
| | | * Cat Skid Steer | |
| | 1 | Pavers Block Polysand Caps Delivery | |
| | 48 tube | PL Landscape Adhesive - 28oz | |

| | |
|-----------|-------------------------------|
| 3 triaxle | 18 ton 57 recycled - 3/4 |
| 1 triaxle | 18 ton paver base - 3/8 minus |

Landscape **\$45,906.79**

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

Drainage **\$4,666.67**

Fencing **\$9,333.33**

Irrigation **\$8,666.67**

Electrician **\$6,666.67**

| | |
|------------------------|--------------------|
| Concrete - Ramp | \$13,333.33 |
|------------------------|--------------------|

| | |
|--|---------------|
| 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 warranted.

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

Sod and seed:

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

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

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

Hardscape:

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

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

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

Lighting:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

Contractor: _____
James Merritt

Client: _____

Signature Date: _____
02/12/2025

Signature Date: _____

Email: james@livealohanow.com

ESTIMATE

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

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



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

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

Estimate details

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

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

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

Total **\$79,405.00**

Note to customer

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

Expiry date 01/12/2025

Accepted date

Accepted by

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



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 2821

DATE 02/14/2025

EXPIRATION DATE 03/14/2025

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

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

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

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

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

Accepted By

Accepted Date



Chad Bishop

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

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

[Details](#)

Hey Daniel!

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

Thanks!



UrbanEdge

Professional Landscaping



walk thru design video.wmv

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



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 3006

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

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

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

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

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

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

| | |
|--------------|---------------------|
| SUBTOTAL | 164,679.70 |
| TAX | 5,022.53 |
| TOTAL | \$169,702.23 |

Accepted By

Accepted Date

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



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 3007

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

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

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|-----------|-----------|
| Sod, Bermuda Tifway 419, per sq ft | | | |
| Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field. | 1 | 5,850.00 | 5,850.00 |
| Product Sales:Mulch:Mulch Mulch, per cu yd | 8 | 72.50 | 580.00T |
| Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd | 25 | 85.00 | 2,125.00T |
| Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Install new plant designs for all patio terrace bed areas based on design plans. Install new sod on top terrace levels to repair from construction. Install fresh mulch in all bed areas. Final clean up and debris removal. | 1 | 14,850.00 | 14,850.00 |
| Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system. | 1 | 6,500.00 | 6,500.00 |
| Irrigation Installation to Include: -Install 3 new zones for landscape design. | | | |
| Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property. | | | |
| Construction Items: Performed by our Licensed Tradesman | | | |
| Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. | 1 | 6,250.00 | 6,250.00 |
| 120 linear feet 1 gate New stainless fasteners Concrete set posts | | | |
| Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. | 1 | 2,850.00 | 2,850.00 |
| Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply. | | | |
| Notes Installations of specified handrails for ramp and stairs are not included in pricing. | 1 | 0.00 | 0.00 |
| Work is to be performed by others. | | | |
| Site Work/ Demolition: Erosion Control & Debris Removal | | | |
| Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs) | 1 | 10,250.00 | 10,250.00 |
| Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$94,167.32 | 1 | 0.00 | 0.00 |
| There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice. | | | |

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

| | |
|--------------|---------------------|
| SUBTOTAL | 182,639.75 |
| TAX | 5,694.89 |
| TOTAL | \$188,334.64 |

Accepted By

Accepted Date



Chad Bishop

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

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

Details

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!

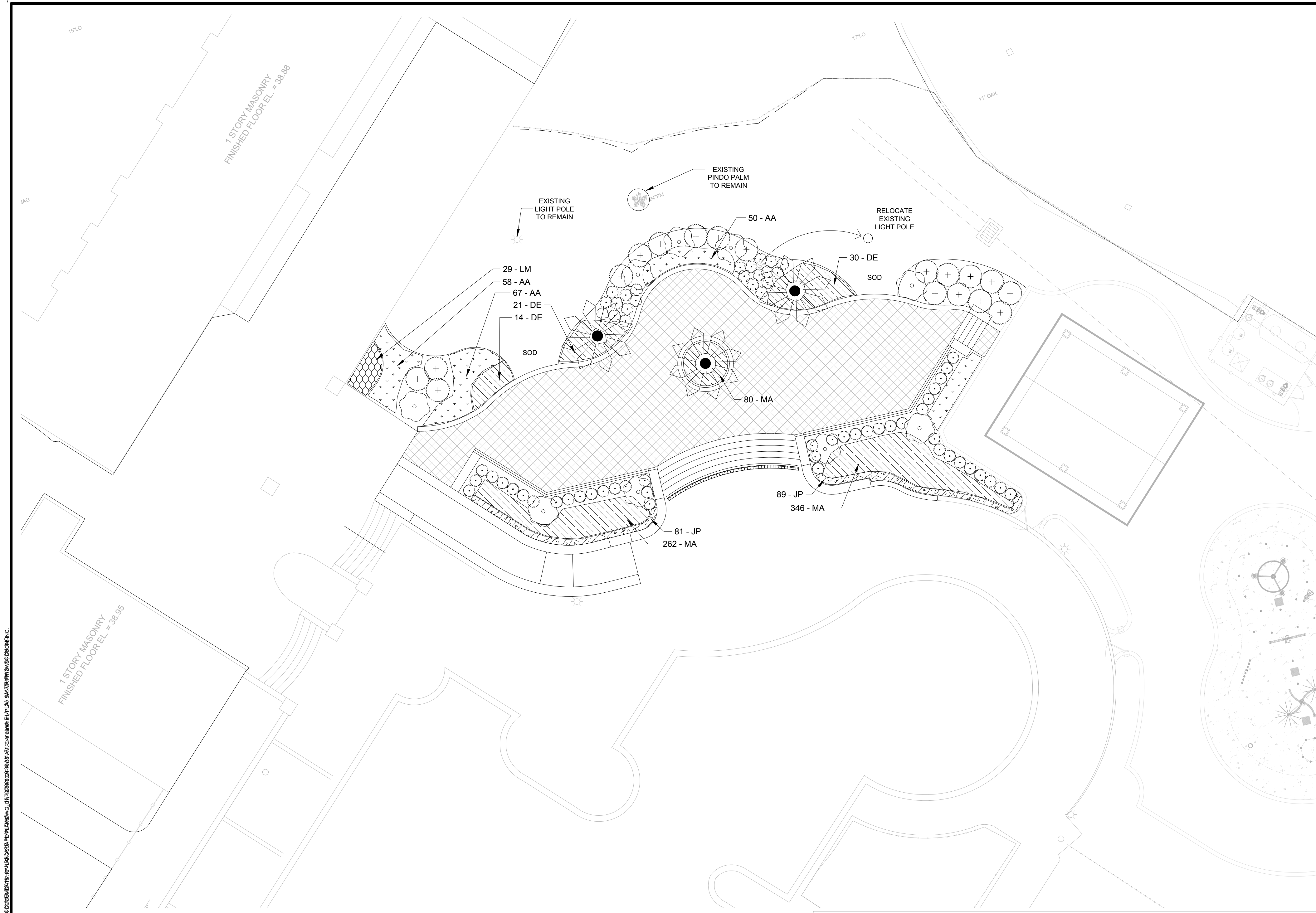


UrbanEdge

Professional Landscaping



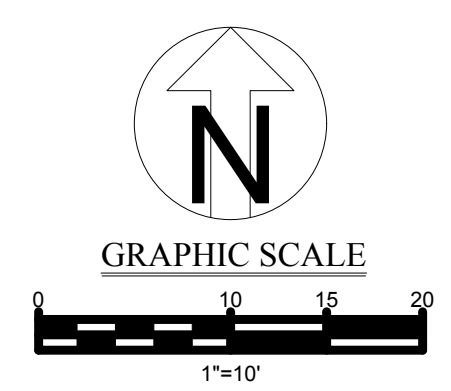
walk thru design video.wmv



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:**
- 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.
 - 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.
 - 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.
 - 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
 - PINE BARK SHOULD BE USED IN ALL BEDS AND TREE RINGS UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
 - 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.
 - IRRIGATION WILL BE PROVIDED (BY OTHERS).
 - 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.
 - SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
 - 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.
 - TREES SHALL NOT BE PLANTED CLOSER THAN 7.5" FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
 - SOD ALL DISTURBED AREAS NOT OTHERWISE PLANTED WITH TREES OR SHRUBS. SOD SHALL MATCH EXISTING SOD UNLESS OTHERWISE STATED.
 - A MINIMUM OF 3' OF SPACE SHALL BE PROVIDED BETWEEN ANY PROPOSED LANDSCAPING AND FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
 - 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.

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



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

LANDSCAPE PLAN

SAMPSON CREEK CDD - AQUATICS PHASE 2

ST. JOHNS COUNTY

PREPARED FOR

SAMPSON CREEK CDD

MATTHEWS | DECCM

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

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

REVISIONS

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

EL: 16080.03

SUB: AA

DATE: 12-14-23

JOB#: 16080.03

PLANTING NOTES

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

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

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

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.

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

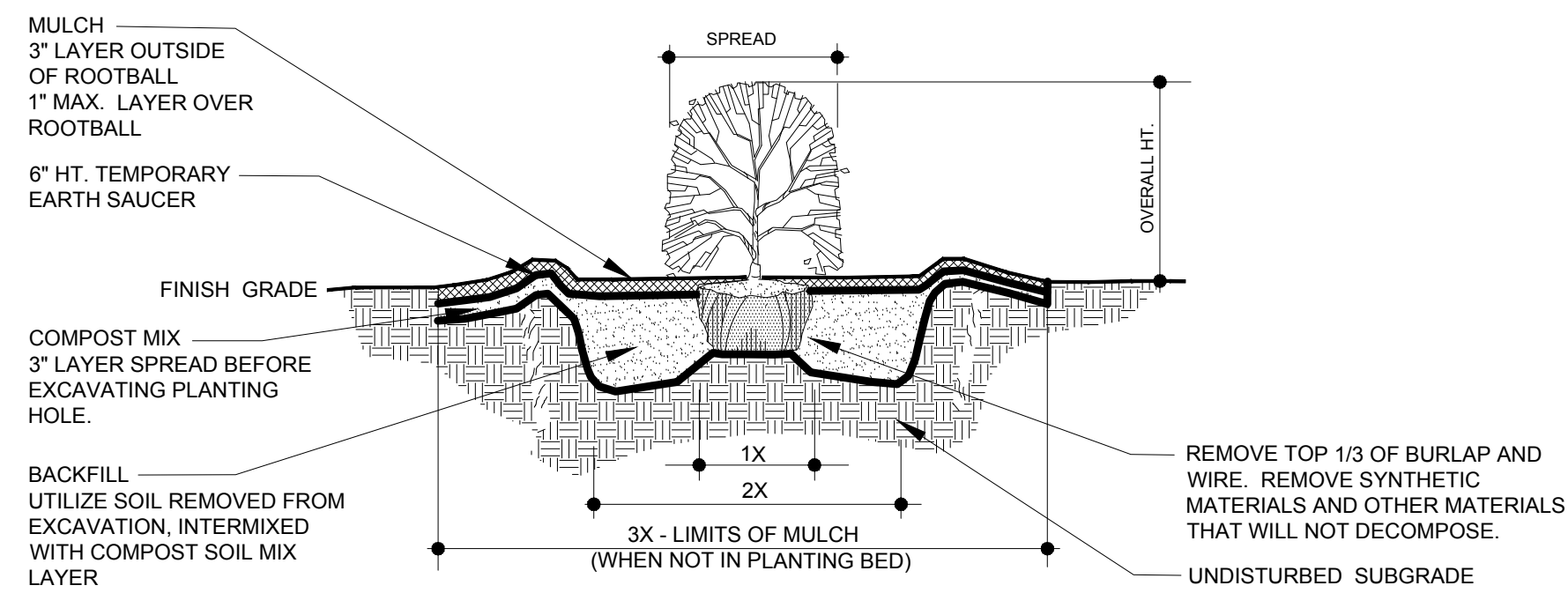
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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

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

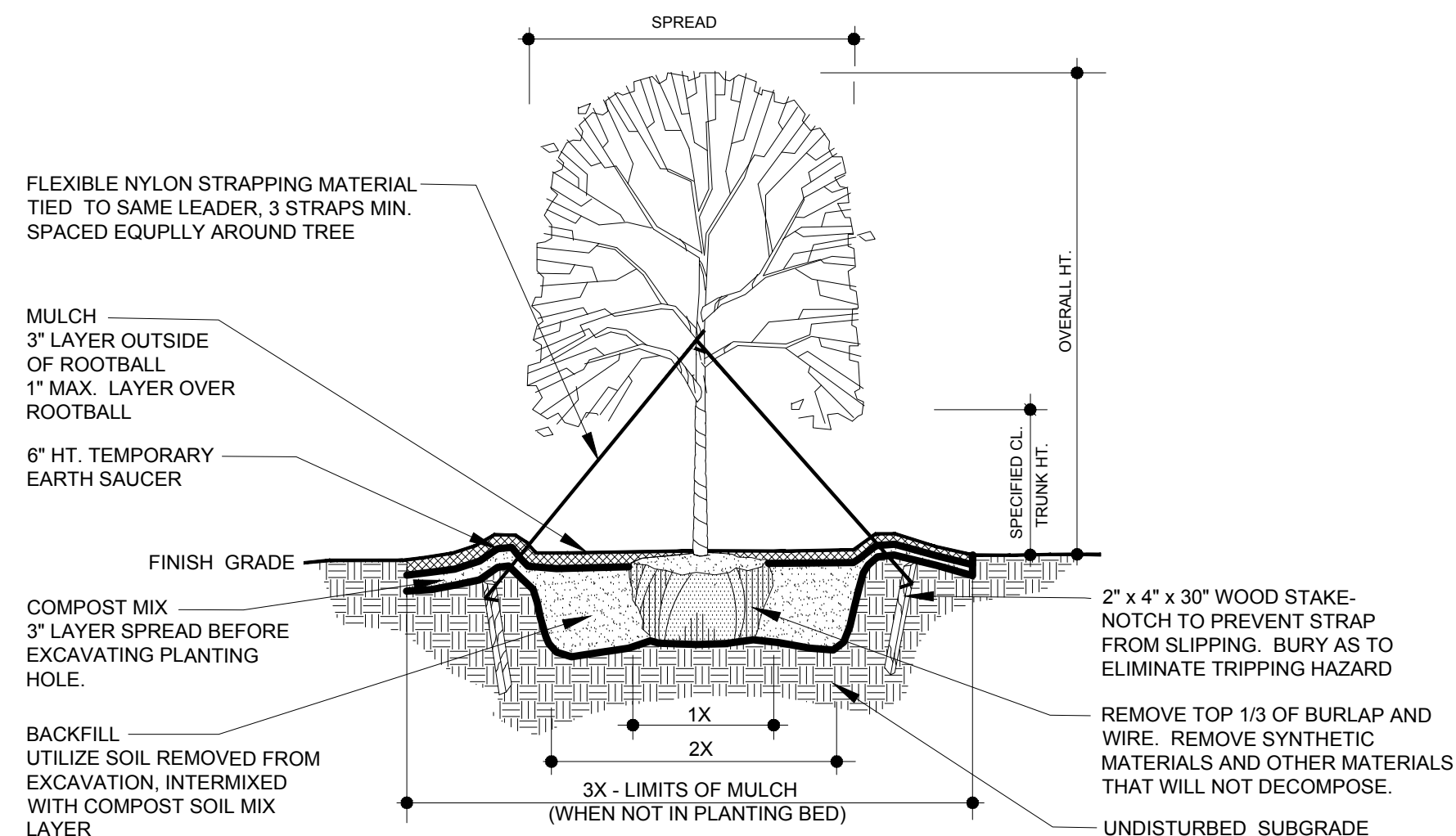
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

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



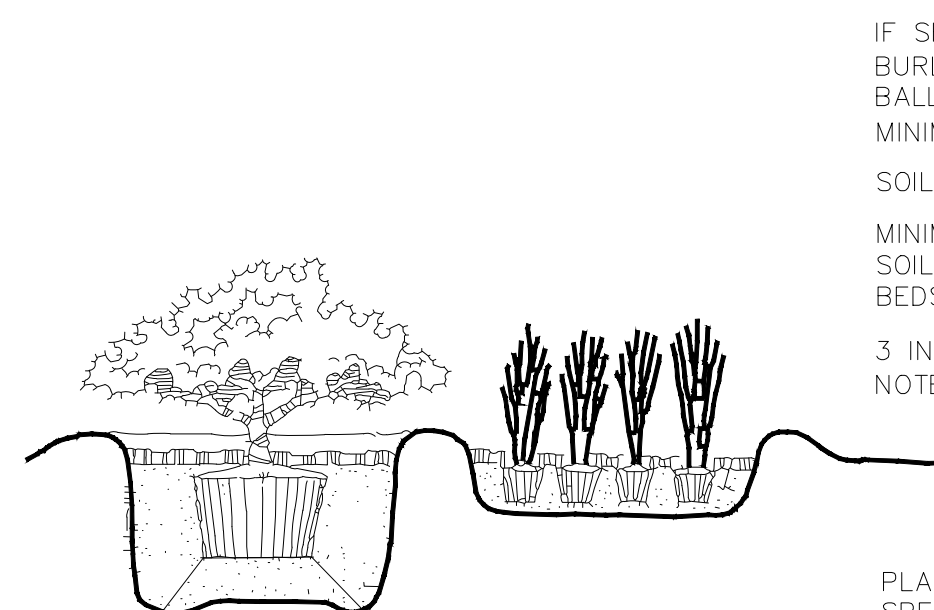
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
 - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT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

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



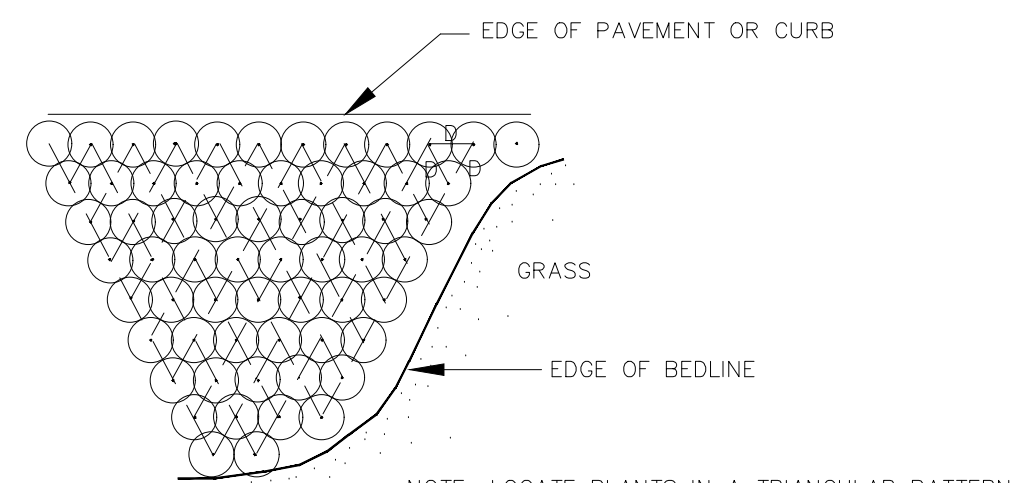
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
 - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT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

TREE PLANTING - SINGLE TRUNK
N.T.S.

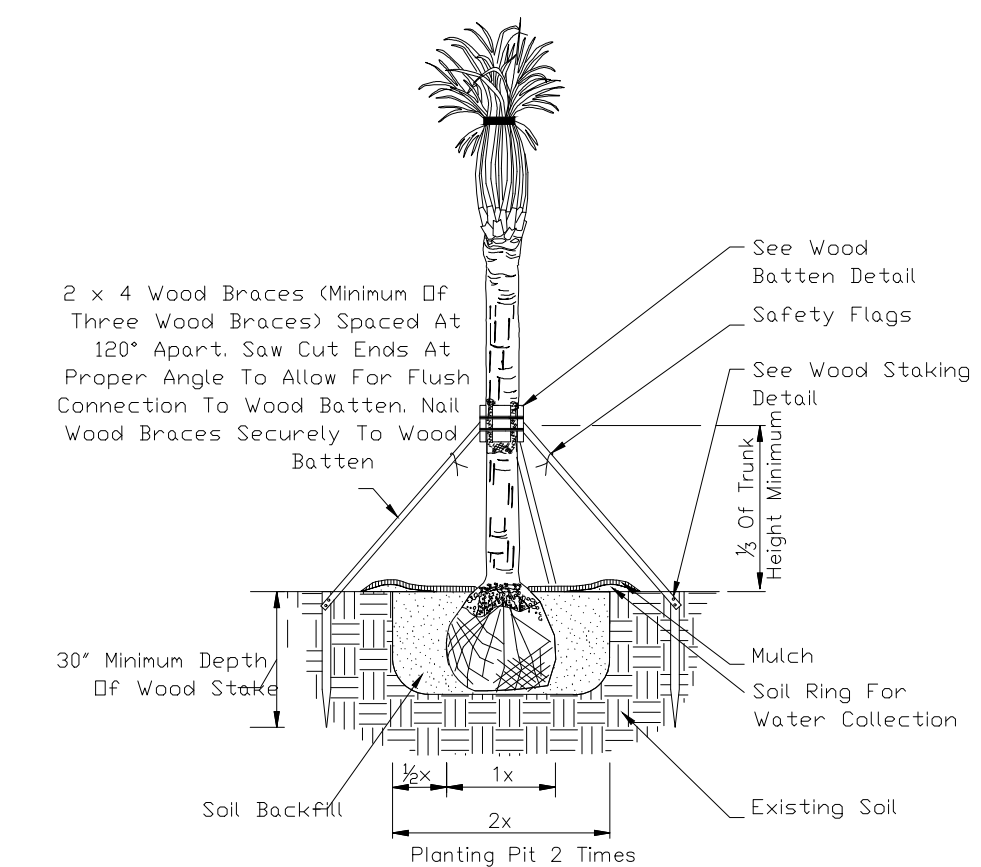


SHRUB AND GROUND COVER PLANTING DETAIL

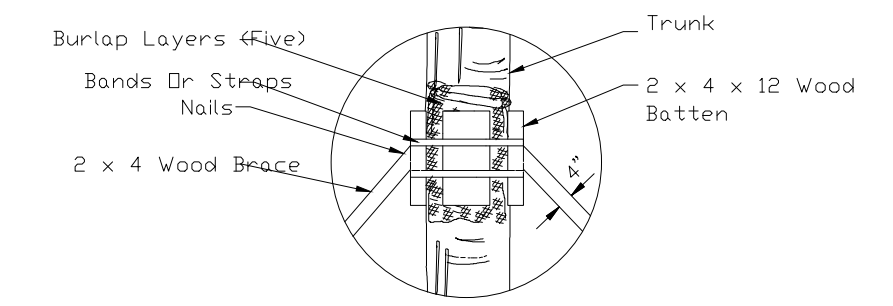
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL
MINIMUM 2" PINE BARK MULCH.
SOIL BERM
MINIMUM 12" DEPTH OF PLANTING SOIL IN GROUND COVER PLANTING BEDS
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)



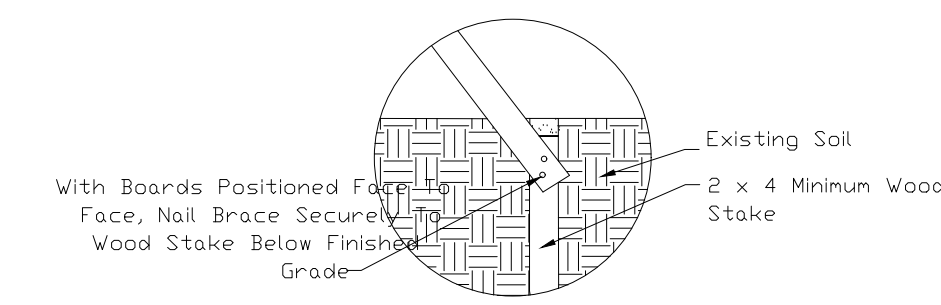
SHRUB/GROUND COVER SPACING PLAN



PALM PLANTING
FOR UP TO 24" CLEAR TRUNK



WOOD BATTEN DETAIL



WOOD STAKING DETAIL

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

P-CO-15

REGISTERED ENGINEER
SILEX R. AGREE, P.E.
CAP#26535 FL#73155

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

JOB NO.: 16090.03

MATTHEWS | BCCM

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

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

L2
OF 6





















































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,

A handwritten signature in black ink that reads 'Dustin Woods' in a cursive script.

Dustin Woods

Estimator

904-684-3497

dwoods@marandbuilders.com



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

January 14, 2026

Re: Sampson Creek CDD Amenity Addition

Mr. Daniel Laughlin,

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

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

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

Alternate 1:

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

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

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

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

Sincerely,

Steve Brogdon

Steve Brogdon
Brogdon Builders, LLC
Vice President

Project: Sampson Creek CDD Amenity Addition

Date: 01/14/2026

Plans Dated: 11/17/25

Estimator: SWB



BROGDON BUILDERS

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

C.

Fast Dry Courts:

| | 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 |
| FOR RESURFACING TOTALS | \$52,995 | N/A | \$104,495 | \$121,195 | \$131,895 | \$171,395 | \$186,895 | Both Projects Total: \$282,395 |
| FOR REBUILDING TOTALS | N/A | \$282,500 | \$334,000 | \$350,700 | \$361,400 | \$400,900 | \$416,400 | Both Projects Total: \$511,900 |

NIDY:

| | 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 |
| FOR RESURFACING TOTALS | N/A | N/A | N/A | N/A | N/A | N/A | | N/A |
| 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:

| | 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 |
| FOR RESURFACING TOTALS | N/A | N/A | N/A | N/A | N/A | N/A | | N/A |
| 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 |



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 Tropiccoat[®] 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.*

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479

CONSTRUCTION <> RESURFACING <> MAINTENANCE <> SUPPLY



*** 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

www.fast-dry.com & www.10-s.com

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



General Information

Proposal Submitted To

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

Location

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

Email: staylor@vestapropertyservices.com

Created Date: 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 1/2" of SP 9.5 RAP Asphalt on court. Approximate Paved Area: 120' x 120' per battery (two total batteries)

- Furnish and install four (4) new sets of black tennis posts and nets complete with concrete footings.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply two (2) coats of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court:
- Inbounds Color: Dark Blue
- Outbounds Color: Dark Green
- Paint regulation tennis court markings with white textured line paint.
- Furnish and install approximately 960 LF of 10' high black powder-coated perimeter fencing complete with four (4) gates, complete with bottom rail - 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 and removed from site. Lights will stay.
3. **Base Corrections** – Minor base corrections will be made. DOES NOT INCLUDE ADDITIONAL FILL, IF REQUIRED.
4. **Laser grade and roll for compaction**
5. **Base Course** – Existing base will be rolled and laser graded and compacted following a 1" in 10' slope.
6. **Asphalt** - A one and one-half (1 ½) inch thick surface course of S3 hot-mix asphalt (Type III) shall be placed over the base course. *(The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)*
7. **Saw Cut** - Courts will be saw cut along perimeter to have clean cut edge.
8. **Equipment** – Four (4) sets of standard, external wind 3" O. D. tennis post sleeves will be installed in concrete. Provide and install four (4) sets of tennis net posts and four (4) tennis nets installed.
9. **Prep** - Scrape the court's surface of all dirt, debris and loose material.
10. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
11. **Patching** - Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.



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

Pricing

The total price for the above outlined work **\$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

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

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

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

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

Additional watering: YES _____ NO _____

Terms and Conditions

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

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

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

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC

Oscar Miranda Jr.

904-312-0382 cell

OMirandaJr@ruppertcompanies.com

Date: _____

E.



March 16, 2026

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

Attn: Stephanie Taylor

Re: Tennis Court Relandscape

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

Scope of Work

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

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

Plants:

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

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.

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

Acceptance of Proposal:

Stephanie Taylor

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

Date: _____

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 Agreement Tracker

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

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

TENTH ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **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.

Present and constituting a quorum were:

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

Also present were:

| | |
|--------------------------------|-------------------------|
| Daniel Laughlin | GMS |
| Joe Brown <i>(via phone)</i> | Kutak Rock, LLP |
| Ross Miller <i>(via phone)</i> | Matthews |
| Stephanie Taylor | Vesta Property Services |
| Jason Davidson | Vesta Property Services |
| Oscar Meranda | Ruppert Landscape |
| Chris Cessera | Ruppert Landscape |
| Anthony Bretz | Ruppert Landscape |
| Court Surfaces Representative | |
| Residents | |

The following is a summary of the actions taken at the May 21, 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. Davis.

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

A. Athletic Field One-Time Use

Ms. Taylor presented an amenity booking request from a resident for one-time use of the athletic field for a volleyball tournament on Sunday, May 31, 2026 from 9:00 a.m. to 3:00 p.m. Mr. Geary was not in favor of the request. Mr. Leary, Ms. Weitzel and Mr. Yuro had no issues with it.

On MOTION by Mr. Leary seconded by Mr. Yuro with Ms. Weitzel, Mr. Leary and Mr. Yuro in favor and Mr. Geary dissenting, the amenity booking request for a one-time use of the athletic field for a volleyball tournament on May 31, 2026 from 9:00 a.m. to 3:00 p.m. was approved. (Motion Passed 3-1)

B. Tennis Court July – September Use

Ms. Taylor presented an amenity booking request from a tennis team requesting use of three courts on Thursdays from July to September from 9:00 a.m. to 12:30 p.m., for a Summer league. There were no scheduling issues and the majority of participants were residents. Discussion ensued.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request for a Summer league tennis team to use three courts from July to September on Thursdays from 9:00 a.m. to 12:30 p.m. was approved.

C. On-Deck and Rec Room Storage Use

Mr. Laughlin presented an amenity booking request from the Stingrays Swim Team for an on deck and rec room storage unit. A representative of the Stingrays Swim Team requested that the CDD Board allow the Stingrays to place a 7x3 storage unit in the amenity room to store electronics. Mr. Geary was in favor of it, as the swim team was an important part of the community. Ms. Weitzel agreed.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request from the Stingrays Swim Team to have on-deck and rec room storage was approved.

- **Discussion of Future Amenity Capital Improvements – Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild (Item 6C)**

Ms. Taylor requested that the Board hear the presentation of the tennis court resurfacing from a representative of Court Services, at this time. A representative of Court Services confirmed when they looked at the courts, they noted significant cracking, due to a failing base and recommended a total rebuild, as cracks would reappear in another location if it was resurfaced. However, if the Board wanted to resurface it, they recommended a more robust crack repair using RiteWay, a combination of fiberglass and geotextiles, which was estimated to cost \$171,000.

Mr. Yuro questioned the asphalt base on tennis courts. The representative of Court Services indicated that the spec was 1.5 inches of asphalt over 6 inches of limerock base. Mr. Leary questioned who laid the asphalt, the warranty and history of the company. The representative of Court Services stated that they could self-perform it or work with a subcontractor. The warranty was one year, which was the industry standard. They have been in business for 30 years but recently sold the company to Nidy. Mr. Yuro recalled that a vendor mentioned drainage issues with the basketball courts and questioned Court Services recommendation. The representative of Court Services confirmed that they had not evaluated the drainage issues; however, when they demolish and rebuild courts, they followed the existing slopes of the courts. Mr. Yuro questioned how long a full rebuild would take. The representative of Court Services estimated 90 days. They also proposed redoing the fence.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team

1. Report

Mr. Oscar Meranda of Ruppert Landscape introduced Mr. Anthony Bretz, their Branch Manager. There were no major obstacles over the last month or rain delays. Their focus continues to be around the amenities, shaping up plants and tip pruning as needed, especially on St. Johns Golf Drive and getting the scoreboard ready for next month. The biggest challenge

were the Magnolias that were dropping leaves due to heat stress, which they were maintaining as much as they could. They were able to complete their mowing cycle through the main areas, common areas and all of the pond banks. The annuals were doing well. The next rotation was in mid-June. They would like to stage an area with cones and a tarp, in order to remove a couple of beds. Homeowners were welcome to take flowers. The Irrigation Manager was unable to attend this meeting, but during a routine irrigation inspection, two mainline breaks were discovered and were repaired. They were monitoring hotspots. One was discovered in Area 18, due to a controller battery not functioning properly. Spot treatment of weeds through cracks and mulch beds, was completed every service visit. Goose grass was starting to sprout by the 210 pond, which they would hand pull. The next turf application was in early June.

Mr. Leary reported that the irrigation on St. Johns Golf Drive was not running consistently. Mr. Merenda believed that the issue may be that the golf course was running their irrigation by the soccer fields, causing low pressure. Mr. Cessera indicated that the irrigation team would check the irrigation lines to the clock and see if they could change some of the times, as St. Johns County changes the pressure on some of the pumps down CR 210, causing the loss of pressure in some zones. It may have to be changed to an overnight run cycle. Mr. Leary requested that Ruppert ask the golf course to change the running time of the zone to 3:00 a.m. Mr. Leary was happy with Ruppert, as everything looked great, especially the flowers. Mr. Cessera liked to see residents taking the flowers that were pulled and suggested having a community celebration.

2. Proposal for Freeze Damage Plants

Mr. Laughlin presented a proposal from Ruppert, in the amount of \$885, to replace all of a freeze damage plants. Mr. Yuro recalled that Ruppert agreed to trade off some services to make up for disappearing in January and February. Mr. Cessera pointed out that Ruppert agreed to pay for half of the cost of the hedges. Ms. Weitzel questioned what plants had freeze damage. Mr. Meranda indicated that this proposal was to replace the Arboricolas and Hawaiian Tis. Ms. Taylor pointed out that some of the plants that did not survive, were at the Amenity Center and turning off of St. Johns Golf Drive into the parking lot.

On MOTION by Mr. Leary seconded by Mr. Geary with all in favor the proposal from Ruppert Landscaping for freeze damage plants in the amount of \$885 was approved.

3. Proposal for Median Sod Repair

Ms. Taylor presented a proposal from Ruppert, in the amount of \$685, to repair all of the sod in the center median, which was damaged by a vehicle. Mr. Cessera reported that a semi-truck caused ruts that were 2 to 3 feet deep and destroyed some irrigation.

On MOTION by Mr. Geary seconded by Mr. Yuro with all in favor the proposal from Ruppert Landscaping to repair the median sod in the amount of \$685 was approved.

4. Proposal for St. Johns Golf Drive Curblin Redesign

Ms. Taylor presented a proposal from Ruppert, in the amount of \$7,150, for curblin redesign on St. Johns Golf Drive. Ms. Weitzel questioned the location. Mr. Leary indicated that it was before the entrance of the Amenity Center. Mr. Yuro pointed out that there would be Variegated Jasmine. Mr. Bretz confirmed that Jasmine was shade and drought tolerant and once it grows, it could be shaped. Mr. Merenda indicated that there would be multiple Jasmine beds with alternating Bermuda. Mr. Leary questioned the amount left in the budget. Mr. Laughlin confirmed that they were at their budgeted amount for landscape contingency, but there was \$50,000 in the landscape maintenance budget for the remainder of the year. Discussion ensued.

Ms. Weitzel MOVED to approve the proposal from Ruppert for curblin redesign on St. Johns Golf Drive in the amount of \$7,150 and Mr. Leary seconded the motion.

Mr. Yuro was in favor of it, but voiced concern with kids on bicycles running over it. Mr. Bretz indicated that they would ensure that the areas they were replacing were marked off with caution tape and signs, to keep traffic out of those areas for 90 to 180 days. Mr. Leary asked if the Jasmine would go up to the golf cart crossing. Mr. Bretz confirmed that it would go just before the golf cart crossing. Mr. Leary suggested having a break for the golf carts.

On VOICE VOTE with all in favor the proposal from Ruppert for curblin redesign on St. Johns Golf Drive in the amount of \$7,150 was approved.

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

Mr. Laughlin presented a proposal from Ruppert for shade tolerant plants on St. Johns Golf Drive, next to the basketball court, in the amount of \$9,697. Mr. Merenda pointed out that this proposal had a 50% price reduction. Mr. Leary questioned the vegetation that they were proposing. Mr. Bretz indicated that there would be Jasmine, Philodendrons, Agapanthus and other shade tolerant plants that produce some color, between the road and the sidewalk. The Bermuda turf would be removed. Mr. Leary pointed out that the turf did not do well, because there was no water and questioned the warranty. Mr. Cessera indicated that there was a 12-month warranty. Mr. Leary requested that Ruppert not purchase any plant materials until the irrigation system was 100% working. Mr. Cessera confirmed that immediately after the existing plant material was removed, Ruppert would perform a full inspection.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal from Ruppert Landscaping for shade tolerant plants on St. Johns Golf Drive in the amount of \$9,697 was approved.

6. Proposal for Amenity Sign Design

Ms. Taylor presented a proposal from Ruppert for amenity sign design in the amount of \$615. A mulch bed would be added with some Arboricola, Blue Daze and Muhly Grass, to give it an extra pop.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the proposal from Ruppert Landscaping for the amenity sign design in the amount of \$615 was approved.

Ms. Taylor presented a proposal from Ruppert for two pallets of Bermuda sod to fill in sparse Bermuda on St. Johns Golf Drive in the amount of \$1,800. Mr. Leary did not want to install it until the irrigation issues were resolved.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal from Ruppert Landscaping for 2 pallets of Bermuda sod in the amount of \$1,800 was approved.

Ms. Taylor presented a proposal from Ruppert for 12 pallets of St. Augustine sod, to fill in sparse areas on Leo Maguire Parkway, in the amount of \$10,030. Mr. Merenda recalled that the original estimate was for 40 pallets of sod for the majority of Leo Maguire Parkway and it was reduced to 16 pallets. His recommendation was for the Board to approve the reduced proposal and re-evaluate what else was needed. Mr. Geary asked if the irrigation was working. Mr. Merenda confirmed that it was working perfectly.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal from Ruppert Landscaping for 12 pallets of St. Augustine sod along Leo Maguire Parkway in the amount of \$10,030 was approved.

B. Attorney

Mr. Joe Brown of Kutak Rock, filling in for Mr. Wes Haber, reported that Mr. Haber was working on a resolution for staff spending authority and would provide it at the next meeting.

C. Engineer

Mr. Ross Miller of Matthews reported that he was replacing Mr. Branden Marcinell. There were a couple of approved proposals for the curb inspection and Public Facilities Report. The inspector would be onsite for the curbs either next week or the week after and would provide their report at the next meeting. Mr. Leary questioned the turnover at Matthews. Mr. Miller confirmed that many people left the company.

D. District Manager

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

Mr. Laughlin reported that there were 1,930 registered voters in the District as of April 15, 2026, according to the St. Johns County Supervisor of Elections.

2. Reminder of Upcoming General Election

Mr. Laughlin reminded the Board that this was a General Election year and the qualifying period was Noon on June 8th to Noon on June 12th. To qualify, candidates must go to the Supervisor of Elections office. There was an early qualifying period on May 26th. Seats 1, 3 and 5 were up for election, as Mr. Davis, Mr. Yuro and Mr. Leary's terms ended in November of 2026. Mr. Laughlin would send out an eblast to residents and reported that the slip and fall case was resolved without going to trial.

E. General Manager

1. Amenities and Operations Report

2. Lake Doctors

3. Soccer Field Report

Ms. Taylor presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. A controller at the pool broke down and would be repaired tomorrow. The lifeguards would have ongoing training. An eblast would be sent to residents so that they were aware of it. The slide was resurfaced, looked nice and moved faster. Another vendor was found for the picnic table and bench slats and she was waiting for a proposal. Mr. Yuro questioned the cost of the replacement boards and why they were hard to find, as they had broken benches for seven months. Mr. Davidson indicated that the issue was with the manufacturer. Mr. Leary suggesting using ChatGPT for vendors.

Ms. Taylor reported that the streetlight pole on St. Johns Golf Drive, was purchased. It would take 8 to 10 weeks to ship. The wooden bridge on CR 210 has been painted. The post caps should be installed shortly. The entry monuments on St. Johns Golf Drive, Eagle Point Drive and Stonehedge Trail were cleaned. The awning repainting should be completed by Memorial Day. Precision Sidewalk was working on the next survey. She asked them to look at St. Johns Golf Drive and provide a list of repairs. The speed limit sign was changed to show 25 miles-per-hour (MPH) in green, but there needed to be one more adjustment, as 26 MPH also turned green. She met with MNG Lighting about the holiday lights.

Ms. Weitzel reported that the buckets were not working at the Splash Pad. Mr. Yuro noted that the seals on the water shooters were leaking. Ms. Taylor indicated that Mr. Clayton Smith was coming to look at it. Mr. Geary requested that staff smooth out the sand on the volleyball court once a week, but voiced concern that it was not used more. Ms. Taylor

confirmed that it has not been maintained the way that it should be and was under trees that left plant material. Ruppert would remove the plant material once a month and staff would rake the sand. Once it looked nice, she would review the participation numbers. An online report system for the Board to review maintenance reports, was being proposed. The canopies were on hold until the Fall, as well as the flooring. Elections were scheduled in the meeting room for August 17th through August 19th and November 2nd through November 4th.

4. Proposal for Crosswalk Striping

Mr. Laughlin presented a proposal from Duval for crosswalk striping in the amount of \$4,960. Ms. Taylor indicated that four areas for a pedestrian crosswalk, were proposed at a cost of \$1,200. Two current pedestrian crosswalks and six golf cart crosswalks would be repainted at a cost of \$1,170 and 30 stop bars would be restriped at a cost of \$2,100. The total cost to do everything at once was \$6,130. The restriping was not necessary, but areas were starting to crack and fade and questioned who would be responsible for the golf cart crossings. Mr. Yuro indicated that the CDD would be responsible, as the golf cart crosswalks were on CDD property. Mr. Laughlin recommended that Ms. Taylor speak to golf course.

Mr. Yuro assumed that there would be thermoplastic, so that it could be reflective in the evenings. Ms. Taylor clarified that there should have been two proposals: one for the restriping and the other for the installation. Thermoplastic was being used for the crosswalks. Mr. Yuro felt that \$2,100 was not a great deal of money to refresh all of the stop bars. Mr. Geary was in favor of doing everything other than the golf cart crossing.

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| On MOTION by Mr. Geary seconded by Mr. Leary with all in favor the proposal from Duval for crosswalk striping in the amount of \$4,210 was approved. |
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5. Proposal for Pool Controller

This item was discussed.

6. Landscaping Projects

Ms. Taylor reported that the landscaping had not changed since February, enough to change the top dressing and replacement of turf. Mr. Merenda was obtaining proposals.

7. Proposal for Amenity Center Sign

Ms. Taylor reported that the price of the Amenity Center sign increased to \$975, as it would be taller, wider and have different material. To replace the sign going into the parking lot and the one before the marquee board, was \$2,000. Examples were provided to the Board. The Board did not like the look of the new sign. Mr. Leary wanted something that looked classy. Mr. Yuro was not opposed to having a bigger sign with the same bronze background and gold lettering. Ms. Weitzel felt that new landscaping would make it pop. Ms. Taylor asked if the Board wanted to enhance the entrance monument next to the pond on CR 210. Mr. Laughlin suggested looking into landscaping and lighting. Mr. Davidson offered to work within a budget and obtain renderings.

Mr. Leary proposed doubling the amount of off-duty police officers for 10 weeks, during the school holidays for \$670. Mr. Laughlin pointed out that four shifts per month was \$1,040 for a minimum of four hours. He would contact the Sheriff's Department, but security may have to be decreased to six days per week, in order to pay for the additional off-duty officers.

SIXTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovation

Mr. Laughlin reported that the pool deck renovation had not changed. Mr. Geary recalled that staff was having trouble contacting one of the contractors.

B. Amenity Meeting Room Upgrade

Mr. Laughlin recalled that the Board reviewed the quote from Brogden Builders, which was the lowest.

C. Tennis Court Resurfacing and Basketball Court Rebuild

D. Tennis Court Landscape Demo

E. Tennis Court Relandscaping

F. Paver Installation Between Tennis Courts

Mr. Laughlin reported that there were multiple proposals for the tennis court and basketball court resurfacing and proposals from Ruppert for the tennis court demo and relandscaping. Ms. Weitzel felt that the representative from Court Surfaces had more knowledge than Fast Dry Courts, who at first recommended a complete rebuild, but at the last meeting, the

representative discussed resurfacing. Mr. Laughlin pointed out that Fast Dry Courts was now offering to do a resurfacing. Mr. Yuro was surprised that they updated their proposal to recommend a resurfacing. Ms. Taylor recalled that the resurfacing cost was \$53,000 and did not include the fencing or landscaping.

Mr. Leary was surprised that Fast Dry would not support a resurfacing, as he read in their proposal that although they highly recommend rebuilding the tennis courts, they offered a more economical and short-term approach to extend the useful life out of the court. Ms. Weitzel questioned how much longer they would get with the courts by resurfacing. Mr. Yuro recalled that Fast Dry believed that they could get another 10 to 15 years by resurfacing and felt that the safest thing to do would be to do the full reconstruction. However, they still needed to do the fencing and drainage but did not want to approve anything until the Winter, due to the Summer leagues and requested a spreadsheet with numbers for the resurfacing, reconstruction, fencing, drainage and landscaping. Ms. Taylor was waiting for the direct pricing for the fencing.

Mr. Yuro felt that it would be helpful to include the best price for each option, as these were all reputable companies and the Board would select the best price. Mr. Leary noted that the big piece was joining the courts together and including fencing between Courts 1 and 2, which was \$161,000. Ms. Weitzel wanted the trees to be removed, as tree roots were pushing out of Court 2. Mr. Geary was in favor of a base level resurface and removing the two trees. Mr. Davidson pointed out that one option was to resurface, remove the trees and install landscaping and fencing around the courts and the second option was to remove the trees, install pavers and join the two courts. Ms. Taylor indicated that the cost was \$10,700 to remove all of the existing landscaping around the tennis courts, including trees and bushes. Mr. Geary suggested that each Supervisor separately speak to the vendor who offered to do the resurfacing. *There was Board consensus for each Supervisor to participate in a phone call with the vendor who offered to do the resurfacing.*

SEVENTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Laughlin reported as a unit of government, the CDD was required to have an annual audit conducted by an independent CPA firm, in accordance with Chapter 218 of the Florida Statutes. The Fiscal Year 2025 audit was prepared by Grau & Associates. It was a clean audit, as there were no current or prior year findings or recommendations, the District did not meet the

financial emergency conditions described in Section 218.503 of the Florida Statutes and the financial records were in accordance with the standards for the Auditor General of the State of Florida. The audit was reviewed by the District’s accountant and District Counsel.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the Fiscal Year 2025 Audit Report was accepted.

EIGHTH ORDER OF BUSINESS

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

Mr. Laughlin presented Resolution 2026-03, approving the Proposed Budget for Fiscal Year (FY) 2027 and setting the public hearing for August 20, 2026. There was a proposed increase of 5.3% or \$84 per year or \$7 per month. In the *Administrative Budget*, there was a \$3,000 increase, due to GMS requesting a 3% increase and *Attorney* increasing, based off of trends. *Field* increased by \$49,000, \$39,000 of which was for the new full-time maintenance person, \$6,000 for lifeguards and \$6,000 for pool maintenance. Mr. Yuro noted that the *Capital Reserve* decreased slightly. Mr. Laughlin confirmed that the current amount was \$350,000 and another \$150,000 would be added, for a total amount of \$500,000. Mr. Leary preferred to have a 3% increase in assessments. Mr. Laughlin pointed out to get to 3%, the budget must be reduced by \$25,000. In order to pay for additional off-duty officers, Security must be decreased to six days per week.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor decreasing security from seven days to six days per week was approved.

Mr. Laughlin pointed out that *Landscape Contingency* could be reduced from \$96,000 to \$90,000 and *Attorney* and *Engineering* could be decreased by \$1,000, to provide for a 4.6% increase. Ms. Weitzel questioned the 33% increase in *Holiday Decorations*. Ms. Taylor wanted to increase it from \$15,000 to \$20,000 to provide for new decorations. Mr. Leary suggested funding it out of the *Capital Reserve*. Mr. Laughlin indicated if *Holiday Decorations* were reduced, *Landscape Contingency* decreased from \$96,000 to \$90,000 and *Attorney* decreased

from \$24,000 to \$23,000, there would be a 4.19% or \$66.96 assessment increase. However, he recommended leaving the budget at the worst-case scenario and making further changes. Mr. Yuro preferred to leave the budget at the worst-case scenario. Mr. Geary was in favor of keeping everything the same, rather than trying to save \$20.

On MOTION by Mr. Yuro seconded by Mr. Geary with all in favor Resolution 2026-03 Approving the Proposed Budget for Fiscal Year 2027 as presented and Setting the Public Hearing for August 20, 2026 at 6:00 p.m. at this location was approved.

Mr. Laughlin would include the budget discussion on each agenda until the public hearing.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Setting a Public Hearing to Adopt
Revised Rules of Procedure**

Mr. Laughlin presented Resolution 2026-04, Setting a Public Hearing to Adopt the Revised Rules of Procedure for August 20, 2026 at 6:00 p.m. at this location. Mr. Brown indicated that all of the Districts that Kutak Rock represented were adopting revised Rules of Procedure, as a result of bills passed by the Legislature over the past few years. Mr. Laughlin would provide a redlined version of the rules for the Board’s review.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor Resolution 2026-04, Setting the Public Hearing to Adopt the Revised Rules of Procedure for August 20, 2026 at 6:00 p.m. at this location was adopted.

TENTH ORDER OF BUSINESS

Contracts Review

Mr. Leary requested that the CDD issue a Request for Qualifications for engineering services, as he had concerns over the current engineering firm’s service and stability.

On MOTION by Mr. Leary seconded by Mr. Geary with all in favor authorization for staff to issue a Request for Qualifications for engineering services was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Geary recalled an issue about a soccer coach. Ms. Taylor reported that a soccer coach who was a non-resident, was offering training to kids in the neighborhood for a fee. They were claiming spots and treating it as a resident reservation when it was not a reservation and kicking people off of the field. Mr. Geary pointed out that this individual was aggressive and threatened him when he tried to set up a soccer goal. Mr. Yuro requested that Ms. Taylor inform the soccer coach that there were complaints and he did not have the right to kick people off of the field and if it happened again, the Sheriff would be called and he would be trespassed.

TWELFTH ORDER OF BUSINESS

Public Comments

Mr. Robert Sevestre questioned the status of the curbing project. Mr. Laughlin explained that the Board approved this project for the engineer to survey and provide a comprehensive list of the curbing and where it needed to be repaired. Mr. Sevestre voiced concern about there not being room in the parking lot for a fire lane. Mr. Laughlin pointed out that the golf course owned the parking lot. Ms. Weitzel pointed out that the parking lot was full every Thursday night and expected it to be less full after next week, as the swim team moved their practices to early morning. Mr. Laughlin suggested speaking to the off-duty officer about ticketing cars that were parked illegally.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of April 16, 2026 Meeting**
- B. Financial Statements as of April 30, 2026**
- C. Check Register**

Mr. Laughlin presented the minutes of the April 16, 2026 Board of Supervisors meeting, Financial Statements as of April 30, 2026 and Check Register for May 21, 2026, totaling \$124,008.86.

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| On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Consent Agenda was approved. |
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FOURTEENTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the next meeting was scheduled for June 18, 2026 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leary seconded by Mr. Yuro 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 May 31, 2026]



Thursday, June 11, 2026

Financial Services Dashboard Status Report - May 2026 EOM Report



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

Last Updated: **6/11/26**
 % of Fiscal Year Completed: **66.67%**

| 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/Access Control | |
| Access Control Allowance | \$ 5,356.00 |
| Landscaping & Irrigation | |
| Landscaping Replacement Allowance | \$ 8,570.00 |
| Roofing | |
| Asphalt Shingles - Original Buildings | \$ 33,508.00 |
| Furniture, Fixtures & Equipment | |
| Fitness Equipment Annual Allowance | \$ 4,285.00 |
| Mechanical Systems | |
| Heat Pump 1 | \$ 8,570.00 |
| Tennis Courts | |
| Asphalt Court Resurfacing (Color Coat) | \$ 30,508.00 |
| Total for 2025-2026 | \$ 139,645.00 |

Sampson Creek
Community Development District

Unaudited Financial Reporting
May 31, 2026



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

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| <u>Cash:</u> | | | | |
| Operating Account | \$ 24,172 | \$ - | \$ - | \$ 24,172 |
| Petty Cash Account | \$ 418 | \$ - | \$ - | \$ 418 |
| Capital Projects Account | \$ - | \$ - | \$ 20,242 | \$ 20,242 |
| Due from General Fund | \$ - | \$ - | \$ 3,680 | \$ 3,680 |
| Deposits | \$ 820 | \$ - | \$ - | \$ 820 |
| <u>Investments:</u> | | | | |
| US Bank Custody | \$ 633,953 | \$ - | \$ - | \$ 633,953 |
| State Board of Administration | \$ - | \$ - | \$ 264,639 | \$ 264,639 |
| <u>Series 2016</u> | | | | |
| Reserve | \$ - | \$ 193,381 | \$ - | \$ 193,381 |
| Revenue | \$ - | \$ 64,287 | \$ - | \$ 64,287 |
| Construction | \$ - | \$ - | \$ 7,206 | \$ 7,206 |
| <u>Series 2020</u> | | | | |
| Reserve | \$ - | \$ 112,710 | \$ - | \$ 112,710 |
| Revenue | \$ - | \$ 66,473 | \$ - | \$ 66,473 |
| Construction | \$ - | \$ - | \$ 495,279 | \$ 495,279 |
| Total Assets | \$ 691,331 | \$ 436,851 | \$ 791,045 | \$ 1,919,228 |
| Liabilities: | | | | |
| Accounts Payable | \$ 24,986 | \$ - | \$ - | \$ 24,986 |
| Due to Capital Reserve | \$ 3,680 | \$ - | \$ - | \$ 3,680 |
| Total Liabilities | \$ 28,666 | \$ - | \$ - | \$ 28,666 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 32,789 | \$ - | \$ - | \$ 32,789 |
| Restricted for: | | | | |
| Debt Service - Series 2016 | \$ - | \$ 257,668 | \$ - | \$ 257,668 |
| Debt Service - Series 2020 | \$ - | \$ 179,183 | \$ - | \$ 179,183 |
| Capital Projects - Series 2016 | \$ - | \$ - | \$ 7,206 | \$ 7,206 |
| Capital Projects - Series 2020 | \$ - | \$ - | \$ 494,895 | \$ 494,895 |
| Assigned for: | | | | |
| Capital Reserves | \$ - | \$ - | \$ 288,945 | \$ 288,945 |
| Unassigned | \$ 629,877 | \$ - | \$ - | \$ 629,877 |
| Total Fund Balances | \$ 662,666 | \$ 436,851 | \$ 791,045 | \$ 1,890,562 |
| Total Liabilities & Fund Balance | \$ 691,331 | \$ 436,851 | \$ 791,045 | \$ 1,919,228 |

Sampson Creek
Community Development District
General Fund

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|---|---------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 1,216,236 | \$ 1,216,236 | \$ 1,202,404 | \$ (13,832) |
| Interest Income | \$ 15,000 | \$ 10,000 | \$ 11,137 | \$ 1,137 |
| Clubhouse Income | \$ 1,000 | \$ 667 | \$ 4,282 | \$ 3,615 |
| Total Revenues | \$ 1,232,236 | \$ 1,226,903 | \$1,217,823 | \$ (9,080) |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 8,000 | \$ 7,000 | \$ 1,000 |
| FICA Expense | \$ 918 | \$ 612 | \$ 536 | \$ 77 |
| Engineering | \$ 15,000 | \$ 10,000 | \$ 15,331 | \$ (5,331) |
| Dissemination | \$ 2,337 | \$ 1,558 | \$ 1,558 | \$ 0 |
| Arbitrage | \$ 1,200 | \$ 800 | \$ - | \$ 800 |
| Assessment Roll | \$ 5,843 | \$ 5,843 | \$ 5,843 | \$ 0 |
| Attorney | \$ 23,963 | \$ 15,975 | \$ 14,085 | \$ 1,890 |
| Annual Audit | \$ 4,000 | \$ 3,800 | \$ 3,800 | \$ - |
| Trustee Fees | \$ 8,869 | \$ 8,869 | \$ 8,889 | \$ (21) |
| Management Fees | \$ 67,702 | \$ 45,135 | \$ 45,135 | \$ (0) |
| Information Technology | \$ 1,169 | \$ 779 | \$ 779 | \$ (0) |
| Telephone | \$ 400 | \$ 267 | \$ 555 | \$ (288) |
| Postage | \$ 600 | \$ 400 | \$ 224 | \$ 176 |
| Printing & Binding | \$ 400 | \$ 267 | \$ 149 | \$ 117 |
| Insurance | \$ 12,053 | \$ 12,053 | \$ 10,885 | \$ 1,168 |
| Legal Advertising | \$ 1,350 | \$ 900 | \$ 640 | \$ 260 |
| Other Current Charges | \$ 1,000 | \$ 667 | \$ 993 | \$ (326) |
| Office Supplies | \$ 100 | \$ 67 | \$ 61 | \$ 6 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 159,079 | \$ 116,166 | \$ 116,637 | \$ (471) |

Sampson Creek
Community Development District
General Fund

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Field | | | | |
| General Manager (Vesta) | \$ 193,091 | \$ 128,727 | \$ 130,327 | \$ (1,600) |
| Landscape Maintenance (Brightview Landscape) | \$ 166,398 | \$ 110,932 | \$ 68,117 | \$ 42,814 |
| Landscape Maintenance (St Johns Golf) | \$ 30,000 | \$ 20,000 | \$ 18,298 | \$ 1,702 |
| Landscape Maintenance Contingency | \$ 52,000 | \$ 34,667 | \$ 57,104 | \$ (22,438) |
| Lake Maintenance | \$ 30,000 | \$ 20,000 | \$ 20,880 | \$ (880) |
| Security | \$ 83,500 | \$ 55,667 | \$ 48,880 | \$ 6,787 |
| Lifeguards/Pool Monitors | \$ 46,434 | \$ 10,376 | \$ 10,376 | \$ - |
| Pool Maintenance | \$ 35,000 | \$ 23,333 | \$ 29,609 | \$ (6,276) |
| Splash Pad Maintenance/Chemicals | \$ 6,000 | \$ 4,000 | \$ 4,000 | \$ - |
| Janitorial Maintenance | \$ 22,500 | \$ 15,000 | \$ 14,153 | \$ 847 |
| Electric | \$ 82,500 | \$ 55,000 | \$ 56,730 | \$ (1,730) |
| Water | \$ 18,500 | \$ 12,333 | \$ 15,452 | \$ (3,119) |
| Refuse Service | \$ 500 | \$ 333 | \$ - | \$ 333 |
| Permits | \$ 2,000 | \$ 1,333 | \$ - | \$ 1,333 |
| Fitness Equipment Lease | \$ 27,000 | \$ 18,000 | \$ 17,698 | \$ 302 |
| Repairs & Maintenance | \$ 32,849 | \$ 21,899 | \$ 23,222 | \$ (1,323) |
| Street & Tennis Court Lighting Maintenance | \$ 5,000 | \$ 3,333 | \$ - | \$ 3,333 |
| Repairs & Replacements-Amenity Center | \$ 20,000 | \$ 13,333 | \$ 9,223 | \$ 4,111 |
| Tennis Court Maintenance | \$ 2,500 | \$ 1,667 | \$ - | \$ 1,667 |
| Supplies | \$ 12,500 | \$ 8,333 | \$ 11,938 | \$ (3,605) |
| Special Events | \$ 25,000 | \$ 20,449 | \$ 20,449 | \$ - |
| 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 | \$ 9,333 | \$ 11,310 | \$ (1,977) |
| Website Maintenance | \$ 1,056 | \$ 704 | \$ 693 | \$ 11 |
| Office Supplies | \$ 700 | \$ 467 | \$ 268 | \$ 198 |
| Contingencies | \$ 7,500 | \$ 5,000 | \$ - | \$ 5,000 |
| Subtotal Field Expenditures | \$ 976,619 | \$ 654,312 | \$ 625,216 | \$ 29,096 |
| Total Operations & Maintenance | \$ 976,619 | \$ 654,312 | \$ 625,216 | \$ 29,096 |
| Total Expenditures | \$ 1,135,698 | \$ 770,478 | \$ 741,853 | \$ 28,625 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 96,538 | | \$ 475,970 | |
| <i>Other Financing Sources/(Uses):</i> | | | | |
| Capital Reserve Transfer | \$ (175,000) | \$ (175,000) | \$ (175,000) | \$ - |
| Interfund Transfer-Excess/Shortage DS Revenues | \$ 24,338 | \$ 24,338 | \$ 30,582 | \$ 6,245 |
| Total Other Financing Sources/(Uses) | \$ (150,662) | \$ (150,662) | \$ (144,418) | \$ 6,245 |
| Net Change in Fund Balance | \$ (54,124) | | \$ 331,552 | |
| Fund Balance - Beginning | \$ 54,124 | | \$ 331,113 | |
| Fund Balance - Ending | \$ 0 | | \$ 662,666 | |

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 | \$ 2,162 | \$ - | \$ - | \$ - | \$ - | \$ 11,137 |
| Clubhouse Income | \$ - | \$ 428 | \$ - | \$ 415 | \$ - | \$ 3,120 | \$ - | \$ 319 | \$ - | \$ - | \$ - | \$ - | \$ 4,282 |
| Insurance Proceeds | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ 103,404 | \$ 139,241 | \$ 863,140 | \$ 54,881 | \$ 43,654 | \$ 11,022 | \$ 2,481 | \$ - | \$ - | \$ - | \$ - | \$ 1,217,823 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 1,000 | \$ 800 | \$ 800 | \$ 1,000 | \$ 1,000 | \$ 800 | \$ 800 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ 7,000 |
| FICA Expense | \$ 77 | \$ 61 | \$ 61 | \$ 77 | \$ 77 | \$ 61 | \$ 61 | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ 536 |
| Engineering | \$ 5,941 | \$ 2,489 | \$ 954 | \$ 1,582 | \$ 990 | \$ 1,417 | \$ 1,248 | \$ 709 | \$ - | \$ - | \$ - | \$ - | \$ 15,331 |
| Dissemination | \$ 195 | \$ 195 | \$ 195 | \$ 195 | \$ 195 | \$ 195 | \$ 195 | \$ 195 | \$ - | \$ - | \$ - | \$ - | \$ 1,558 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Roll | \$ 5,843 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,843 |
| Attorney | \$ 4,774 | \$ - | \$ 1,543 | \$ - | \$ 3,768 | \$ - | \$ - | \$ 4,000 | \$ - | \$ - | \$ - | \$ - | \$ 14,085 |
| 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 | \$ 5,642 | \$ - | \$ - | \$ - | \$ - | \$ 45,135 |
| Information Technology | \$ 97 | \$ 97 | \$ 97 | \$ 97 | \$ 97 | \$ 97 | \$ 97 | \$ 97 | \$ - | \$ - | \$ - | \$ - | \$ 779 |
| Telephone | \$ 53 | \$ 66 | \$ 68 | \$ 76 | \$ 80 | \$ 65 | \$ 72 | \$ 76 | \$ - | \$ - | \$ - | \$ - | \$ 555 |
| Postage | \$ - | \$ 159 | \$ - | \$ - | \$ 26 | \$ - | \$ 38 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 224 |
| Printing & Binding | \$ 47 | \$ 3 | \$ 16 | \$ 13 | \$ 25 | \$ 9 | \$ - | \$ 36 | \$ - | \$ - | \$ - | \$ - | \$ 149 |
| Insurance | \$ 10,885 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,885 |
| Legal Advertising | \$ 71 | \$ 70 | \$ 70 | \$ 70 | \$ 71 | \$ 74 | \$ 73 | \$ 140 | \$ - | \$ - | \$ - | \$ - | \$ 640 |
| Other Current Charges | \$ 100 | \$ 119 | \$ 103 | \$ 111 | \$ 146 | \$ 128 | \$ 145 | \$ 140 | \$ - | \$ - | \$ - | \$ - | \$ 993 |
| Office Supplies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ 61 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 34,900 | \$ 9,702 | \$ 9,550 | \$ 8,863 | \$ 20,362 | \$ 8,488 | \$ 12,817 | \$ 11,956 | \$ - | \$ - | \$ - | \$ - | \$ 116,637 |

Sampson Creek
Community Development District
Month to Month
FY 2025

| | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | 8/31/202 | Sep-26 | Total |
|---|---------------------|------------------|------------------|-------------------|---------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|---------------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Field/Amenity Operation Manager (Vesta) | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ 16,291 | \$ - | \$ - | \$ - | \$ - | \$ 130,327 |
| Landscape Maintenance (Brightview Landscape) | \$ 9,748 | \$ 9,748 | \$ 9,748 | \$ 9,632 | \$ 9,748 | \$ 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 | \$ 129 | \$ - | \$ - | \$ - | \$ - | \$ 57,104 |
| Lake Maintenance | \$ 4,360 | \$ 2,360 | \$ 2,360 | \$ 2,360 | \$ 2,360 | \$ 2,360 | \$ 2,360 | \$ 2,360 | \$ - | \$ - | \$ - | \$ - | \$ 20,880 |
| Security | \$ 7,066 | \$ 6,446 | \$ 6,312 | \$ 7,357 | \$ 5,716 | \$ 1,638 | \$ 7,638 | \$ 6,707 | \$ - | \$ - | \$ - | \$ - | \$ 48,880 |
| Lifeguards/Pool Monitors | \$ - | \$ - | \$ - | \$ - | \$ 230 | \$ 1,875 | \$ 3,644 | \$ 4,627 | \$ - | \$ - | \$ - | \$ - | \$ 10,376 |
| Pool Maintenance | \$ 3,276 | \$ 2,891 | \$ 4,346 | \$ 2,933 | \$ 3,338 | \$ 2,974 | \$ 4,729 | \$ 5,622 | \$ - | \$ - | \$ - | \$ - | \$ 30,109 |
| 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 | \$ 1,611 | \$ - | \$ - | \$ - | \$ - | \$ 14,153 |
| Electric | \$ 6,637 | \$ 6,635 | \$ 7,335 | \$ 7,381 | \$ 7,055 | \$ 7,269 | \$ 7,097 | \$ 7,321 | \$ - | \$ - | \$ - | \$ - | \$ 56,730 |
| Water | \$ 1,416 | \$ 4,218 | \$ 2,832 | \$ 1,217 | \$ 2,412 | \$ 111 | \$ 1,527 | \$ 1,720 | \$ - | \$ - | \$ - | \$ - | \$ 15,452 |
| Refuse Service | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Permits | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fitness Equipment Lease | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ 2,212 | \$ - | \$ - | \$ - | \$ - | \$ 17,698 |
| Repairs & Maintenance | \$ 1,700 | \$ - | \$ 1,125 | \$ 920 | \$ 12,154 | \$ 1,213 | \$ 1,419 | \$ 4,691 | \$ - | \$ - | \$ - | \$ - | \$ 23,222 |
| Street & Tennis Court Lighting Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Repairs & Replacements-Amenity Center | \$ - | \$ - | \$ 171 | \$ 2,215 | \$ 165 | \$ 841 | \$ 1,303 | \$ 4,527 | \$ - | \$ - | \$ - | \$ - | \$ 9,223 |
| Tennis Court Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Supplies | \$ 2,421 | \$ 909 | \$ 1,482 | \$ 1,821 | \$ 2,583 | \$ 606 | \$ 1,728 | \$ 388 | \$ - | \$ - | \$ - | \$ - | \$ 11,938 |
| Special Events | \$ 5,120 | \$ - | \$ 3,406 | \$ 4,430 | \$ 3,044 | \$ 475 | \$ 2,177 | \$ 1,798 | \$ - | \$ - | \$ - | \$ - | \$ 20,449 |
| 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 | \$ 1,996 | \$ - | \$ - | \$ - | \$ - | \$ 11,310 |
| 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 | \$ 97,964 | \$ 68,736 | \$ 62,000 | \$ - | \$ - | \$ - | \$ - | \$ 625,216 |
| Total Operations & Maintenance | \$ 109,574 | \$ 70,212 | \$ 71,912 | \$ 68,783 | \$ 76,036 | \$ 97,964 | \$ 68,736 | \$ 62,000 | \$ - | \$ - | \$ - | \$ - | \$ 625,216 |
| Total Expenditures | \$ 144,474 | \$ 79,914 | \$ 81,462 | \$ 77,645 | \$ 96,399 | \$ 106,452 | \$ 81,553 | \$ 73,956 | \$ - | \$ - | \$ - | \$ - | \$ 741,853 |
| Excess (Deficiency) of Revenues over Expendi | \$ (144,474) | \$ 23,490 | \$ 57,779 | \$ 785,495 | \$ (41,518) | \$ (62,798) | \$ (70,530) | \$ (71,475) | \$ - | \$ - | \$ - | \$ - | \$ 475,970 |
| 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) | \$ (62,798) | \$ (70,530) | \$ (71,475) | \$ - | \$ - | \$ - | \$ - | \$ 331,552 |

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|--------------------|----------------------------------|-------------------------|---------------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 552,515 | \$ 552,515 | \$ 546,218 | \$ (6,297) |
| Interest | \$ 2,500 | \$ 1,667 | \$ 10,352 | \$ 8,686 |
| Total Revenues | \$ 555,015 | \$ 554,181 | \$ 556,570 | \$ 2,389 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 61,988 | \$ 61,988 | \$ 123,975 | \$ (61,988) |
| Principal - 5/1 | \$ 430,000 | \$ - | \$ 430,000 | \$ (430,000) |
| Interest - 5/1 | \$ 61,988 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 553,975 | \$ 61,988 | \$ 553,975 | \$ (491,988) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,040 | | \$ 2,595 | |
| 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) | | \$ (27,988) | |
| Fund Balance - Beginning | \$ 86,325 | | \$ 285,656 | |
| Fund Balance - Ending | \$ 63,027 | | \$ 257,668 | |

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 73,780 | \$ 73,780 | \$ 72,941 | \$ (839) |
| Interest | \$ 750 | \$ 500 | \$ 3,992 | \$ 3,492 |
| Total Revenues | \$ 74,530 | \$ 74,280 | \$ 76,933 | \$ 2,653 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 31,475 | \$ 31,475 | \$ 62,950 | \$ (31,475) |
| Principal - 5/1 | \$ 10,000 | \$ - | \$ 10,000 | \$ (10,000) |
| Interest - 5/1 | \$ 31,475 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 72,950 | \$ 31,475 | \$ 72,950 | \$ (41,475) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,580 | | \$ 3,983 | |
| Net Change in Fund Balance | \$ 1,580 | | \$ 3,983 | |
| Fund Balance - Beginning | \$ 61,026 | | \$ 175,200 | |
| Fund Balance - Ending | \$ 62,607 | | \$ 179,183 | |

Sampson Creek
Community Development District
Capital Reserve Fund

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|--------------------|----------------------------------|-------------------------|--------------------|
| Revenues | | | | |
| Interest | \$ 5,000 | \$ 3,333 | \$ 5,799 | \$ 2,465 |
| Misc. Income | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 5,000 | \$ 3,333 | \$ 5,799 | \$ 2,465 |
| Expenditures: | | | | |
| Capital Outlay | \$ 63,797 | \$ 42,531 | \$ 131,242 | \$ (88,711) |
| Total Expenditures | \$ 63,797 | \$ 42,531 | \$ 131,242 | \$ (88,711) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (58,797) | | \$ (125,444) | |
| 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 | | \$ 49,556 | |
| Fund Balance - Beginning | \$ 232,934 | | \$ 239,388 | |
| Fund Balance - Ending | \$ 349,137 | | \$ 288,945 | |

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 152 | \$ 152 |
| Total Revenues | \$ - | \$ - | \$ 152 | \$ 152 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 152 | |
| Net Change in Fund Balance | \$ - | \$ - | \$ 152 | |
| Fund Balance - Beginning | | | \$ 7,053 | |
| Fund Balance - Ending | | | \$ 7,206 | |

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

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 10,536 | \$ 10,536 |
| Total Revenues | \$ - | \$ - | \$ 10,536 | \$ 10,536 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 41,836 | \$ (41,836) |
| Total Expenditures | \$ - | \$ - | \$ 41,836 | \$ (41,836) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (31,300) | |
| Net Change in Fund Balance | \$ - | | \$ (31,300) | |
| Fund Balance - Beginning | | | \$ 526,195 | |
| Fund Balance - Ending | | | \$ 494,895 | |

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) | (\$430,000) |
| Current Bonds Outstanding | | \$3,770,000 |
| 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) | (\$10,000) |
| Current Bonds Outstanding | | \$2,460,000 |
| Total Current Bonds Outstanding | | \$6,230,000 |

2016 Bond

2020 - Combined

Stated:

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

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

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

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
FY 2026

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

66.01% 29.99% 4.00% 100.00%

| 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

June 18, 2026

| GENERAL FUND | | |
|-----------------------|-----------------------------|----------------------|
| <i>DATE</i> | <i>CHECK NUMBERS</i> | <i>AMOUNT</i> |
| 05/15/26 | 9143-9149 | \$10,903.16 |
| 05/29/26 | 9150-9157 | \$41,145.19 |
| 06/05/26 | 9158-9164 | \$13,563.57 |
| <u>AUTOPAY</u> | | |
| 05/29/26 | 8046-8049 | \$673.35 |
| 06/10/26 | 8050-8051 | \$8,914.13 |
| Total | | \$75,199.40 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------|-------|-----------------------------------|--|--|--------|----------|----------------------------|
| 5/15/26 | 00416 | 5/30/26 05302026 | 202605 320-57200-49400 | FOAM PARTY 05/26 BOUNCERS, SLIDERS, AND MORE INC. | * | 1,100.00 | 1,100.00 009143 |
| 5/15/26 | 00496 | 5/10/26 59714075 | 202605 320-57200-44000 | GYM EQUIPMENT LEASING DE LAGE LANDEN PUBLIC FINANCE LLC | * | 2,212.29 | 2,212.29 009144 |
| 5/15/26 | 00340 | 5/08/26 195161 | 202604 310-51300-31100 | SERVICE THRU 04/30/2026 MATTHEWS DESIGN GROUP, INC. | * | 1,248.35 | 1,248.35 009145 |
| 5/15/26 | 00494 | 7/24/25 07242025 | 202606 320-57200-49400 | MUSIC,DJ,BINGO SUPPLIES MAXIMUM ENTERTAINMENT | * | 250.00 | 250.00 009146 |
| 5/15/26 | 00019 | 5/08/26 67155312 | 202605 320-54100-46202 | QRTLY PEST CONTROL 5/26 NADER'S PEST RAIDERS, INC. | * | 129.00 | 129.00 009147 |
| 5/15/26 | 00482 | 5/11/26 12988556 | 202605 320-57200-49400 | GOLF CART PARADE 05/26 PROGRESSIVE ENTERTAINMENT SERVICES | * | 698.00 | 698.00 009148 |
| 5/15/26 | 00421 | 3/31/26 3.31.26 | 202603 320-54100-46201 | MARCH 26 BERMUDA MAINT. | * | 2,626.67 | 5,265.52 009149 |
| | | 4/30/26 4.30.26 | 202604 320-54100-46201 | APRIL 26 BERMUDA MAINT. | * | 2,638.85 | |
| 5/29/26 | 00469 | 5/25/26 6279 | 202606 320-57200-45200 | POOL SVCS 06/26 CBUSS ENTERPRISES | * | 3,874.03 | 3,874.03 009150 |
| 5/29/26 | 00048 | 5/15/26 53362418 | 202605 320-57200-54600 | FIRST AID SUPPLIES 05/26 CINTAS CORPORATION | * | 60.24 | 60.24 009151 |
| 5/29/26 | 00285 | 6/01/26 JAK06260 | 202606 320-57200-45300 | SVCS 06/26 JANI-KING OF JACKSONVILLE | * | 1,611.00 | 1,611.00 009152 |
| 5/29/26 | 00497 | 5/31/26 838034 | 202606 320-54100-46200 | LANDSCAPE MAINT 05/26 RUPPERT LANDSCAPE LLC | * | 9,747.58 | 9,747.58 009153 |

SAMC SAMPSON CREEK SHENNING

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------------|--------|-----------|--------------|---------|
| 5/29/26 | 00503 | 5/22/26 | 1114 | 202605 | 320 | 57200 | 54500 | | TERRA GRADE LLC | * | 4,491.00 | 4,491.00 | 009154 |
| 5/29/26 | 00504 | 5/26/26 | 002 | 202605 | 320 | 57200 | 54500 | | PRESSURE WASH ENTRY 5/26 | * | 200.00 | | |
| | | 5/26/26 | 003 | 202605 | 320 | 57200 | 54502 | | REPAINT METAK POOL AWNING | * | 3,800.00 | | |
| | | | | | | | | | TROPICAL PRESSURE & PAINTING INC | | | 4,000.00 | 009155 |
| 5/29/26 | 00377 | 6/01/26 | 432564 | 202606 | 320 | 54100 | 34000 | | VESTA PROPERTY SERVICES, INC | * | 16,290.91 | 16,290.91 | 009156 |
| 5/29/26 | 00319 | 4/28/26 | 1110618- | 202605 | 320 | 57200 | 41000 | | SERVICE THRU 06/07/2026 | * | 528.79 | | |
| | | 5/28/26 | 1110618- | 202606 | 320 | 57200 | 41000 | | SERVICE THRU 07/07/2026 | * | 541.64 | | |
| | | | | | | | | | COMCAST | | | 1,070.43 | 009157 |
| 6/05/26 | 00469 | 6/02/26 | 6410 | 202606 | 320 | 57200 | 54502 | | POOL CONTROL 06/26 | * | 5,283.80 | | |
| | | | | | | | | | CBUSS ENTERPRISES | | | 5,283.80 | 009158 |
| 6/05/26 | 00048 | 5/31/26 | 93747044 | 202605 | 320 | 57200 | 54600 | | ZOLL 3AED AUTO AGREE | * | 328.00 | | |
| | | | | | | | | | CINTAS CORPORATION | | | 328.00 | 009159 |
| 6/05/26 | 00309 | 6/05/26 | 55-BID-8 | 202606 | 320 | 54100 | 54000 | | PERMIT #55-60-1831283 | * | 225.00 | | |
| | | | | | | | | | FLORIDA DEPARTMENT OF HEALTH | | | 225.00 | 009160 |
| 6/05/26 | 00026 | 6/02/26 | 29758 | 202606 | 310 | 51300 | 31200 | | ARBITRAGE SVCS 06/26 | * | 600.00 | | |
| | | | | | | | | | GRAU & ASSOCIATES | | | 600.00 | 009161 |
| 6/05/26 | 00031 | 6/01/26 | 377618B | 202606 | 320 | 54100 | 46300 | | WATER MGMT 06/26 | * | 2,360.00 | | |
| | | | | | | | | | THE LAKE DOCTORS, INC. | | | 2,360.00 | 009162 |
| 6/05/26 | 00501 | 5/31/26 | 00077350 | 202605 | 310 | 51300 | 48000 | | #12306702 | * | 72.72 | | |
| | | 5/31/26 | 00077350 | 202605 | 310 | 51300 | 48000 | | #12310910 | * | 67.28 | | |
| | | | | | | | | | USA TODAY MEDIA CORP. | | | 140.00 | 009163 |

SAMC SAMPSON CREEK SHENNING

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------------|-------|-----------------------------------|--|------------------------------|--------|-----------|----------------------------|
| 6/05/26 | 00377 | 5/31/26 432783 | 202605 320-57200-45100 POOL MONITOR 05/26 | VESTA PROPERTY SERVICES, INC | * | 4,626.77 | 4,626.77 009164 |
| TOTAL FOR BANK A | | | | | | 65,611.92 | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|--------------------------|------------------|--------|-----------|-------|----------|---------------------------|--------|-----------|--------------|---------|
| 5/29/26 | 00016 | 5/06/26 | 67061 | AP | 202604 | 320-54100 | 43000 | | FLORIDA POWER & LIGHT | * | 30.80 | 30.80 | 008046 |
| | | | SVCS APRIL 2026 | | | | | | | | | | |
| 5/29/26 | 00022 | 5/18/26 | 14873242 | | 202605 | 320-54100 | 43100 | | JEA | * | 96.55 | 96.55 | 008047 |
| | | | SVCS MAY 2026 | | | | | | | | | | |
| 5/29/26 | 00467 | 5/19/26 | I-051926 | | 202605 | 320-57200 | 34500 | | ROLLKALL TECHNOLOGIES LLC | * | 273.00 | 273.00 | 008048 |
| | | | OFF-DUTY POLICE 05/18/26 | | | | | | | | | | |
| 5/29/26 | 00467 | 5/14/26 | I-051426 | | 202605 | 320-57200 | 34500 | | ROLLKALL TECHNOLOGIES LLC | * | 273.00 | 273.00 | 008049 |
| | | | OFF-DUTY POLICE 05/14/26 | | | | | | | | | | |
| 6/10/26 | 00016 | 6/05/26 | MAY26 | | 202605 | 320-54100 | 43000 | | FLORIDA POWER & LIGHT | * | 7,290.25 | 7,290.25 | 008050 |
| | | | SERVICE THRU 06/05/2026 | | | | | | | | | | |
| 6/10/26 | 00022 | 5/19/26 | 82743242 | | 202605 | 320-54100 | 43100 | | JEA | * | 1,623.88 | 1,623.88 | 008051 |
| | | | SERVICE THRU 05/13/2026 | | | | | | | | | | |
| TOTAL FOR BANK Z | | | | | | | | | | | 9,587.48 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 75,199.40 | | |



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

Invoice
 Date: May 30th, 2026
 Invoice Number: 05302026.22

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

Additional Details:

 Special Events- Summer Party
 320-57200-49400

| | <u>Description</u> | <u>Quantity</u> | <u>Rate</u> | <u>Discount</u> | <u>SubTotal</u> | <u>Extended</u> |
|------------------|--------------------|-------------------------|-------------|-----------------|-----------------|-----------------|
| 1 | Foam Party | 1 | \$500.00 | | \$400.00 | \$400.00 |
| 2 | Slip-n-Slide | 1 | \$250.00 | | \$200.00 | \$200.00 |
| 3 | 24' Super Slide | 1 | \$500.00 | | \$400.00 | \$400.00 |
| 4 | Onsite Attendant | 1 | \$150.00 | | \$150.00 | \$100.00 |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |
| 11 | | | | | | |
| 12 | | | | | | |
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| 15 | | | | | | |
| 16 | | | | | | |
| 17 | | | | | | |
| 18 | | | | | | |
| 19 | | | | | | |
| 20 | | | | | | |
| Comments: | | Subtotal | | | | \$1,100.00 |
| | | Sales Tax (0.0%) | | | | n/a |
| | | Total | | | | \$1,100.00 |



DE LAGE LANDEN PUBLIC FINANCE LLC
 PO BOX 825736
 PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 597140756
 Due Date: 06/24/2026
 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

2100005971407560002212291

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: 597140756
 Account Number: 4411036
 Site Number: 14732817
 Invoice Date: 05/10/2026
 Period of Performance: 05/24/2026 - 06/23/2026
 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 | MNOCNN02510 1205 | 09/24/2025 | | | \$2,212.29 | \$0.00 | \$2,212.29 |
| Asset Location: 219 SAINT JOHNS GOLF DR ST AUGUSTINE SAINT JOHNS FL 32092-1053 United States | | | | | | | | Asset Amount Total: | | \$2,212.29 |



Contractor Invoice

Maximum Entertainment

77023 Hardwood Ct
 Yulee FL 32097
 904-422-1285
 E-mail:
 maximumentertainment1@comcast.net
 Tax ID: 27-4473111

Sampson Creek CDD

CO: Julie

Phone: _____

Fax: _____

Date: 7.24.25

Attention: Book Keeper

| | |
|-----------------|-----------------------|
| JOB # | 2 |
| CONTRACTOR Name | Maximum Entertainment |
| DATE COMPLETED | _____ |

| |
|--|
| June 13th 4pm Fathers Day Trivia |
|--|

INVOICE DETAIL

| Item # | Qty. | Work Item Description | Amt | Office Use |
|--------|------|---------------------------------|----------|------------|
| | 2 | Music, DJ, Music Bingo supplies | 250.00 | |
| | | 001.320.57200.49400 | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | Total Due | \$250.00 | |

| | |
|-----------------------------|-------------|
| Contractor Signature: _____ | Date: _____ |
| Event Signature: _____ | Date: _____ |
| | |
| | |
| | |

Incomplete invoices will not be accepted. All information must be filled out.

Project Manager Ivan Lamos



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

May 08, 2026
Invoice # 195161

Project 0000020835.0000 16080.00 - Sampson Creek CDD

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

- CDD Monthly Meeting and General Correspondence
Crosswalk coordination

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

Professional Services through April 30, 2026

Table with 4 columns: Phase, Description, Hours, Rate, Amount. Row 1: Phase 0001 General Services, Professional Engineer 9.00 hours at 135.00 rate for 1,215.00 amount. Total Labor 1,215.00.

Table with 4 columns: Phase, Description, Amount, Total. Row 1: Phase 0999 Reimbursable Expenses, Mileage/Parking/Tolls 33.35. Total Reimbursables 33.35. Total Due: 1,248.35.

Billed to Date

Summary table with 4 columns: Category, Current Due, Prior Billed, Billed to Date. Totals: 1,248.35, 207,545.00, 208,793.35.

Service Slip/Invoice



Nader's Pest Raiders
 9143 Phillips Hwy
 Suite 460
 Jacksonville, FL 32256
 904-646-4717


INVOICE: 67155312
DATE: 05/08/2026
ORDER: 67155312

Bill To: [704649]
 Sampson Creek CDD
 219 Saint Johns Golf Dr
 Swim Club, Playground, Tennis
 Saint Augustine, FL 32092-1053

Landscape Maintenance
320-54100-46202

Work Location: [704649] 904-599-9093
 Sampson Creek Comm Development
 219 Saint Johns Golf Dr
 Swim Club, Playground, Tennis
 Saint Augustine, FL 32092-1053

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|------------------|
| 05/08/2026 | 08:34 AM | | TCIESIA94G | |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | | 05/08/2026 | SJG | |
| | | | | Tyler Ciesielski |
| | | | | Lic:JE501658 |

| Service | Description | Price |
|--|----------------------|--|
| CPC-QTRLY | Pest Control Service | \$129.00 |
| Quarterly Pest Control- Playground & Golf Cart Storage Please treat the playground, playground amenities and the east facing golf cart storage wall. Lockbox code 1357 Treated areas as needed. Do not touch treated areas until dry. No children in areas during treatment. | | SUBTOTAL \$129.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$129.00 |
| | | AMOUNT DUE \$129.00 |
| | |  _____ TECHNICIAN SIGNATURE |
| | | _____ CUSTOMER SIGNATURE |

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Customer

Name Sampson Creek Community Development Division
Address 10300 NW 11th Manor
Coral Springs, FL
City 33071
Phone

Misc

Date 4.30.26
Order No.
Rep

| Qty(Months) | Description | Unit Price | TOTAL |
|-------------|--|-------------|-------------|
| 1 | April - Bermuda Commons Maintenance Equal Billings | \$ 2,458.00 | \$ 2,458.00 |
| 1 | Irrigation (10% of 01624-42404) | \$ 164.71 | \$ 164.71 |
| 1 | Irrigation (10% of 13950-74402) | \$ 3.08 | \$ 3.08 |
| 1 | Irrigation (10% of 43044-14404) | \$ 6.90 | \$ 6.90 |
| 1 | Irrigation (10% of 44869-53401) | \$ 3.08 | \$ 3.08 |
| 1 | Irrigation (10% of 76486-92403) | \$ 3.08 | \$ 3.08 |
| | | | \$ - |
| | | | \$ - |

SubTotal \$ 2,638.85

Shipping

Payment

Please Make and Send Payment to:

Tax Rate(s)

6.50%

TOTAL \$ 2,638.85

St Johns Golf & Country Club
Attn: Kris Reinert, GM
205 St Johns Golf Drive
St Augustine, FL 32092

Office Use Only

Thank you

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

Invoice

Customer

Name Sampson Creek Community Development Division
Address 10300 NW 11th Manor
Coral Springs, FL
City 33071
Phone

Misc

Date 3.31.26
Order No.
Rep

| Qty(Months) | Description | Unit Price | TOTAL |
|-------------|--|-------------|-------------|
| 1 | March - Bermuda Commons Maintenance Equal Billings | \$ 2,458.00 | \$ 2,458.00 |
| 1 | Irrigation (10% of 01624-42404) | \$ 150.50 | \$ 150.50 |
| 1 | Irrigation (10% of 13950-74402) | \$ 3.58 | \$ 3.58 |
| 1 | Irrigation (10% of 43044-14404) | \$ 7.43 | \$ 7.43 |
| 1 | Irrigation (10% of 44869-53401) | \$ 3.58 | \$ 3.58 |
| 1 | Irrigation (10% of 76486-92403) | \$ 3.58 | \$ 3.58 |
| | | | \$ - |
| | | | \$ - |

SubTotal \$ 2,626.67

Shipping

Payment

Please Make and Send Payment to:

Tax Rate(s)

6.50%

TOTAL \$ 2,626.67

St Johns Golf & Country Club
Attn: Kris Reinert, GM
205 St Johns Golf Drive
St Augustine, FL 32092

Office Use Only

Thank you

INVOICE

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

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



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

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

Invoice details

Invoice no.: 6279
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

Pool Maintenance
320-57200-45200

| # | Product or service | Description | Qty | Rate | Amount |
|-----|------------------------------|-------------------------------------|-----|------------|------------|
| 1. | POOL SERVICE | MONTHLY POOL SERVICE: JUNE | 1 | \$1,850.00 | \$1,850.00 |
| 2. | TRICHLOR | PER LB | 20 | \$8.35 | \$167.00 |
| 3. | LIQUID BLEACH | PER GAL | 300 | \$4.98 | \$1,494.00 |
| 4. | ENZYMES | NATURAL POOL ENZYME, PER GAL | 1 | \$72.25 | \$72.25 |
| 5. | #1 REAGENT | DPD #1 REAGENT, PER BOTTLE | 1 | \$15.45 | \$15.45 |
| 6. | #2 REAGENT | DPD #2 REAGENT, PER BOTTLE | 1 | \$15.89 | \$15.89 |
| 7. | pH INDICATOR SOLUTION | PER EACH | 1 | \$14.47 | \$14.47 |
| 8. | STENNER TUBE #5 | REPLACE SANTOPRENE STENNER TUBE | 1 | \$43.98 | \$43.98 |
| 9. | LABOR | INSTALLATION/REPAIR LABOR, PER HOUR | 0.5 | \$150.00 | \$75.00 |
| 10. | EXTRA VISIT | EXTRA SERVICE VISIT 04/28 | 1 | \$90.00 | \$90.00 |
| 11. | POOL PARTS | PUMP BASKET REPLACEMENT, PER EACH | 1 | \$35.99 | \$35.99 |

Total **\$3,874.03**

Ways to pay

BANK

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

[View and pay](#)



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

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

Invoice

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

Invoice # 5336241806
Invoice Date 05/15/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7063892852
Payer # 10552255

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

Supplies
320-57200-54600

| Material # | Description | Quantity | Unit Price | Ext Price | Tax |
|--------------------------------|---|----------|------------|----------------|-----|
| Unit 00000000005150417 | Unit Description: OFFICE | | | | |
| 110 | SERVICE ACKNOWLEDGEMENT | 1 EA | \$0.00 | \$0.00 | |
| 120 | CABINET ORGANIZED | 1 EA | \$0.00 | \$0.00 | |
| 130 | EXPIRATION DATES CHECKED | 1 EA | \$0.00 | \$0.00 | |
| 132 | BBP KIT CHECKED | 1 EA | \$0.00 | \$0.00 | |
| 43101 | SKIN TONE BNDG BEIGE REFILL | 1 EA | \$7.79 | \$7.79 | |
| 55555 | HARD SURFACE DISINFEC SVC | 1 EA | \$10.95 | \$10.95 | |
| 100039 | TRIPLE ANTIBIOTIC OINT SM | 1 BAG | \$15.55 | \$15.55 | |
| | Unit Subtotal: | | | \$34.29 | |
| 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 | | | \$60.24 | |
| | Tax | | | \$0.00 | |
| | Invoice Total | | | \$60.24 | |

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 06/01/2026 | Number JAK06260034 |
| Due Date 06/30/2026 | Cust # 126069 |
| Invoice Amount \$ 1,611.00 | Amount Remitted |

Sold To:
 SAMPSON CREEK C.D.D.

For:
 Same as Sold To

219 ST. JOHNS GOLF DRIVE
 ST. AUGUSTINE FL 32092

General Cleaning
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 |
|--|--|---------|-----------|-----------|-----------------------------|----------------|
| JAK06260034 | 06/01/2026 | 126069 | GREENWALT | | DARRYL HALL ENTERPRISES LLC | 06/30/2026 |
| Quantity | Description | | | | Unit Price | Extended Price |
| 1 | MONTHLY CONTRACT BILLING AMOUNT FOR JUNE | | | | 1611.00 | 1611.00 |
| Pay On-Line: https://linktr.ee/janikingjax | | | | | | |
| Make All Checks Payable To: JANI-KING OF JACKSONVILLE | | | | | | |
| | | | | | Amount of Sale | \$ 1,611.00 |
| | | | | | Sales Tax | \$ 0.00 |
| | | | | | Total | \$ 1,611.00 |



INVOICE

| Date | Invoice# |
|-------------|----------|
| May 31,2026 | 838034 |

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 | Jun 30,2026 | |

| Description | Price | Total |
|---|------------|------------|
| Landscape Management For May As Per Contract, Due Jun 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

TERRA GRADE LLC
4157 Charles Green Rd
Hilliard, FL 32046-5549

terragraddellc@gmail.com
+1 (904) 813-4719

Repairs and Maintenance
320-57200-54500

Sampson Creek CDD:Address 1213 & 1235 Together

Bill to

Sampson Creek CDD
219 St John's Gold Drive
St Augustine, FL 32092

Ship to

Job:
Address:
1213 has 12' of demo & replace
1235 has 12' of demo & replace

Invoice details

Invoice no.: 1114
Terms: Due on receipt
Invoice date: 05/22/2026
Due date: 05/22/2026

| # | Product or service | Description | Qty | Rate | Amount |
|----|--------------------|--|-----|------------|------------|
| 1. | Service | Saw-cut and remove existing concrete sidewalk, haul off site. Remove roots under old sidewalk and haul off. Form and pour new sidewalk at 5 inch thick 3500 psi. | 1 | \$4,491.00 | \$4,491.00 |

Total **\$4,491.00**

Ways to pay

BANK

[View and pay](#)

TROPICAL PRESSURE & PAINTING, INC.

3737 MOODY AVE., ORANGE PARK FLORIDA 32065

PHONE NO.: 904-505-5532

EMAIL: TPPINC33@YAHOO.COM

LICENSED AND INSURED



**Repairs and Maintenance – Amenity Center
320-57200-54502**

INVOICE for QUOTE 003

DATE: May 26, 2026

CLIENT NAME: Samson Creek CDD

Email: staylor@vestapropertyservices.com

Attn: Stephanie

Subject: Exterior Repainted Metal Pool Awning Structure

Location: St. Johns Golf and Country Club

The following work has been completed as follows:

- **Covered all necessary areas with the use of paper, tape, plastics and drop cloths
- **Removed all loose paint
- **Primed and repainted metal structure using a industrial Primer and Paint

Exterior: \$3,800.00 (Mtrl/Labor incl)

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

Thank you for your business.

Mark A. Burdetsky,
Owner

Website: www.tropicalpressureandpainting.com

TROPICAL PRESSURE & PAINTING, INC.

3737 MOODY AVE., ORANGE PARK FLORIDA 32065

PHONE NO.: 904-505-5532

EMAIL: TPPINC33@YAHOO.COM

LICENSED AND INSURED



Repairs and Maintenance

320-57200-54500

INVOICE for QUOTE 002

DATE: May 26, 2026

CLIENT NAME: Samson Creek CDD

Attn: Stephanie

Email: staylor@vestapropertyservices.com

Subject: Pressure Washed 3 Brick Veneer Monument at Entry Way

Location: St. Johns Golf and Country Club

The following work has been completed as follows:

****Pressure washed and mildicide 3 Brick Veneer Monuments at Entry Way**

Exterior: \$200.00 (Mtrl/Labor incl)

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

Thank you for your business.

Mark A. Burdetsky,
Owner

Website: www.tropicalpressureandpainting.com



Invoice

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

Invoice # 432564
Date 06/01/2026
Terms Net 30
Due Date 07/01/2026
Memo

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

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

Total 16,290.91

001.320.54100.34000

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 | \$528.79 |
| Payments | \$0.00 |
| Past due balance | \$528.79 |
| Regular monthly charges | Page 3 \$518.25 |
| One-time charges | Page 3 \$15.00 |
| Taxes, fees and other charges | Page 3 \$8.39 |
| New charges due Jun 18, 2026 | \$541.64 |
| Amount due | \$1,070.43 |

Your bill explained

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

! 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.

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 |
| Past due balance | \$528.79 |
| New charges due Jun 18, 2026 | \$541.64 |
| Total amount due | \$1,070.43 |
| Amount enclosed | \$ |

Make checks payable to Comcast
 Do not send cash

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

849574140111061801070432

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$518.25

Comcast Business \$496.25

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 \$127.40

| | |
|------------------------------|---------|
| TV Select Business Video. | \$39.95 |
| Music Choice | \$29.95 |
| TV Box + Remote | \$9.95 |
| Broadcast TV Fee | \$47.55 |

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 |

One-time charges \$15.00

Other charges \$15.00

| | | |
|----------|--------|---------|
| Late Fee | May 28 | \$15.00 |
|----------|--------|---------|

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.

Comcast Business Update: Effective May 7, 2026, FanDuel Sports Network is no longer available with Comcast Business TV.

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.

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.



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

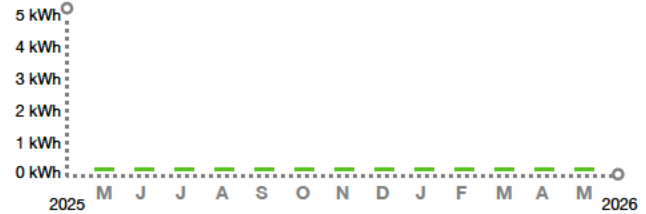
\$30.80

TOTAL AMOUNT YOU OWE

May 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 30.80 |
| Payments received | -30.80 |
| Balance before new charges | 0.00 |
| Total new charges | 30.80 |
| Total amount you owe | \$30.80 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after 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
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

08744-67061
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

May 27, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 30.80 |
| Payment received - Thank you | -30.80 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|--------------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Minimum base bill charge: | \$15.80 |
| Non-fuel energy charge: | \$0.094600 per kWh |
| Fuel charge: | \$0.032020 per kWh |
| Electric service amount | 30.00 |
| Gross receipts tax (State tax) | 0.77 |
| Taxes and charges | 0.77 |
| Regulatory fee (State fee) | 0.03 |
| Total new charges | \$30.80 |
| Total amount you owe | \$30.80 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading 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.

Download the app

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

[Download now](#)

Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

[Analyze usage](#)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[Earn credits](#)

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



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



SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 1487324200
Bill Date: 05/18/26
Cycle: 15

Amount Due
\$96.55

Please pay by 06/09/26 to avoid
1.5% late payment charge.

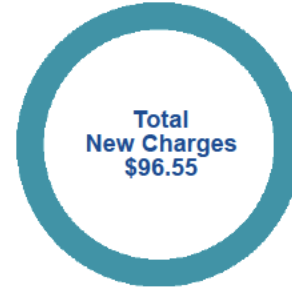
TOTAL SUMMARY OF CHARGES

Irrigation \$ 96.55
Total New Charges \$ 96.55

(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 96.55

A late payment charge will be assessed \$ 96.55 for unpaid balance.



MESSAGES

! Please pay \$96.55 by 06/09/26 to avoid 1.5% late payment charge and service disconnections.

🚰 JEA's 2025 Annual Water Quality report will soon be available at jea.com/WQR2025. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **1487324200** Bill Date: **05/18/26**

| | |
|---|-------------------|
| Please pay by 06/09/26 to avoid 1.5% late payment charge. | TOTAL AMOUNT PAID |
| \$96.55 | |

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

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

02621487324200000000000000004000009655010100000001500011



Account #: 1487324200 Bill Date: 05/18/26 Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 1013 MEADOW VIEW LAAPT IR01
 Service Period: 04/14/26 - 05/13/26 Reading Date: 05/13/26
 Service Point: Irrigation 1 - Commercial

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 514069205 | 29 | 309 | Regular | 3/4 | 0 GAL |

Basic Monthly Charge \$ 18.23

Total Current Irrigation Charges \$ 18.23

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 784 EAGLE POINT DR APT IR01
 Service Period: 04/14/26 - 05/13/26 Reading Date: 05/13/26
 Service Point: Irrigation 1 - Commercial

| Meter Number | Days Billed | Current Reading | Reading Type | Meter Size | Consumption (1 cu ft = 7.48 gal) |
|--------------|-------------|-----------------|--------------|------------|----------------------------------|
| 72802699 | 29 | 2642 | Regular | 3/4 | 13000 GAL |

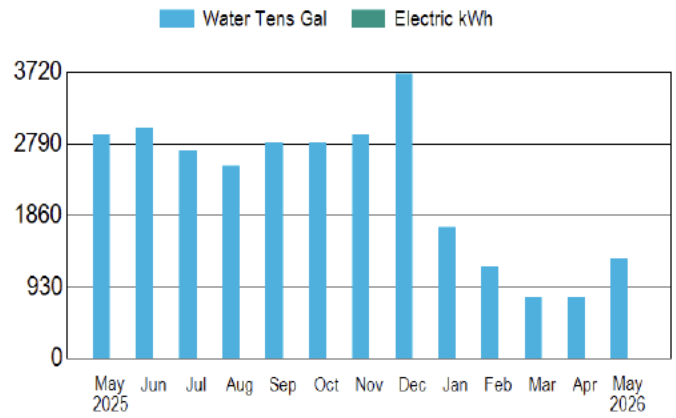
Basic Monthly Charge \$ 18.23

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

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 32.15

Total Current Irrigation Charges \$ 78.32

CONSUMPTION HISTORY



| | 1 Year Ago | Last Month | This Month | Average Daily |
|--------------------|------------|------------|------------|---------------|
| Total kWh Used | | | | |
| Total Gallons Used | 29,000 | 8,000 | 13,000 | 448 |

Invoice # I-051926-1089**Created Date:** 5/19/2026**Due Date:** 5/19/2026**From**

St Johns County Sheriff's Office
 4015 Lewis Speedway, Saint Augustine FL
 (904) 293-5378
 cromein@sjsso.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 |
|---------|---------------------------------|-----------------|-----------------|-------------|----------------|--------------|----------|
| 6656075 | St Johns Golf Traffic | | 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 | |

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**

001.320.57200.34500
 \$273.00
 Separate Check

INVOICE

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

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 6410
Terms: Net 30
Invoice date: 06/02/2026
Due date: 07/02/2026

PO: POOL CONTROLLER

Repairs & Maintenance-Amenity
Center
320-57200-54502

| # | 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**

Ways to pay

BANK

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

[View and pay](#)



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

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

Invoice

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

Invoice # 9374700447
Invoice Date 05/31/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

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

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



**Florida Department of Health
in St. Johns County
Notification of Fees Due**



55-BID-8523610

Permit Number
55-60-1831283

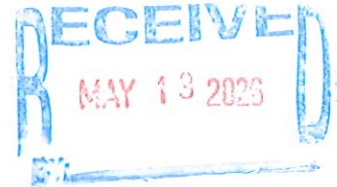
For: Swimming Pools - Water Activity

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Fee Amount: \$225.00
Previous Balance: \$0.00
Total Amount Due: \$225.00

Payment Due Date: 06/30/2026 or Upon Receipt

Mail To: Sampson Creek CDD
475 W Town Place, Suite 114
St Augustine, FL 32092



Please verify all information below and make changes as necessary or follow the directions below for online permits.

001.320.54100.54000

Account Information:

| | |
|-----------------------------------|------------------------|
| Name: Sampson Creek CDD (IWF) | Pool Volume: 0 gallons |
| Location: 219 Saint Johns Golf Dr | Bathing Load: 0 |
| St Augustine, FL 32092 | Flow Rate: 0 |

Owner Information:

Name: Sampson Creek CDD
Address: 475 W Town Place, Suite 114
(Mailing) St Augustine, FL 32092
Home Phone: (904) 940-5850 Work Phone: ()

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1831283 Bill ID: 55-BID-8523610

Billing Questions call DOH-St. Johns at: (904) 506-6081
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 113218

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more



| For Department Use Only | |
|-------------------------|------------|
| Fee Received \$ _____ | Date _____ |
| Check# _____ | From _____ |
| | |
| | |

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # 55-60-00395

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1. Project /Facility Name: Saint Johns Golf and Country Club - Pool County: Saint Johns

Address of Pool: 219 St Johns Golf Drive City: St. Augustine Zip: 32092

2. Owner Name: Sampson Creek CDD E-Mail: dlaughlin@gmsnf.com Phone: () X 401 904-940-5850

Mailing Address: 475 West Town Place Suite 114 City: St. Augustine State: FL Zip: 32092

3. Building Dept. Name: _____

Mailing Address _____ City _____ Zip _____

E-mail Address _____ Phone Number () _____

4. Design Engineer/Architect Name: _____

Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: 179 Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____

(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM

(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)

(Secondary Disinfection if Applicable): _____

(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)

(E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: Stephanie Taylor
Name: Stephanie Taylor
(Print or type)

Date: 5.28.2026
Title: General Manager
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff

Print Name

Date

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



| For Department Use Only | |
|-------------------------|------------|
| Fee Received \$ _____ | Date _____ |
| Check# _____ | From _____ |
| | |
| | |

Application Type: (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # 55-60-18311283

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1. Project /Facility Name: Sampson Creek CDD (IWF) County: Saint Johns
 Address of Pool: 219 St. Johns Golf Drive City: St. Augustine Zip: 32092

2. Owner Name: Sampson Creek CDD E-Mail: dlaughlin@gmsnf.com Phone: 904-940-5850
() x 401
 Mailing Address: 475 West Town Place Suite 114 City: St. Augustine State: FL Zip: 32092

3. Building Dept. Name: _____

 Mailing Address _____ City _____ Zip _____

 E-mail Address _____ () _____
 _____ Phone Number _____

4. Design Engineer/Architect Name: _____
 Phone Number: _____ E-mail: _____

5. Pool Water Source (Name of Public Water System): _____

6. Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____

8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____

9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____

10. Water Treatment Equipment Manufacturer and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
 (B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable): _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____

11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: Stephanie M Taylor
Name: Stephanie Taylor
(Print or type)

Date: 5.28.2026
Title: General Manager
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff

Print Name

Date

Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29758
Date 06/02/2026

| SERVICE | AMOUNT |
|---|-------------------------------------|
| Project: Arbitrage - Series 2016 FYE 3/31/26 | |
| Arbitrage Services | |
| Arbitrage | \$ <u>600.00</u> |
| | Subtotal: <u>600.00</u> |
| | Total 600.00 |
| | Current Amount Due \$ <u>600.00</u> |

001.310.51300.31200

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|--------|---------|---------|----------|----------|---------|
| 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 |

Payment due upon receipt.

MAKE CHECK PAYABLE TO:



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

Lake Maintenance
320-54100-46300

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

| ACCOUNT NUMBER | DATE | BALANCE |
|----------------|----------|------------|
| 707136 | 6/1/2026 | \$2,360.00 |

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

0000000014920001000000037761800000023600078

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 7/1/2026 Invoice 377618B PO #

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

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

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

Customer #: 707136 **Corporate Address**
Portal Registration #: AF01BA4E 4651 Salisbury Rd, Suite 155
Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/

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

USA TODAY CO.



| ACCOUNT NAME | | ACCOUNT # | INV DATE |
|-----------------------|------------------------------------|-----------------------|----------|
| Sampson Creek Cdd/Gms | | 764139 | 05/31/26 |
| INVOICE # | INVOICE PERIOD | CURRENT INVOICE TOTAL | |
| 0007735048 | May 1- May 31, 2026 | \$140.00 | |
| PREPAY (Memo Info) | UNAPPLIED (included in amt due) | TOTAL CASH AMT DUE* | |
| \$0.00 | \$0.00 | \$140.00 | |

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

| | |
|---|------------------------------|
| BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@usatodayco.com | FEDERAL ID 47-2390983 |
|---|------------------------------|

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

| Date | Description | Amount |
|---------|---------------------|----------|
| 5/1/26 | Balance Forward | \$72.72 |
| 5/12/26 | PAYMENT - THANK YOU | -\$72.72 |

Package Advertising:

| Start-End Date | Order Number | Product | Description | PO Number | Package Cost |
|----------------|--------------|-------------------------|-------------|-------------|--------------|
| 5/11/26 | 12306702 | SAG St Augustine Record | May Meeting | May Meeting | \$72.72 |
| 5/14/26 | 12310910 | SAG St Augustine Record | May Meeting | | \$67.28 |

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 | \$140.00 |
| Service Fee 3.99% | \$5.59 |
| *Cash/Check/ACH Discount | -\$5.59 |
| *Payment Amount by Cash/Check/ACH | \$140.00 |
| Payment Amount by Credit Card | \$145.59 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

| ACCOUNT NAME | | ACCOUNT NUMBER | | INVOICE NUMBER | | AMOUNT PAID |
|---|------------------|------------------|------------------|---|--------------------|---------------------------|
| Sampson Creek Cdd/Gms | | 764139 | | 0007735048 | | |
| CURRENT DUE | 30 DAYS PAST DUE | 60 DAYS PAST DUE | 90 DAYS PAST DUE | 120+ DAYS PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE* |
| \$140.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$140.00 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check) | | | | TO PAY BY PHONE PLEASE CALL: | | TOTAL CREDIT CARD AMT DUE |
| USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244 | | | | 1-877-736-7608 | | \$145.59 |
| | | | | To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/ | | |

00007641390000000000000077350480001400067175



Invoice

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

Invoice # 432783
Date 05/31/2026
Terms Net 30
Due Date 07/01/2026
Memo Lifeguards

Bill To

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

| Description | Quantity | Rate | Amount |
|-------------------------|----------|-------|----------|
| Lifeguard/pool monitors | 200.38 | 23.09 | 4,626.77 |
| Total | | | 4,626.77 |

001.320.57200.45100
May 2026

Sampson Creek CDD
FPL Electric

Code to 001.320.54100.43000

May-26

| | | | |
|-------------|-------------------------------------|-----------------|-----------------------------|
| 08744-67061 | 380 St. John's Golf Drive #IRR | \$ | 30.80 |
| 16229-99512 | 219 St. John's Golf Drive #Pool | \$ | 1,412.51 |
| 19350-09421 | 211 St. John's Golf Drive #LITES | \$ | 110.89 |
| 46974-44356 | 9402 Leo Maguire Pkwy #2 | \$ | 31.93 |
| 55613-33054 | 2125 County Road 210 W | \$ | 43.44 |
| 59216-52565 | 205 St. John's Golf Drive | \$ | 96.47 |
| 61084-35154 | 944 Leo Maguire Parkway #1 | \$ | 32.46 |
| 80369-00598 | 205 St. John's Golf Drive #Swimclub | \$ | 781.72 |
| 72556-88074 | Leo Maguire Parkway #Streetlights | \$ | 4,477.20 |
| 33381-88364 | 1574 Drury Court #1 | \$ | 272.83 |
| Total | | <hr/> \$ | <hr/> 7,290.25 <hr/> |

*****V#16**

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



Electric Bill Statement

For: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

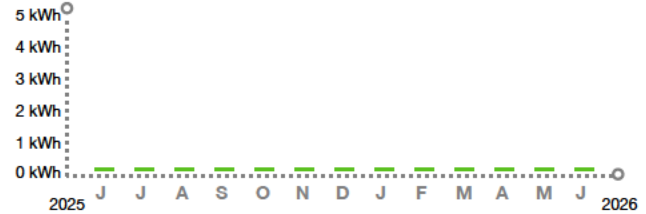
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 30.80 |
| Payments received | -30.80 |
| Balance before new charges | 0.00 |
| Total new charges | 30.80 |
| Total amount you owe | \$30.80 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

SAMPSON CREEK CDD
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.

08744-67061
ACCOUNT NUMBER

\$30.80
TOTAL AMOUNT YOU OWE

Jun 26, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 30.80 |
| Payment received - Thank you | -30.80 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|--------------------|
| Base charge: | \$14.20 |
| Minimum base bill charge: | \$15.80 |
| Non-fuel energy charge: | \$0.094600 per kWh |
| Fuel charge: | \$0.032020 per kWh |
| Electric service amount | 30.00 |
| Gross receipts tax (State tax) | 0.77 |
| Taxes and charges | 0.77 |
| Regulatory fee (State fee) | 0.03 |
| Total new charges | \$30.80 |
| Total amount you owe | \$30.80 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Jul 7, 2026.

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

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 0 | 0 | 0 |
| Service days | 30 | 30 | 30 |
| 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.

Download the app

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

[Download now](#)

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

[Explore rebates](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$1,412.51

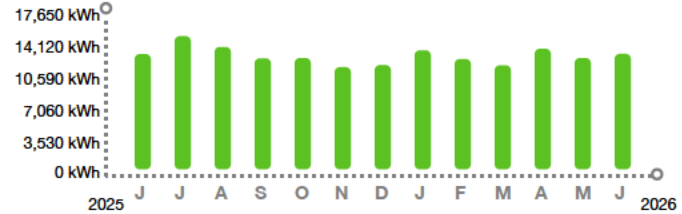
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$1,352.55 withdrawn instead of \$1,412.51. FPL.com/BusBB

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$1,352.55 instead of \$1,412.51 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|-------------------|
| Amount of your last bill | 1,379.78 |
| Payments received | -1,379.78 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 1,412.51 |
| Total amount you owe | \$1,412.51 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 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.

16229-99512

ACCOUNT NUMBER

\$1,412.51

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 1,379.78 |
| Payment received - Thank you | -1,379.78 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|------------------------------------|-------------------|
| Rate: GSD-1 GENERAL SERVICE DEMAND | |
| Base charge: | \$33.71 |
| Non-fuel: (\$0.031110 per kWh) | \$431.93 |
| Fuel: (\$0.032010 per kWh) | \$444.43 |
| Demand: (\$15.03 per KW) | \$465.93 |
| Electric service amount | 1,376.00 |
| Gross receipts tax (State tax) | 35.31 |
| Taxes and charges | 35.31 |
| Regulatory fee (State fee) | 1.20 |
| Total new charges | \$1,412.51 |
| Total amount you owe | \$1,412.51 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jul 7, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 65514 | | 51630 | | 13884 |
| Demand KW | 30.77 | | | | 31 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 13884 | 13379 | 13859 |
| Service days | 30 | 30 | 30 |
| kWh/day | 462 | 445 | 461 |
| Amount | \$1,412.51 | \$1,379.78 | \$1,326.79 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$110.89

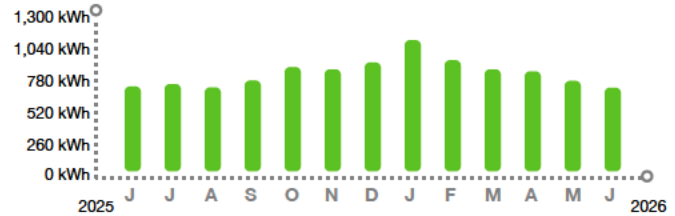
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 118.69 |
| Payments received | -118.69 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 110.89 |
| Total amount you owe | \$110.89 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

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19350-09421

ACCOUNT NUMBER

\$110.89

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 118.69 |
| Payment received - Thank you | -118.69 |
| 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) | \$70.10 |
| Fuel: (\$0.032020 per kWh) | \$23.73 |
| Electric service amount | 108.03 |
| Gross receipts tax (State tax) | 2.77 |
| Taxes and charges | 2.77 |
| Regulatory fee (State fee) | 0.09 |
| Total new charges | \$110.89 |
| Total amount you owe | \$110.89 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jul 7, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 68733 | | 67992 | | 741 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 741 | 801 | 751 |
| Service days | 30 | 30 | 30 |
| kWh/day | 24 | 26 | 25 |
| Amount | \$110.89 | \$118.69 | \$108.25 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$272.83

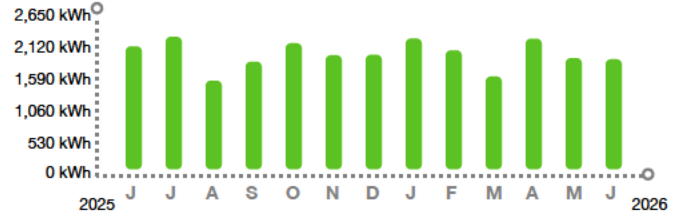
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 275.69 |
| Payments received | -275.69 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 272.83 |
| Total amount you owe | \$272.83 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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33381-88364

ACCOUNT NUMBER

\$272.83

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 275.69 |
| Payment received - Thank you | -275.69 |
| 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) | \$187.96 |
| Fuel: (\$0.032020 per kWh) | \$63.62 |
| Electric service amount | 265.78 |
| Gross receipts tax (State tax) | 6.82 |
| Taxes and charges | 6.82 |
| Regulatory fee (State fee) | 0.23 |
| Total new charges | \$272.83 |
| Total amount you owe | \$272.83 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Jul 7, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 03935 | | 01948 | | 1987 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 1987 | 2009 | 2221 |
| Service days | 30 | 30 | 30 |
| kWh/day | 66 | 67 | 74 |
| Amount | \$272.83 | \$275.69 | \$294.28 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$31.93

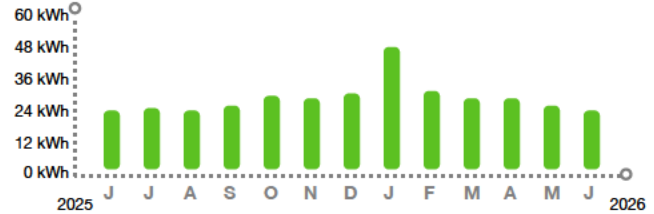
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 32.03 |
| Payments received | -32.03 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 31.93 |
| <hr/> | |
| Total amount you owe | \$31.93 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

46974-44356

ACCOUNT NUMBER

\$31.93

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 32.03 |
| Payment received - Thank you | -32.03 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Minimum base bill charge: | \$13.87 |
| Non-fuel: (\$0.094600 per kWh) | \$2.26 |
| Fuel: (\$0.032020 per kWh) | \$0.77 |
| Electric service amount | 31.10 |
| Gross receipts tax (State tax) | 0.80 |
| Taxes and charges | 0.80 |
| Regulatory fee (State fee) | 0.03 |
| Total new charges | \$31.93 |
| Total amount you owe | \$31.93 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jul 7, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 17050 | | 17026 | | 24 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 24 | 26 | 24 |
| Service days | 30 | 30 | 30 |
| kWh/day | 1 | 1 | 1 |
| Amount | \$31.93 | \$32.03 | \$26.90 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$43.44

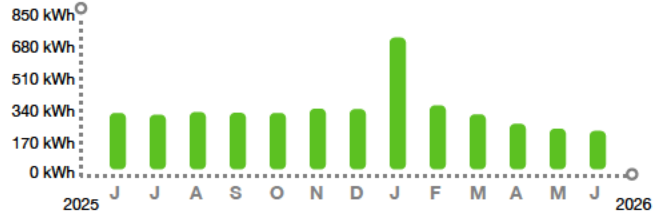
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 45.13 |
| Payments received | -45.13 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 43.44 |
| <hr/> | |
| Total amount you owe | \$43.44 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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55613-33054

ACCOUNT NUMBER

\$43.44

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 45.13 |
| Payment received - Thank you | -45.13 |
| 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) | \$21.00 |
| Fuel: (\$0.032020 per kWh) | \$7.11 |
| Electric service amount | 42.31 |
| Gross receipts tax (State tax) | 1.09 |
| Taxes and charges | 1.09 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$43.44 |
| Total amount you owe | \$43.44 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jul 7, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 01574 | | 01352 | | 222 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 222 | 235 | 326 |
| Service days | 30 | 30 | 30 |
| kWh/day | 7 | 8 | 11 |
| Amount | \$43.44 | \$45.13 | \$54.46 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$96.47

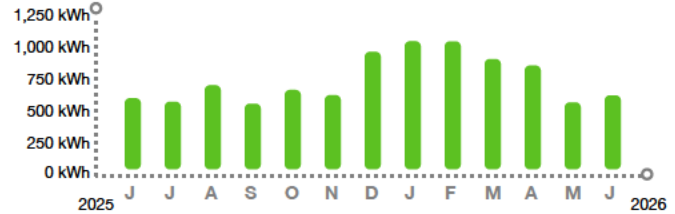
TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 88.67 |
| Payments received | -88.67 |
| Balance before new charges | 0.00 |
| Total new charges | 96.47 |
| Total amount you owe | \$96.47 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 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 June 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Effective June 1 through September 30, Time-of-Use On-Peak hours are 3 PM to 6 PM, Monday through Friday; holidays are Off-Peak.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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59216-52565

ACCOUNT NUMBER

\$96.47

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 88.67 |
| Payment received - Thank you | -88.67 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$59.61 |
| Fuel: (\$0.032020 per kWh) | \$20.17 |
| Electric service amount | 93.98 |
| Gross receipts tax (State tax) | 2.41 |
| Taxes and charges | 2.41 |
| Regulatory fee (State fee) | 0.08 |
| Total new charges | \$96.47 |
| Total amount you owe | \$96.47 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Jul 7, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 61095 | | 60465 | | 630 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 630 | 570 | 606 |
| Service days | 30 | 30 | 30 |
| kWh/day | 21 | 19 | 20 |
| Amount | \$96.47 | \$88.67 | \$89.91 |

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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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

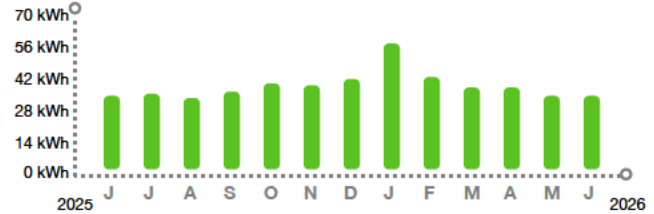
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 32.46 |
| Payments received | -32.46 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 32.46 |
| Total amount you owe | \$32.46 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

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

SAMPSON CREEK CDD
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.

61084-35154

ACCOUNT NUMBER

\$32.46

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 32.46 |
| Payment received - Thank you | -32.46 |
| 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 Jul 7, 2026.

| | | | | | |
|-------------------|----------------|----------|-----------------|----------|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 20737 | | 20702 | | 35 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 35 | 35 | 35 |
| Service days | 30 | 30 | 30 |
| kWh/day | 1 | 1 | 1 |
| Amount | \$32.46 | \$32.46 | \$27.47 |

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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

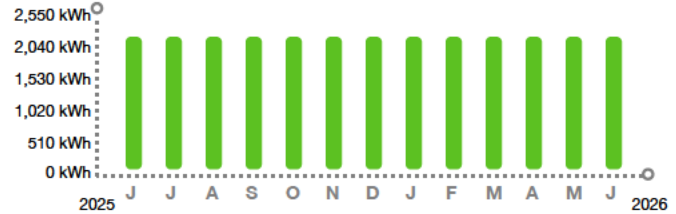
\$4,477.20

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-------------------|
| Amount of your last bill | 4,477.20 |
| Payments received | -4,477.20 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 4,477.20 |
| Total amount you owe | \$4,477.20 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

72556-88074

ACCOUNT NUMBER

\$4,477.20

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 72556-88074

BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 4,477.20 |
| Payment received - Thank you | -4,477.20 |
| Balance before new charges | \$0.00 |

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

| | |
|--------------------------------|------------|
| Electric service amount ** | 4,468.66 |
| Gross receipts tax (State tax) | 4.74 |
| Taxes and charges | 4.74 |
| Regulatory fee (State fee) | 3.80 |
| Total new charges | \$4,477.20 |

Total amount you owe \$4,477.20

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

| | |
|-------------------------|--------------------|
| Non-fuel energy charge: | \$0.041940 per kWh |
| Fuel charge: | \$0.031560 per kWh |

METER SUMMARY

Next bill date Jul 7, 2026.

| | |
|-------------------|--------------|
| Usage Type | Usage |
| Total kWh used | 2302 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 2302 | 2302 | 2302 |
| Service days | 30 | 30 | 30 |
| kWh/day | 77 | 77 | 77 |
| Amount | \$4,477.20 | \$4,477.20 | \$4,219.69 |

KEEP IN MIND

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Customer Name: SAMPSON CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 72556-88074

For: 05-06-2026 to 06-05-2026 (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



Customer Name: SAMPSON CREEK
 COMMUNITY
 DEVELOPMENT DISTRICT
Account Number: 72556-88074

For: 05-06-2026 to 06-05-2026 (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: May 6, 2026 to Jun 5, 2026 (30 days)

Statement Date: Jun 5, 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

\$781.72

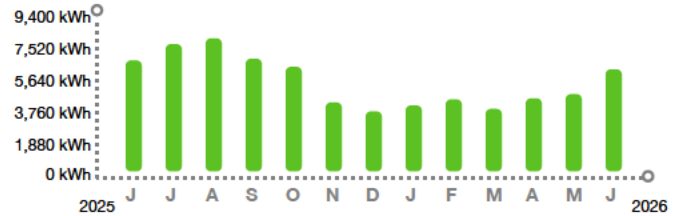
TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$713.92 withdrawn instead of \$781.72. FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 647.64 |
| Payments received | -647.64 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 781.72 |
| Total amount you owe | \$781.72 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$713.92 instead of \$781.72 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 27, 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 June 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

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SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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80369-00598

ACCOUNT NUMBER

\$781.72

TOTAL AMOUNT YOU OWE

Jun 26, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 647.64 |
| Payment received - Thank you | -647.64 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|------------------------------------|-----------------|
| Rate: GSD-1 GENERAL SERVICE DEMAND | |
| Base charge: | \$33.71 |
| Non-fuel: (\$0.031110 per kWh) | \$203.15 |
| Fuel: (\$0.032010 per kWh) | \$209.03 |
| Demand: (\$15.03 per KW) | \$315.63 |
| Electric service amount | 761.52 |
| Gross receipts tax (State tax) | 19.54 |
| Taxes and charges | 19.54 |
| Regulatory fee (State fee) | 0.66 |
| Total new charges | \$781.72 |
| Total amount you owe | \$781.72 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jul 7, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 83356 | | 76826 | | 6530 |
| Demand KW | 21.22 | | | | 21 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|-------------|-------------|
| Service to | Jun 5, 2026 | May 6, 2026 | Jun 5, 2025 |
| kWh Used | 6530 | 4937 | 7097 |
| Service days | 30 | 30 | 30 |
| kWh/day | 217 | 164 | 236 |
| Amount | \$781.72 | \$647.64 | \$778.98 |

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



SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8274324200
Bill Date: 05/19/26
Cycle: 15

Amount Due
\$1,623.88

Do not pay. AutoPay will process your payment on 06/10/26.

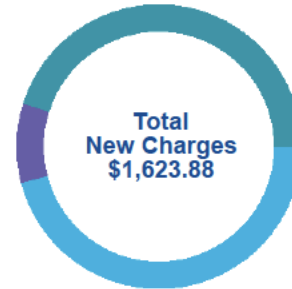
TOTAL SUMMARY OF CHARGES

| | | |
|--------------------------------|-----------|-----------------|
| Water | \$ | 757.46 |
| Sewer | | 122.37 |
| Irrigation | | 744.05 |
| Total New Charges | \$ | 1,623.88 |

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

| | | |
|----------------------------------|----|-----------|
| Previous Balance | \$ | 1,457.07 |
| Payment(s) Received | | -1,457.07 |
| Balance Before New Charges | | 0.00 |
| New Charges | | 1,623.88 |

Do not pay. AutoPay will process your payment on 06/10/26. \$ 1,623.88



Water \$757.46
Sewer \$122.37
Irrigation \$744.05

MESSAGES



JEA's 2025 Annual Water Quality report will soon be available at jea.com/WQR2025. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **8274324200**

Bill Date: **05/19/26**

| | |
|--|-------------------|
| Do not pay. AutoPay will process your payment on 06/10/26. | TOTAL AMOUNT PAID |
| \$1,623.88 | |

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



Phone: (904) 665-6000



Online: jea.com



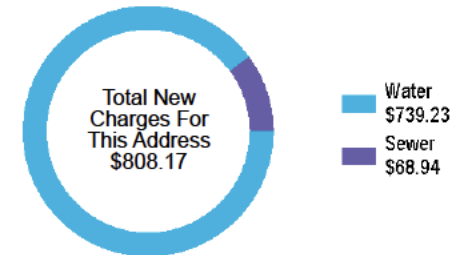
SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 05/19/26

Cycle: 15

| Service Address | Service Type | Charges | Service Point | Service Period | Bill Rate | | | | | | | | | | |
|--------------------------------|--------------|---|--|----------------------------------|-------------------------------|-----------------|--------------|----------------------------------|-----------|----|------|---------|------------|--|--|
| 1054 EAGLE POINT DR | I | \$30.20 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | Commercial Irrigation Service | | | | | | | | | | |
| Detail Charges: | | Basic Monthly Charge | 18.23 | | | | | | | | | | | | |
| | | Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) | 11.97 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74457419</td> <td>29</td> <td>510</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 74457419 | 29 | 510 | Regular | 3000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 74457419 | 29 | 510 | Regular | 3000 GAL | | | | | | | | | | | |
| 1148 STONEHEDGE TRAIL LN APT 1 | I | \$103.65 | Irrigation 1 - Commercial | 04/20/26 - 05/19/26 | 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 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514012958</td> <td>29</td> <td>374</td> <td>Regular</td> <td>16000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 514012958 | 29 | 374 | Regular | 16000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 514012958 | 29 | 374 | Regular | 16000 GAL | | | | | | | | | | | |
| 1401 CRESTED HERON CT | I | \$260.80 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | 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) | 182.23 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>101588398</td> <td>29</td> <td>66</td> <td>Regular</td> <td>41000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 101588398 | 29 | 66 | Regular | 41000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 101588398 | 29 | 66 | Regular | 41000 GAL | | | | | | | | | | | |
| 219 SAINT JOHNS GOLF DR | W | \$711.82 | Swimming Pool - Water | 04/14/26 - 05/13/26 | Commercial Water Service | | | | | | | | | | |
| Detail Charges: | | Basic Monthly Charge | 78.40 | | | | | | | | | | | | |
| | | Water Consumption Charge | 633.42 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>94648188</td> <td>29</td> <td>6131</td> <td>Regular</td> <td>207000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 94648188 | 29 | 6131 | Regular | 207000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 94648188 | 29 | 6131 | Regular | 207000 GAL | | | | | | | | | | | |
| 219 SAINT JOHNS GOLF DR | W | \$27.41 | Commercial - Water/Sewer | 04/14/26 - 05/13/26 | Commercial Water Service | | | | | | | | | | |
| Detail Charges: | | Basic Monthly Charge | 18.23 | | | | | | | | | | | | |
| | | Water Consumption Charge | 9.18 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>29</td> <td>10</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 514050548 | 29 | 10 | Regular | 3000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 514050548 | 29 | 10 | Regular | 3000 GAL | | | | | | | | | | | |
| 219 SAINT JOHNS GOLF DR | S | \$68.94 | Commercial - Water/Sewer | 04/14/26 - 05/13/26 | Commercial Sewer Service | | | | | | | | | | |
| Detail Charges: | | Basic Monthly Charge | 53.43 | | | | | | | | | | | | |
| | | Sewer Usage Charge | 15.51 | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>29</td> <td>10</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 514050548 | 29 | 10 | Regular | 3000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 514050548 | 29 | 10 | Regular | 3000 GAL | | | | | | | | | | | |



| Service Address | Service Type | Charges | Service Point | Service Period | Bill Rate | | | | | | | | | | |
|---|--------------|-----------------|---|----------------------------------|--------------------------------|-----------------|--------------|----------------------------------|-----------|----|------|---------|-----------|--|--|
| 219 SAINT JOHNS GOLF DR APT 1 | W | \$18.23 | Commercial - Water/Sewer | 04/14/26 - 05/13/26 | Commercial Water Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 18.23 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86955411</td> <td>29</td> <td>151</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 86955411 | 29 | 151 | Regular | 0 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 86955411 | 29 | 151 | Regular | 0 GAL | | | | | | | | | | | |
| 219 SAINT JOHNS GOLF DR APT 1 | S | \$53.43 | Commercial - Water/Sewer | 04/14/26 - 05/13/26 | Commercial Sewer Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 53.43 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86955411</td> <td>29</td> <td>151</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 86955411 | 29 | 151 | Regular | 0 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 86955411 | 29 | 151 | Regular | 0 GAL | | | | | | | | | | | |
| 380 SAINT JOHNS GOLF DR | I | \$26.21 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | Commercial Irrigation Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 18.23 | | | | | | | | | | | | | |
| Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) | | 7.98 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514034028</td> <td>29</td> <td>54</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 514034028 | 29 | 54 | Regular | 2000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 514034028 | 29 | 54 | Regular | 2000 GAL | | | | | | | | | | | |
| 825 HAMPTON CROSSING WAY | I | \$42.71 | Irrigation 1 - Residential | 04/14/26 - 05/13/26 | Residential Irrigation Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 18.23 | | | | | | | | | | | | | |
| Tier 1 Consumption (1-7 KGal @ \$4.02) | | 24.48 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83711246</td> <td>29</td> <td>424</td> <td>Regular</td> <td>6000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 83711246 | 29 | 424 | Regular | 6000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 83711246 | 29 | 424 | Regular | 6000 GAL | | | | | | | | | | | |
| 884 EAGLE POINT DR APT 1 | I | \$43.44 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | Commercial Irrigation Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 27.48 | | | | | | | | | | | | | |
| Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) | | 15.96 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83715860</td> <td>29</td> <td>401</td> <td>Regular</td> <td>4000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 83715860 | 29 | 401 | Regular | 4000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 83715860 | 29 | 401 | Regular | 4000 GAL | | | | | | | | | | | |
| 885 EAGLE POINT DR | I | \$121.20 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | Commercial Irrigation Service | | | | | | | | | | |
| Detail Charges:Basic Monthly Charge | | 18.23 | | | | | | | | | | | | | |
| Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) | | 27.94 | | | | | | | | | | | | | |
| Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) | | 75.03 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>81849996</td> <td>29</td> <td>645</td> <td>Regular</td> <td>21000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 81849996 | 29 | 645 | Regular | 21000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 81849996 | 29 | 645 | Regular | 21000 GAL | | | | | | | | | | | |
| 982 EAGLE POINT DR | I | \$115.84 | Irrigation 1 - Commercial | 04/14/26 - 05/13/26 | 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) | | 69.67 | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>82580203</td> <td>29</td> <td>1471</td> <td>Regular</td> <td>20000 GAL</td> </tr> </tbody> </table> | Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | 82580203 | 29 | 1471 | Regular | 20000 GAL | | |
| Meter Number | Days Billed | Current Reading | Reading Type | Consumption (1 cu ft = 7.48 gal) | | | | | | | | | | | |
| 82580203 | 29 | 1471 | Regular | 20000 GAL | | | | | | | | | | | |

