Sampson Creek

Community Development District

JULY 16, 2026

AGENDA

Sampson Creek
Community Development District

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

July 9, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, July 16, 2026, at 5:00 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. Organizational Matters
   A. Acceptance of Resignation of Mike Davis

   B. Consideration of Appointing a New Supervisor to Fill the Vacancy

   C. Oath of Office for Newly Appointed Supervisor

   D. Consideration of Resolution 2026-05, Designating Officers

V. Amenities Booking Requests

VI. Staff Reports
   A. Landscape Team – Report

   B. Attorney

   C. Engineer – Acceptance of the Public Facilities Report

   D. District Manager

E. General Manager
   1. Amenities and Operations Report

   2. Lake Doctors

   3. Athletic Field Report

   4. Amenity Center Sign

   5. Proposal for Pool Lights

VII. Consideration of Response to Request for Qualifications for Engineering Services

VIII. 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

IX. Contracts Review

X. Supervisors' Request

XI. Public Comments

XII. Approval of Consent Agenda
   A. Minutes of the June 18, 2026 Meeting

   B. Financial Statements as of June 30, 2026

   C. Check Register

XIII. Next Scheduled Meeting – August 20, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XIV. Adjournment

FOURTH ORDER OF BUSINESS

A.

From: **Courtney Hogge** chogge@gmsnf.com
Subject: Fwd: Sampson Creek CDD - Resignation
Date: July 9, 2026 at 11:17 AM
To:

Begin forwarded message:

From: Mike Davis <mikedaviscdd@gmail.com>
Subject: Sampson Creek CDD - Resignation
Date: June 17, 2026 at 8:42:42 AM EDT
To: Daniel Laughlin <dlaughlin@gmsnf.com>
Cc: "Wesley S. Haber" <Wesley.Haber@kutakrock.com>

Daniel,

With this note, I'm resigning from Supervisor Seat #1 on the Sampson Creek CDD Board effective today, Wednesday, June 17th, 2026.

I'd like to thank you and all the staff for your assistance and guidance over the past three years, I commend my fellow board members for their camaraderie and professionalism, and I thank my neighbors for affording me the opportunity to serve our shared interests in the oversight of our community's services, property, and finances.

Best,

-Mike Davis

B.

Michael L. Schwebel, Esquire

Shareholder/Partner/Founder
Wyatt & Schwebel, P.A.
301 W. Bay Street, Suite 14175, Jacksonville, Florida 32202
Phone • 561-676-7034
E-mail: mls@yourrightsfl.com

EDUCATION:

University of Florida Levin College of Law
Juris Doctor, December 2007
Environmental and Land Use Law Certification
Dean's List Fall 2006, Spring 2007
Environmental and Land Use Law GPA 3.53
Cumulative GPA 3.24

University of Florida
Bachelor of Arts, Political Science, December 2004
GPA 3.39

NOTABLE RECENT OUTCOMES:

Civil Jury Trial Verdict - $241,000 – Lead trial counsel for back discectomy caused by fall in yogurt at Publix supermarket. Publix moved for summary judgment and/or directed verdict on four occasions. Yogurt spilled on floor by customer just 2 minutes before fall and Publix never had actual notice of condition.

Federal Bench Trial - Final Judgment - $550,000 Lead trial counsel for serious injuries sustained in a crash with a USPS truck. Government hired multiple experts and federal judge placed no weight on their testimony.

Appellate Victory – Recovery of $54,927 Lead litigation and appellate counsel in commercial litigation contractual matter that was appealed and upheld.

Verdict of $1,391,000 as lead trial counsel in automobile negligence claim

Confidential Settlement of $4,000,000 for survivors' wrongful death claim arising from automobile collision with commercial vehicle

Confidential Settlement of $2,750,000 for serious injuries sustained in automobile negligence claim

Confidential Settlement of $1,200,000 for serious injuries sustained as a result of medical malpractice

Confidential Settlement of $900,000 for serious injuries sustained in vehicle collision with major internet provider's work truck

Confidential Settlement of $500,000 for injuries suffered due to physician medical malpractice

Confidential Settlement of $325,000 for damages suffered due to automobile negligence

Confidential Settlement of $325,000 for neck injuries suffered from extremely low impact collision with no visible property damage

Confidential Settlement of $211,000 for damages suffered due to automobile negligence

Confidential Settlement of $145,000 due to automobile negligence

Confidential Settlement of $140,000 in complex premises liability claim

Confidential Settlement of $125,000 for injuries sustained in slip and fall

Confidential Settlement of $125,000 in trip and fall

Confidential Settlement of $100,000 due to automobile negligence

BAR ADMISSIONS:

Florida
U.S. District Court, Southern District of Florida
U.S. District Court, Middle District of Florida
U.S. District Court, Northern District of Florida
U.S. Court of Appeals for the Eleventh Circuit

EXPERIENCE:

Wyatt & Schwebel, P.A./Schwebel Legal P.A.
Partner/Owner, June 2022 – Present
Personal injury and first-party property damage trial attorney with additional practice area in construction defects. Emphasis on medical malpractice, wrongful death, premises liability and automobile collision claims. Recovery of millions for injured and insured clients. Lead trial and litigation attorney as well as manage and perform administrative duties of firm.

Zimmerman & Frachtman, P.A.
Partner, January 2019 – May 2022
Personal injury trial attorney with emphasis on medical malpractice, products liability, wrongful death, premises liability and automobile collision claims. Recovery of millions as lead litigation and trial attorney in verdicts and settlements for injured clients.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Attorney, March 2012 – December 2018
Trial attorney with practice devoted to the defense of hospitals and healthcare providers in medical malpractice lawsuits. Also manage defense of hospitals in premises liability claims.

Law Office of Michael L. Schwebel, P.A.
Owner, May 2011 – February 2012
Owned law firm focused on general litigation defense as well as commercial law.

Schwed McGinley & Kahle, LLC
Attorney, March 2010 – April 2011
Handled defending clients in automobile, aviation, premises liability and legal malpractice claims.

Wicker Smith O'Hara McCoy & Ford, P.A.
Attorney, April 2008 – February 2010
Primary practice areas included premises liability defense, condominium law and construction defect claims.

PROFESSIONAL ORGANIZATIONS AND AWARDS:

Top Attorneys in Florida "Rising Star" – 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023
Top 100 Verdict in Florida - 2019
Martindale-Hubbell AV Preeminent Rated Attorney
Fellow – Litigation Counsel of America
American Association for Justice
Palm Beach County Justice Association
Jacksonville Justice Association
The Florida Bar
American Bar Association
Palm Beach County Bar Association
Top 100 Verdict in Florida - 2019
Florida Bar LOMAS Advisory Board Committee
The Defense Research Institute
Florida Defense Lawyers Association
Animal Legal Defense Fund
The Craig S. Barnard American Inn of Court
Northern Palm Beach County Chamber of Commerce
Suncoast High School Foundation Board of Directors

NOTABLE DEFENSE OUTCOMES:

Ault v. Palms West Hospital – Case Number 50-2015-CA-002997-XXXX-MB – (2015). Obtained dismissal of Plaintiff's claim for neglect of a vulnerable adult on behalf of Palms West Hospital and nursing staff.

Bellorin v. JFK Medical Center – Case Number 50-2016-CA-007346-XXXX-MG – (2018). Obtained final summary judgment disposing of Plaintiff's claim for damages arising from a slip and fall in a bathroom located in the hospital's emergency department.

Collymore v. JFK Medical Center – Case Number 50-2016-CA-000471-XXXX-MB – (2016). Successfully obtained dismissal of Plaintiff's claim arising from alleged medical malpractice on behalf of JFK Medical Center.

Freeman v. Palm Beach Gardens Medical Center – Case Number 50-2011-CA-011349-XXXX-MB – (2011). Plaintiff brought wrongful death claim and challenged the constitutionality of Florida's Wrongful Death Act. Successfully secured dismissal of wrongful death actions on behalf of Palm Beach Gardens Medical Center.

Hogwood v. Palms West Hospital – 50-2011-CA-013010-XXXX-MB **–** (2011). Plaintiffs brought medical malpractice claims against Palms West Hospital for the acts of a non-employee physician under agency theories. Successfully argued motion for summary judgment on Plaintiff's claims of actual agency on behalf of Palms West Hospital.

Kleeger v. Dollinger – 50-2011-SC-010319-XXXX-SB **–** (2011). Defended individual in tenant/landlord dispute as well as counter-claim for damages. At trial procured dismissal of Plaintiff's claim and judgment in favor of client on counter-suit.

Lituchy v. JFK Medical Center- 50-2011-CA-006915-XXXX-MB **–** (2011). Plaintiff sued for battery which resulted in death of patient. Successfully argued motion for summary judgment dismissing case in favor of JFK Medical Center.

Liberati v. Palms West Surgicenter – 50-2015-CA-009877-XXXX-MB **–** (2015). Obtained summary judgment on Plaintiff's claims for agency related to foot injuries suffered during podiatry procedure on behalf of Palms West Surgicenter.

Melnik v. Good Samaritan Medical Center – 50-2012-CA-017987-XXXX-MB **–** (2014). Plaintiff suffered a fractured nose and wrist and underwent nose surgery, knee surgery and neck fusion after tripping on a piece of rebar sticking up out of the ground. At trial, Plaintiff sought $3,000,000, including $1.5 million in economic damages. Jury found Plaintiff 50% negligent and final verdict was $500,000.

Moore v. JFK Medical Center – 2015-CA-007931 AJ – Final summary judgment granted in favor of JFK. Defeated Plaintiff's negligent credentialing/selection theories as well as agency arguments in attempt to hold hospital responsible for acts of non-employee physician.

Stafirn v. West Palm Hospital – multiple lawsuits. Plaintiff filed multiple lawsuits against West Palm Hospital. Successfully obtained dismissal of every claim filed against the hospital arising from alleged malpractice, abuse and violation of constitutional rights.

Thomas v. Joseph – Wrongful death action alleging physician failed to properly perform a colonoscopy. Attained dismissal on behalf of physician.

PRESENTATIONS:

North County Surgicenter
The Four "C's" of Charting

Surgery Center of Atlantis
Defensive Charting

PUBLISHED OPINIONS:

King Cole Condominium Association, Inc. v. QBE Insurance Corporation
2009 WL 4403173 (S.D. Fla. 2009)

Publix Super Markets, Inc. v. Safonte
49 Fla. L. Weekly D1337a (Fla. 4th DCA 2024)

From: **Matt Geyer** mattgeyer08@yahoo.com
Subject: Sampson CDD Board Seat
Date: July 7, 2026 at 10:12 PM
To: chogge@gmsnf.com

Dear Board Members,

I hope you're doing well. I recently learned of the open CDD Board seat and would like to express my interest in being considered.

My family and I have been part of this community since 2018. Although we rented out our home in 2024 while relocating for my career, we recently returned and are excited to be back for the long term. As a father of three children, I have a strong personal interest in ensuring our community continues to be a great place to live and raise a family.

Professionally, I work in corporate finance, where my experience includes evaluating investments through financial diligence, long-term viability analysis, and strategic decision-making. I believe this perspective, combined with my history in the neighborhood, would allow me to make thoughtful, balanced contributions to the Board.
Thank you for your time and consideration. I would be honored to serve our community and would welcome the opportunity to discuss my interest further.

Sincerely,

Matt Geyer

Sent from Yahoo Mail for iPhone

Matthew Geyer 6.22.26 .docx
27 KB

MATTHEW R. GEYER

2056 Glenfield Crossing Ct| Jacksonville, FL 32092 | (904) 576-0156 | MattGeyer@yahoo.com

PROFESSIONAL EXPERIENCE

Walmart, Bentonville, Arkansas

Sr. Finance Manager, Data Ventures — **September 2025- Present**

- Strategic finance business partner to Walmart's global data monetization organization, driving revenue growth and profitability through thought partnership and financial modeling
- Lead forecast, annual operating plan (AOP) and long-range planning (LRP) for Walmart US business and global consolidations of data monetization business segment across North and South America
- Present executive-level reporting, scenario modeling, and actionable performance insights to senior leadership
- Leverage AI-driven tools to develop custom dashboards and modeling
- Align strategy, pricing and go-to-market strategy with business development leadership for new and existing products to achieve company revenue and contribution profit objectives
- Design and optimize sales incentive compensation plan for the business development organization

Sr. Finance Manager, Global Technology — **January 2024- September 2025**

- Led end-to-end processes and consolidation of budgeting, forecasting, and long-range planning for Global Technology business segment
- Developed central forecast models for SaaS contracts, depreciation expense and cloud computing cost
- Conducted month-end close analysis and presented results and monthly forecasts to corporate CFO
- Established and led end-to-end capital planning process, including DCF analysis, Capital Committee presentations, and ongoing forecasting
- Owned budget, forecast, and month-end-close analysis for the CTO's Central Technology Office
- Managed and developed a multinational team of finance professionals

Southeastern Grocers (Winn Dixie Company), Jacksonville, Florida

Manager, Corporate Finance — **June 2018- January 2024**

- Led enterprise-wide annual operating plan and quarterly forecasts
- Assessed viability of store expansion and real estate projects through proforma financials and NPV, IRR, and ROIC methodologies
- Executed post-investment audits and delivered performance insights to C-suite leadership
- Responsible for annual budget and period-end close review for the Real Estate business segment
- Collaborated with Real Estate and Operations to build a pipeline of capital projects with strong capital efficiency
- Supported lease negotiations through financial analysis and deal structuring

Manager, Commercial Finance — **August 2016- June 2018**

- Led annual budgeting for sales and gross profit across business lines totaling $2.0B+ in annual revenue
- Developed team capabilities through mentoring and coaching of Senior Financial Analysts
- Assessed the validity of vendor cost increase requests and facilitated interdepartmental verification and strategic action implementation to negate their impact

Sr. Analyst, Commercial Finance — **January 2016- August 2016**

- Provided merchandising partners with reporting and insights to drive profitable sales
- Developed sales and gross profit sub-category budgets
- Supported vendor negotiations through cost analysis and sourcing insights
- Constructed financial models to forecast sales and gross profit by retail banner and promotional segment

Allstate Benefits, Jacksonville, Florida — **August 2013- January 2016**

Financial Analyst

- Consolidated month-end results to produce enterprise P&L and delivered executive narrative to CFO
- Collaborated with senior sales management to project sales targets for Annual Operating Plan and Long Range Plan
- Undertook profitability analysis for distribution channels and new client scenarios
- Devised competitor analysis reports for the consumption of CEO and CFO

EDUCATION

MATTHEW R. GEYER

2056 Glenfield Crossing Ct| Jacksonville, FL 32092 | (904) 576-0156 | MattGeyer@yahoo.com

- **M.B.A.,** University of North Florida, Jacksonville, Florida
- **B.S., Economics,** Florida State University, Tallahassee, Florida

Sheila A. Monroe

927 Brookhaven Dr. • St. Augustine, FL 32092 • (302) 559-2509 •
Sheilamonroe22@outlook.com

EDUCATION

Neumann University, Aston, PA
Bachelor of Arts in Elementary Education
Minor in Early Childhood Education; Credits in Special Education
GPA: 3.75

National Director's Credential in Early Childhood Education
Aim4Excellence, The McCormick Center at National Louis University
Anticipated Completion: November 2015

TEACHING EXPERIENCE

Good Beginnings, Doylestown, PA
Preschool Teacher (3-year-olds) — Sept 2023 – June 2025

- Maintained a safe, nurturing, and faith-based learning environment.
- Developed and implemented engaging, age-appropriate lessons.
- Built strong, trusting relationships with families.
- Encouraged curiosity, creativity, and a love of learning through play and exploration.
- Communicated regularly with parents to maintain consistency and address developmental goals.
- Implemented engaging activities to encourage language, sensory, and motor development.
- Designed daily routines supporting developmental milestones for both infants and toddlers.
- Provided attentive care for two young children, ensuring safety and emotional well-being.

Private Nanny, Doylestown, PA
Nanny for a 2-Year-Old and 6-Month-Old — Jan 2019 – Apr 2020

- Maintained a safe and positive environment for both children.
- Planned engaging and fun activities to support learning and development.
- Established consistent daily routines for meals, naps, and playtime.
- Built a responsible and trusting relationship with the family.
- Kept the household clean, organized, and tidy throughout the day.

The Goddard School, Doylestown, PA
Director — May 2017 – April 2018

- Led a Level Four Keystone Stars accredited program.
- Ensured full compliance with state and Goddard health, safety, and curriculum standards.
- Supervised, coached, and evaluated teaching staff to foster professional growth.
- Maintained accurate and updated staff and child files per state regulations.
- Built positive relationships with families to promote a collaborative community environment.

Private Nanny, Doylestown, PA
Nanny for a 2-Year-Old Boy — May 2016 – May 2017

- Promoted independence through daily routines, self-help skills, and play-based learning.
- Supported early language and phonics development through storytelling and conversation.
- Facilitated participation in enrichment activities such as yoga, music, and library programs.
- Encouraged creativity and fine-motor development through art and sensory play.

The Goddard School, Wilmington, DE
Preschool Teacher & Director of Operations — Sept 2010 – Feb 2016

- Oversaw daily operations and program quality for multiple classrooms.
- Ensured compliance with state regulations and Goddard standards.
- Trained and mentored teachers in curriculum planning, health and safety, and classroom management.
- Conducted family tours, supported enrollment efforts, and maintained strong community relationships.
- Designed and implemented engaging lesson plans to meet curricular goals and individual needs.

The Goddard School, West Goshen, PA
Head Teacher (Two-Year-Old Classroom) — Oct 2006 – Aug 2009

- Created and implemented comprehensive weekly lesson plans across multiple enrichment programs (Time to Sign, Spanish, Music Prelude, Yoga, etc.).
- Established a nurturing, developmentally appropriate classroom environment.
- Earned consistent outstanding reviews from corporate Quality Assurance representatives.

CERTIFICATIONS

- New Jersey Elementary Education (K–6)
- Delaware Elementary Education (K–6)

- Pennsylvania Elementary & Special Education (K–6)

D.

RESOLUTION 2026-05

A RESOLUTION DESIGNATING OFFICERS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Sampson Creek Community Development District at a regular business meeting held on July 16, 2026 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
Daniel Laughlin	Secretary
Daniel Laughlin	Treasurer
James Oliver	Assistant Treasurer
Marilee Giles	
Darrin Mossing	
Patti Powers	
Matt Biagetti	
Marilee Giles	Assistant Secretary
James Oliver	
Darrin Mossing	
Matt Biagetti	
_____	
_____	
_____	

PASSED AND ADOPTED THIS 16th DAY OF JULY, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

SIXTH ORDER OF BUSINESS

A.

RUPPERT LANDSCAPE

Monthly Report

July 2026

Maintenance Team: I hope everyone had a great and safe 4th of July! Our team has been consistently maintaining the hedges throughout the amenity center, keeping them trimmed and well-shaped. The team will focus on shaping the ligustrums along St John's Golf Dr next. Common areas and ponds have been on a steady cycle. New shade tolerant plantings and the curbline redesign have been completed. As well as 8 pallets of Bermuda and 13 pallets of St Augustine.

Annuals: Seasonal color beds are regularly detailed and making sure it is receiving proper coverage from irrigation.

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 were made for the new plantings and sod. Washout caused from a break at the main entrance island will be filled week of the 13th.

Chemical: Herbicide is continually applied in the landscape beds and crack weeds. Turf treatment was applied the week of June 15th. Another round of touch up is scheduled the week of 20th. Team is applying ant bait for fire ants where mounds are popping up and we are continually monitoring for chinch or mole cricket activity.

Enhancements Proposed –

- Common Area 24 Cart Path

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 curbline, 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 curbline, liriope 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 curbline 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 liriope around turf issues around trees. Estimated 20 liriope.

Area 16:

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

Area 17:

Turf – N/A

Area 18:

Turf – I agree, liriope 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

C.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITY REPORT

Prepared for:

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

Prepared by:

7 Waldo Street
St. Augustine, FL 32084

DCCM No: 16080.08

June 16, 2026

Table of Contents

I. Introduction 1

II. Existing Public Facilities 1

1. Stormwater Management System… 1
2. Roadways…..... 1
3. Landscape, Irrigation, & Entry Lights… 1
4. Amenities 1

III. Proposed Additions, Improvements, or Expansions of Public Facilities 2

IV. Replacement of Existing Public Facilities 2

I. Introduction

The Sampson Creek Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statues, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District covers approximately 1,015 acres of land within St. Johns County, Florida, east of I-95 and south of County Road 210 (CR210). The full build out of the community consists of 799 single-family detached homes and an amenity center, all of which have been constructed. The public facilities owned and operated by the District include storm water management facilities, roads, common area landscaping, and recreation areas. A brief description of each is listed below.

II. Existing Public Facilities

1. Stormwater Management System

   The District owns and maintains the stormwater management system for the entire District boundary. The system is composed of 29 stormwater ponds, conveyance pipes, and control structures. The system is fully operational and can meet the demands of the District.

2. Roadways

   The District owns and maintains approximately 39,800 linear feet of interior roads within the community. The road widths vary between 20' and 24' and have curb and gutter. The roads are fully built are able to meet the demands of the District.

3. Landscape, Irrigation, & Entry Lights

   The District owns and maintains common landscape areas, irrigation system, hardscape, and decorative streetlights at each entrance to the community.

4. Amenities

   The District owns and maintains an amenity center which consists of:

   - Clubhouse
   - Swimming Pool with slide
   - Splash Pad
   - Fitness Facility
   - Tennis Courts
   - Playground Equipment
   - Soccer Field
   - Basketball Courts

III. Proposed Additions, Improvements, or Expansions of Public Facilities

The District is currently discussing improvements to the existing amenity center, pool deck, and/or tennis court. Nothing has been formalized at this time.

IV. Replacement of Existing Public Facilities

The District does not currently propose to replace any public facilities.

E.

1.

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Monthly General Manager's Report

Meeting Date : 07-16-2026 *Submitted by:* ***Stephanie Taylor & Jason Davidson***

POOL LIGHTS/Board Action Required:
There are two underwater pool lights near the water slide that are out. Clayton from C-Buss submitted a proposal to repair these two lights for a total of $2,957.94. These funds would come from the Repairs & Maintenance Amenity Center budget line.

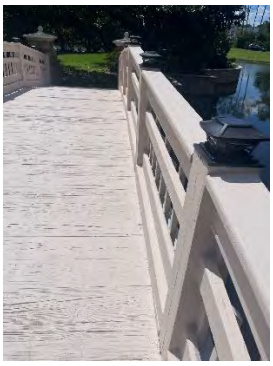
TENNIS COURTS & BASKETBALL COURTS/No Board Action Required:
Sean from Fast-Dry Courts (the vendor who attended our March CDD meeting) is unable to make it to this meeting, but his colleague Stacy will be here at 5 PM on the 16th to answer any questions the Board may have on the resurfacing/renovation process. Please refer to the document with the table for all information on the proposals.

PICNIC TABLE AND BENCH SLATS/No Board Action Required:
With the NTE of $5,000 I coordinated with the vendor and ordered a couple more slats for any future breaks. They have been ordered this week, so I will keep the Board updated on the delivery and installation date!

GOLF COURSE UPDATES/No Board Action Required:
I spoke with Pete, the General Manager at the Golf Course, and he is planning to complete the re-painting of the wooden bridge closest to the Amenity Center sometime in August-September. Also, they just completed the parking lot median upkeep for the plant materials.

Lastly, during the greens renovations, there were a few cracks on the corner of the golf cart path that occurred due to the machinery weight. The Golf Course will be fixing these cracks once school is back in session.

WOODEN BRIDGE BY 210/No Board Action Required:
Below are pictures of the completed wooden bridge re-painting project. The solar light caps have been installed, the bridge was pressure washed, repaired, and repainted. Lastly, a step was added on either side of the bridge for easier access to the wooden bridge itself.







LANDSCAPING/No Board Action Required:
All enhancement projects apart from the aeration on the Bermuda grass, which was approved at our last meeting, have been completed. Overall, I think the installation went well with just a few adjustments needed. Oscar and I will be on top of the irrigation as it plays a vital part in helping the plant material/sod root correctly for healthy plants!

SIDEWALK REPAIRS/No Board Action Required:
The signed proposal for the sidewalk repair project has been sent to Precision Sidewalk. Andrew will keep me posted on the scheduled date(s) for project completion. Tentatively we are looking at late July-early August start date. Once the project is completed, I will coordinate with Andrew for the next project list!

HOLIDAY LIGHTING/No 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.

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. I have yet to receive the proposal of the second vendor but have yet to receive the proposal. If I am not able to receive a proposal by the end of the week, I will start looking for an additional vendor. The updated proposal includes the materials of the original sign, just increasing the dimensions of the sign.


Sign by Amenity Center


Sign by Marquee Board


Closer View of Sign

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.

SUMMER SEASON RECAP/No Board Action Required:
It is hard to believe how quickly is flying by! It seems like just yesterday that it was the first day of camp and lifeguards started working every day. On the pool deck, we practice save techniques and complete ongoing training. In the camp room, camp counselors receive ongoing feedback on how to best create a fun and safe environment for the campers. Overall, the Summer staff has been working hard to provide a welcoming and safe atmosphere for the residents.

EVENTS RECAP/No Board Action Required:
We were in full swing of events this past weekend for the 4th of July weekend. It truly feels like Summer season is flying by, but we still have multiple events before the school year starts!

-4th of July Golf Cart Parade: We started our festivities of the holiday with a golf cart parade! We had just shy of 20 families participating in the golf cart parade. Prior to the parade, we had a coffee truck with breakfast pastries and two face painters to set the atmosphere. We also had plenty of goodies for everyone to add to their outfits for a more festive look. It was so great to see all the neighbors out, watching the parade!

-4th of July Pool Party: After the parade concluded, we set up for our Pool Party! The main event was the tie dye station. Residents were able to make their own tie dye shirt for the holiday. We had lots of residents at the pool deck, enjoying the pool deck games, tie dye shirts, and great conversations with their neighbors. Next year we will plan for an even more epic party!

-July 18th Music on the Pool Deck: We are hosting an afternoon of live music at the pool deck! We will also have Cool Eddy's for purchase to help the residents stay cool on this Summer day.

-July 25th Resident Appreciation Day: We are offering a small smores kits to residents on July 25th during our office hours as a small token of our appreciation!

-August 3rd – 7th Back to School Goodie Bags: In celebration of the upcoming school year, we are offering back to school goodie bags so our residents can start the school with some cool swag.

-August 6th: We are hosting Kindergarten Adventures again this year! Upcoming kindergarteners can stop by the Amenity Center to enter a school bus and learn the bus rules. We will then go inside to create a craft and eat a yummy treat. It is a great opportunity for upcoming kindergarteners to meet each other!

-August 8th Last Splash Before Class: We are ending the Summer season with a final celebration. Stop by the pool deck to meet our mermaids and pirates. We will have some pool deck games, a DJ, and even some goodies to take home!

- August 22nd: We have a rescheduled date for Family Feud night! Residents aged 21 and up can come join for an evening of friendly competition!

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.

ON HOLD UNTIL SEPTEMBER – CANOPIES:

I have reached out to a few tree service companies to schedule a visit for a proposal for the lifting of the canopies for both the sidewalks and the roadways. One of the proposals was substantially higher compared to the other two proposals so I did not include it in the agenda packet. There are some low hanging tree canopies throughout the neighborhood on both the roadways and the sidewalks that will need to be addressed soon. The last time the tree canopies were serviced was 2023 (approximately $38,000 for the majority of the neighborhood) and prior to that it was 2020.

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

Vesta

2.

The Lake Doctors, Inc.
Aquatic Management Services

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

SAMPSON CREEK CDD SJGCC **07/02/2026**

June has continued to provide us with much needed rain. According to the weather folks, June came up short of its' average by just under 2 inches. The rain and the heat combined are favorable conditions for algae blooms. I think the ponds overall look pretty good, but if there are any flare-ups we'll get them taken care of. The team continues to do a good job of staying in front of their ponds.
I hope you all enjoy June'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 June:

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	June 8th	20,23,25A 21,24,25,26	Algae treatments Algae and shoreline weeds
2	Luis Gallant	June 10th	7,10,19 7 2,3,4,5,6,8	Algae treatments Shoreline weeds Inspected
3	Garrett Potter	June 16th	9,12,12A,13,14 1	Algae treatment Algae and Shoreline weeds
	Second Visit			
4	Marc Thigpen	June 29th	20,21,23,24,24A, 24B,25,25A,26	Algae treatments and Shoreline weeds
5	Luis Gallant	June 26th	4,8,19 3,4,5,10 6,7,19	Under Water/Shoreline Veg. Algae Treatment Pond dye added
6	Garrett Potter	June 9th	1,9,12,12A,13,14 13 14A	Algae treatments Alage and shoreline weeds Shoreline weeds
	Notes			

*Beneficial bacteria/probiotic applied

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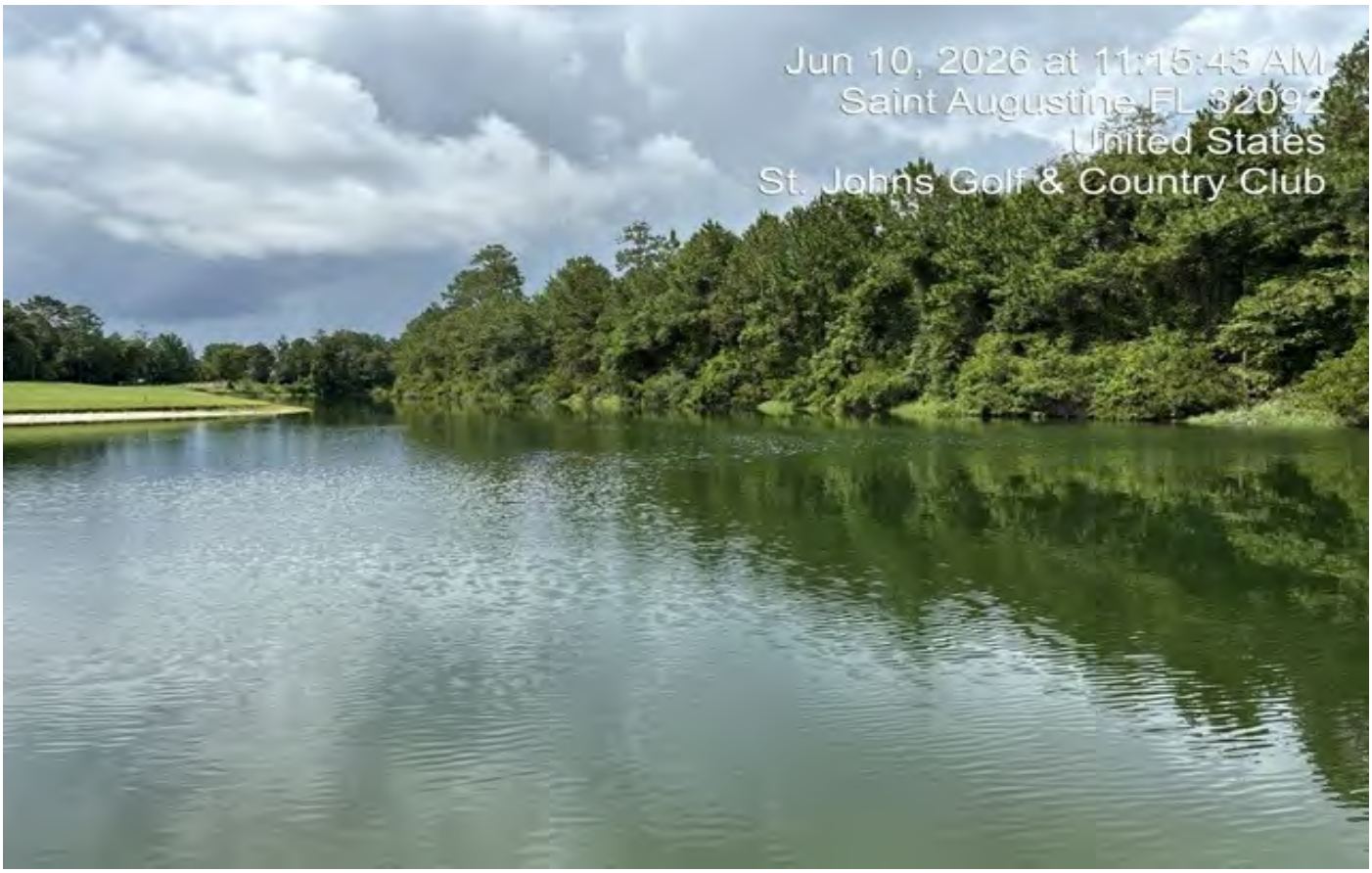
Pond 1


Jun 16, 2026 at 10:32:51 AM
Leo Maguire Pkwy
Saint Augustine FL 32092
United States

Pond 4


Jun 26, 2026 at 7:58:13 AM
Service Road Access
Saint Augustine FL 32092
United States

Pond 6


Jun 10, 2026 at 11:15:43 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 7


Jun 26, 2026 at 8:09:25 AM
276 St Johns Golf Dr
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 9



Pond 10



Pond 13



Pond 17



Pond 19



Pond 23



Pond 26 (Algae bloom – will be monitor/treat closely)



Stephanie,
Regarding Marc Thigpen's Work Order dated June 29th, I noticed the date in the pictures didn't match. He was in fact there on the 26th as the pictures indicate. For some reason the WO was not completed until the 29th. I will investigate further on Tuesday when I return to work. Otherwise, all is well.

Thank you,
Mike

Mike Clark
Branch Manager
The Lake Doctors, Inc.
Jacksonville, FL
(904) 262-5500 Office
(904) 814-6300 Cell
mike.clark@lakedoctors.com
www.lakedoctors.com

3.

Soccer Field Report

The soccer field has recovered nicely from the aerification performed on June 10th. Following aerification, the field was sand topdressed and fertilized with Urea Ammonium Nitrate to help the holes fill in. Our regular mowing and watering schedule resumed a week after the sand had time to settle. Edging along the cart path and trimming around the wooden barriers is being completed once a week.

A 2nd summer pre-emerge application (Pennant Magnum) was completed on June 15th to help prevent summer weeds from emerging. A post emerge weed application was done July 7 to kill unwanted weeds on the field and the surrounding area. A growth regulator and insect application (Bifenthrin) was performed during this time to help control the bermudagrass growth and prevent summer insects.

An irrigation leak was seen over by where the soccer field and volleyball court meet. It was repaired within 48 hours of being reported.





4.

FASTSIGNS
Make Your Statement

8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
(904) 443-7446

fastsigns.com/299

ESTIMATE
EST-106476

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
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$3,942.99*

Signature: _____ **Date:** _____

5.

ESTIMATE

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

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

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

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

Estimate details
Estimate no.: 1867
Estimate date: 06/12/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**COMMERCIAL POOL LIGHT**	150' 12V 300W White Pool Intellibrite Architectural Series Light	2	$1,478.97	$2,957.94

Total **$2,957.94**

Accepted date

Accepted by

SEVENTH ORDER OF BUSINESS

SUBMITTED TO:

Ms. Courtney Hogge

By Email: chogge@gmsnf.com

Sampson Creek Community Development District

Registered Office:
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

SUBMITTED BY:

Alliant Engineering Inc.

Joseph Schofield, PE
Client Manager
Associate | Senior Civil Engineer

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256



ALLIANT

RESPONSE TO REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES

Building Better Communities with Excellence and Passion.

June 25, 2026

RE: Continuing Professional Engineering Services for the Sampson Creek Community Development District

Ms. Courtney Hogge

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Alliant Engineering, Inc.
10475 Fortune Parkway
Suite 101
Jacksonville, Florida 32256

Dear Ms. Ripoll and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is pleased to submit our qualifications for continuing professional engineering services for **The Sampson Creek Community Development District**. We are a licensed, experienced, and multidisciplinary firm prepared to support the District's broad range of infrastructure, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

Joseph Schofield, PE, will serve as Client Manager and primary point of contact. Joseph brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a powerful base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Sampson Creek Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,
Alliant Engineering, Inc.

Joseph Schofield, PE, *Client Manager*
☎ 904.256.4866 ✉ jschofield@alliant-inc.com

Table of Contents

1. LICENSES 4
2. STATE OF FLORIDA SEAL 5
3. STATEMENT OF QUALIFICATIONS UTILIZING FORM 330 7
    a. Ability and Adequacy of Professional Personnel 10
    b. Certified Minority Business 16
    c. Willingness to meet time and budget 18
    d. Past experience and performance, including, but not limited to experience as a district engineer 20
    e. Geographic Location 30
    f. Current and projected workloads 31
    g. Volume of work previously awarded by the district 32
        i. Identify the specific individual who will be handling district meetings, construction services, and other engineering tasks. 33
    h. Additional Information. 33

List of Exhibits

1. Exhibit 1 – Organizational Chart 8
2. Exhibit 2 – Projected Schedule 31
3. Exhibit 3 – Location map 30

1. Firm Licenses

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses are included in this proposal.

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- 6.1 – Traffic Engineering Studies
- 6.2 – Traffic Signal Timing
- 6.3.1 – Intelligent Transportation Systems Analysis and Design
- 6.3.2 – Intelligent Transportation Systems Implementation
- 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- 7.3 – Signalization
- 8.1 – Control Surveying
- 8.2 – Design, Right-of-Way, and Construction Surveying
- 8.4 – Right of Way Mapping

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE	32. DATE
	June 25, 2026

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
EXPIRATION DATE: FEBRUARY 28, 2027
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2.

State of Florida
Department of State

I certify from the records of this office that ALLIANT ENGINEERING, INCORPORATED is a Minnesota corporation authorized to transact business in the State of Florida, qualified on March 10, 2011.

The document number of this corporation is F11000001096.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 23, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of April, 2026



Secretary of State

Tracking Number: 2936827003CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

3.

Engineer's Qualifications Statement Utilizing Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS
PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

Response to Request for Qualifications for the Sampson Creek Community Development District, St. Johns County, Florida

1. TITLE AND LOCATION (City and State)

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
N/A	N/A

B. ARCHITECT ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
Joseph Schofield, PE | Client Manager		
5. NAME OF FIRM		
Alliant Engineering Inc.		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. EMAIL ADDRESS
904.256.4866		JSchofield@alliant-inc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors)

	(Check) PRIME	J-V PARTNER	SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	X			Alliant Engineering, Inc. ☒ CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.						
c.						
d.						
e.						

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1) ☒ *(Attached on following page)*

D. ORGANIZATIONAL CHART – PROPOSED TEAM (EXHIBIT 1)



Clayton Walley, L.S.
Principal – VP Florida Land Survey



Curt Wimpée, PE
Principal – VP Southeast Region



Joseph Schofield, PE
Associate – Senior Civil Engineer
CDD Client Manager



Adam Oestman, PE
Senior Civil Engineer



Andrew Mansen, PE
Professional Engineer
CDD Project Assistant



Ashley Rivera
Graduate Landscape Architect



Amie Lozanski
CDD Project Coordinator

3a.

Ability and Adequacy of Professional Personnel

(Resumes)

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Joseph Schofield, PE	Senior Civil Engineer	23	5

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, University of Florida (UNF)	Professional Engineer in Florida (69219)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Conduct safety diagnostics to assist roadway authorities to establish Quiet Zones in accordance with the FRA Train Horn Rule according to 49 CFR § 222.39. Road and bridge construction on or over railroad property.

19. RELEVENT PROJECTS

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL		
	Mr. Schofield was the Project Manager overseeing design and permitting a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
b.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	PONCE PRESERVE SUBDIVISION, PALM COAST, FL		
	Mr. Schofield was the Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
c.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	RYAN'S LANDING SUBDIVISION, PALM COAST, FL		
	Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
d.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	OCEAN GARDEN TOWNHOMES, AMELIA ISLAND, FL		
	Alliant provided engineering and permitting services with Mr. Schofield as the Project Manager for the Ocean Gardens Townhome development, a multi-phase residential project located along Maxine Street and A1A on Amelia Island. The scope included full civil design for internal roadways, stormwater management systems, utility networks, and a private lift station, as wells as coordination with multiple agencies including Nassau County, FGUA, SJRWMD, FDOT, and FDEP. Alliant led the preparation and submitting applications, responded to agency comments, and supported platting coordination. Services were delivered in three phases totaling approximately 61 townhome units and included strategic planning for site access, recreation, and stormwater integration.		
e.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	PANAMA CITY BEACH MOB EXPANSION, PANAMA CITY BEACH, FL		
	Mr. Schofield serves as the Lead Civil Design Engineer for the project, overseeing the development and coordination of all civil engineering elements. Alliant's master planning effort was structured to support the project's long-term objectives, incorporating phased roadway expansion, infrastructure capacity, and anticipated regional growth over a 10–30-year planning horizon. The design approach prioritized efficient site access, intuitive circulation, and clear wayfinding, ensuring alignment with operational needs while directly enhancing the patient and visitor experience. These considerations were integrated into the overall project framework to support functionality, safety, and future adaptability.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		c. TOTAL	d. WITH CURRENT FIRM
Andrew Mansen, PE	Project Assistant	14	5

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, California State University	Professional Engineer in Florida (91277)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVENT PROJECTS

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	BARBER POINTE SUBDIVISION, MACCLENNY, FL		
	Andrew designed major stormwater pond systems for challenging topography; lead right-of-way infrastructure and extensive utility layout including water, storm, sanitary systems, and offsite force main extension while balancing the import/export of this 300-unit subdivision located on a hillside. Determined phasing of on and offsite construction and coordinated this work with Baker County along County Road 23A right-of-way.		
b.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	GROVELAND RETAIL DEVELOPMENT, GROVELAND, FL		
	Andrew was the civil engineering lead on this project. He prepared FDOT-compliant stormwater calculations. Designed utility improvements and offsite roadway turn lanes in the US 27 right-of-way.		
c.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	THE HARBOUR, JACKSONVILLE, FL		
	Engineering design of a multi-use marina and commercial development adjacent to the Intracoastal Waterway. Site improvements included environmental remediation of the previous industrial shipyard, public-use wet slip, a dry stacking boat storage warehouse with unloading platform, parking garage, a 560-unit apartment, restaurant, multi-use hotel/commercial building, and a 136-space marina. The project included wetland remediation, marina dredging, seawall and deep piling installation, underground stormwater retention chambers and underdrains, roadways and parking, and JEA Class I lift station. Coordinated with the City of Jacksonville, JEA, Florida DEP, Florida DOT, SJRWMD, FEMA, and US Army Corps of Engineers.		
d.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	SOLETA LAKES SUBDIVISION, PALM COAST, FL		
	Andrew designed a large interconnected, multi-pond subdivision partially located in existing wetlands. He worked with the City for land swaps and expanding the storage volume of the city stormwater canal system.		
e.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	ST. ISABEL SUBDIVISION, PALM COAST, FL		
	Andrew prepared stormwater designs for a property around intricate shaped property lines as well as a road overpass of a creek with adjacent wetlands. Performed nutrient impairment calculations and mixing calculations for downstream impacts.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		e. TOTAL	f. WITH CURRENT FIRM
Adam Oestman, PE	Senior Civil Engineer	7	5

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, University of Florida (UNF)	Professional Engineer in Florida (98440)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVENT PROJECTS

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	WHITEVIEW MULTI-FAMILY AND DISC GOLF PARK		
	Lead Design Engineer that prepared construction documents for 316 multi-family units in a master planned area featuring a community pool, cabana, and kayak launch. The project also included the construction documents for a developer-built disc golf park dedicated to the city.		
b.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	CARMEL COURT IN BAY HILL VILLAGE, CLAY COUNTY, FL		
	Adam was lead design engineer that prepared construction documents for 35 townhomes. The project included stormwater calculations and erosion control for offsite runoff, as well as construction administration for the duration of the project.		
c.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL		
	Adam was lead design engineer working seamlessly to provide comprehensive design and permitting services in coordination with FDOT and project stakeholders. While guiding this transportation project through ever stage, Adam and his team were shaping the subdivision Sawmill Branch, an exciting new neighborhood featuring 1,000 homes, complete with a pool, clubhouse, dog park, and playground.		
d.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	RYAN'S LANDING SUBDIVISION, PALM COAST, FL		
	Lead design engineer preparing the construction documents for a 95 single-family residential subdivision. Project included additional design and permitting for nutrient treatment as the project discharges to a nutrient sensitive area.		
e.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	SHADOWCREST AT ROLLING HILLS, GREEN COVE SPRINGS, FL		
	Lead design engineer preparing the construction documents for a 247 single-family residential subdivision, as well as associated construction administration throughout the project.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		g. TOTAL	h. WITH CURRENT FIRM
Curt Wimpée, PE	Principal | VP Southeast Region	29	11

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, University of Minnesota	Professional Engineer in Florida (79764), Minnesota (40487), Georgia (031340), N. Carolina (053415), S. Carolina (41355), and Tennessee (125610).

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

American Society of Professional Engineers, FCARD, NEFBA, NAIOP, ULI, and ICSC

19. RELEVENT PROJECTS

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	CITY OF BUNNELL, BUNNEL, FL		
	Engineer of Record for city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.		
b.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	TOWN OF ORANGE PARK, ORANGE PARK, FL		
	Professional Engineering Services on an on-going basis. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
c.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	CITY OF JACKSONVILLE BEACH, JACKSONVILLE BEACH, FL		
	Engineer of Record for city infrastructure projects. Projects to include roadway and paving assessments, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.		
d.	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	CITY OF FERNANDINA BEACH, FERNANDINA BEACH, FL		
	City's Engineer of Record for a broad range of municipal infrastructure projects, providing consistent technical leadership and oversight for roadway paving, stormwater modeling, and the design of watermain and sanitary sewer systems. Our role includes developing cost estimates, preparing comprehensive engineering reports, delivering presentations to City Council, and supporting public engagement efforts to ensure transparent and well-informed decision-making.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		i. TOTAL	j. WITH CURRENT FIRM
Ashley Rivera	Graduate Landscape Architect	4	3

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Landscape Architecture, University of Ana G. Mendez, PR Currently Pursuing Licensure as a Landscape Architect in FL	Pending

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVENT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: ELLIANOS COFFEE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION (if applicable):

Ashley is part of the design team contributing to the landscape architecture design for a 1.19-acre commercial site. She developed code-compliant landscape and irrigation plans, including tree inventory and mitigation strategies, to align with municipal requirements while enhancing the overall site functionality. Collaborated closely with the civil engineering team to integrate planting design within circulation, utilities, and stormwater systems, ensuring a cohesive and efficient site layout. The project also included preparation of as-built documentation to reflect final constructed conditions, supporting long-term compliance and project closeout.

b.

(1) TITLE AND LOCATION *(City and State)*: STOWE AVENUE PLAZA, ORANGE PARK, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION (if applicable):

Ashley designed a conceptual site plan and rendering for a streetscape and plaza transformation along Stowe Avenue. The project reimagines the corridor by introducing a pedestrian-focused environment through partial roadway closure, creating space for a vibrant public plaza anchored by a shade pavilion, enhanced landscaping, and improved parking. The design focuses on activating the streetscape with flexible gathering areas, integrated walkways, and seating elements that encourage community interaction and support adjacent local businesses. Thoughtful landscape and hardscape solutions were incorporated to enhance connectivity, create a strong sense of place, and bring new life to the corridor through engaging and functional outdoor spaces.

c.

(1) TITLE AND LOCATION *(City and State)*: WORLD GOLF COMMERCIAL, ST. AUGUSTINE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION (if applicable):

Ashley is part of the design team for a 1.79-acre office development within the World Golf Village PUD, contributing to both landscape architecture and site design coordination. She designed landscape and irrigation plans, along with tree mitigation strategies, to meet County requirements while enhancing the overall site character. Working alongside the civil engineering team to integrate planting design within parking, circulation, drainage, and utility systems, ensuring a cohesive and efficient layout. Involved throughout the project lifecycle from concept planning through permitting, supporting a well-coordinated and functional development that responds to both regulatory and design goals.

d.

(1) TITLE AND LOCATION *(City and State)*: VILLAGE AT TOWN CENTER, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION (if applicable):

Ashley was part of the design team for an exciting and transformative development located in the heart of Jacksonville, offering a unique "Live, Work, Dine, & Play" environment. Located near the popular St. Johns Town Center, this 36-acre community aims to enhance accessibility and create a vibrant, dynamic space that fosters a strong sense of identity. Three public parks will be central to the community, including the expansive Pablo Park, designed with ample green space, safe walkways, seating areas, cafes, and event spaces for food trucks and markets. Two additional pocket parks along the main boulevard will enhance the area's appeal, offering scenic walkways, lakeside views, and outdoor relaxation spaces.

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		k. TOTAL	l. WITH CURRENT FIRM
Clayton Walley, L.S., PSM	VP Florida Land Survey	25	7

15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS, Business, Project Management, University of Phoenix	Licensed Land Surveyor in Florida (LS7209)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVENT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
STADIUM OF THE FUTURE, JACKSONVILLE, FL	2025	

Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
RIVER CITY ACADEMY, JACKSONVILLE, FL		

Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced field technology, and pre-calculated data workflows allowed accurate, efficient fieldwork and reduced costs for the client. Optional services such as building pad layout and storm-tech system staking were also available.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
PECAN PARK ROAD, JACKSONVILLE, FL		

Survey Manager on this project, which will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL		

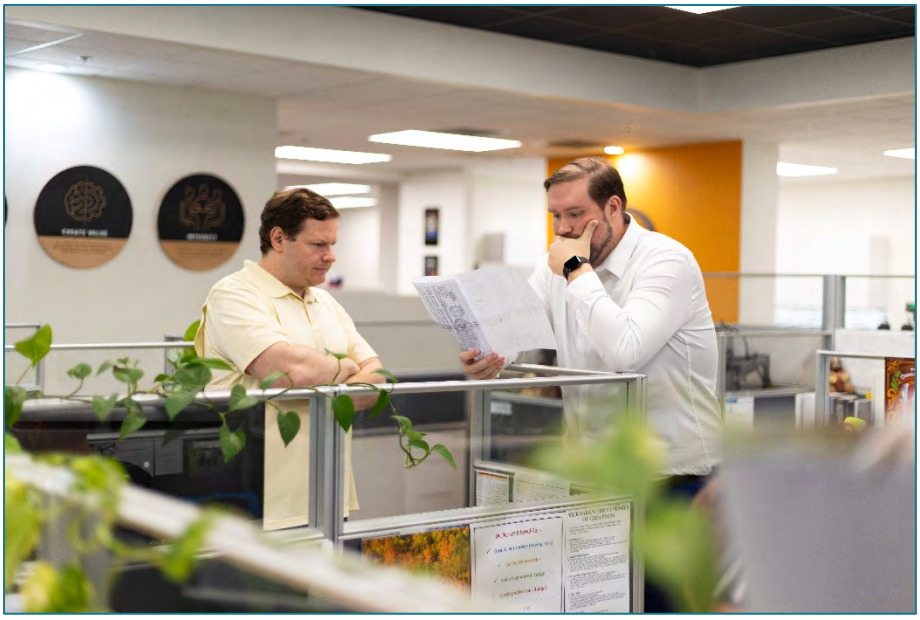
Pre-Development work completed for approximately 845 residential units within the subdivision. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.

3b.

Alliant Engineering Inc. is not a Certified Minority Business

3c.

Willingness to Meet Time and Budgets



Alliant understands that success under a continuing services contract is defined not by a single project, but by the consistent ability to manage multiple concurrent projects while maintaining predictable schedules, disciplined cost control, and clear communication with District staff. Our approach emphasizes early scope definition, right-sized staffing, proactive coordination, and continuous budget and schedule tracking throughout each assignment.

Alliant is fully committed to meeting the District's time and budget requirements for all assigned work orders. Our team has a proven record of delivering on-call engineering services, on schedule, and within agreed upon budgets for clients under contracts of similar size, scope, and complexity.

Our ability to meet time and budget requirements begins with experienced, engaged project management. Work orders are led by senior project managers who are directly involved in scope development, fee preparation, and work planning. Because the same individuals who lead the work also development the task specific scope, schedule, and level of effort, assumptions are well understood and budgets are realistic from the outset.

ACCURACY OF ENGINEER'S ESTIMATES ON RECENT PROJECTS

At Alliant we bring precision to every engineer's estimate! Our expert team crafts highly accurate forecasts for construction costs by meticulously calculating detailed quantities, leveraging the latest market pricing, and rigorously validating every assumption through comprehensive constructability reviews and seamless agency collaboration. We don't just rely on theory, we actively track recent bid results from similar projects and tap into up-to-date local cost data, dramatically reducing the risk of cost overruns. Thanks to our disciplined and proactive approach, our estimates consistently align with awarded bids, empowering our clients to make confident budgeting and funding decisions.

3d.

Past Experience and Performance

(Example Projects and CDD Experience)

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION *(City and State)* BEACHVIEW COVE, ORMOND BEACH, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES 2023	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Seagate Communities, Inc.	Robert Gazzoli	(386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs),

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.

BEACHVIEW COVE

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 2

21. TITLE AND LOCATION *(City and State)*	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
AJ JOHNS AND BURNHAM		

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
AJ Johns and Burnham	Todd Patrick	904) 641-2055

24. BRIEF DESCRIPTION OF PROJECT

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.



Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.



25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION *(City and State)* SADDLEBROOK LANDINGS APARTMENTS, JACKSONVILLE, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Landings Real Estate Group	Chris Bicho	(401) 845-2200

24. BRIEF DESCRIPTION OF PROJECT



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION *(City and State)* WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
KB Home	Scott Blunck	(904) 596-6631

24. BRIEF DESCRIPTION OF PROJECT



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida's sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project's success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER	
	5

21. TITLE AND LOCATION *(City and State)*	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
MARBELLA MULTI-FAMILY, PALM COAST, FL		

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Mesa Capital Partners	Ty Mitchell	(678) 904-3223

24. BRIEF DESCRIPTION OF PRJECT



Located in Palm Coast, Florida, Marbella's 19-acre site is located within the Whiteview Village master planned development.

Marbella has a total of 316 residential units composed of two-story carriage homes and three-story walk-up buildings. Amenities include a clubhouse with community space and fitness center, plus a resort-style pool with a pavilion and grilling stations, a dog park, ample green space and garage parking.

Alliant played a key role in civil design and survey.



MESA CAPITAL PARTNERS

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION *(City and State)* RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Jacksonville	Debbie Carter	(904) 574-9000

24. BRIEF DESCRIPTION OF PROJECT

As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves. This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.



CITY OF JACKSONVILLE, FLORIDA
A NEW DAY.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 7 & 8
21. TITLE AND LOCATION *(City and State)* SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
D.R. Horton	Shane Ricci	(952) 985-7272

24. BRIEF DESCRIPTION OF PROJECT

Sawmill Branch is a large-scale residential development in northern Palm Coast, FL, located off US 1. At full build-out, it will include up to 2,200 homes across seven phases, with amenities such as central clubhouse, dog park, and a pool designed to bring neighbors together. The site sits near the historic Hewitt Sawmill, a colonial era water-powered mill that once supplied lumber.

Before construction began, the site was densely wooded and featured a large creek running through the property, Our survey team handled the topographic and boundary work and will lead the platting process upon completion of the site. One of the biggest design challenges was traffic. With thousands of new residents expected, the intersection of Old Kings Road and US 1 needed a safer, more efficient solution. Originally planned as a signalized intersection, it was reimagined as a roundabout, a rare move for our typical Florida land development projects. The Project Manager, collaborated with our transportation team to make it happen, leveraging a national expertise with local insight.

Another design element Alliant takes pride in is the network of trails that weave throughout the neighborhood creating spaces for walking, biking, and everyday connection.







D·R·HORTON
America's Builder

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION *(City and State)* ORANGE PARK PAVEMENT ASSESSMENT, ORANGE PARK, FL	22. YEARS COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

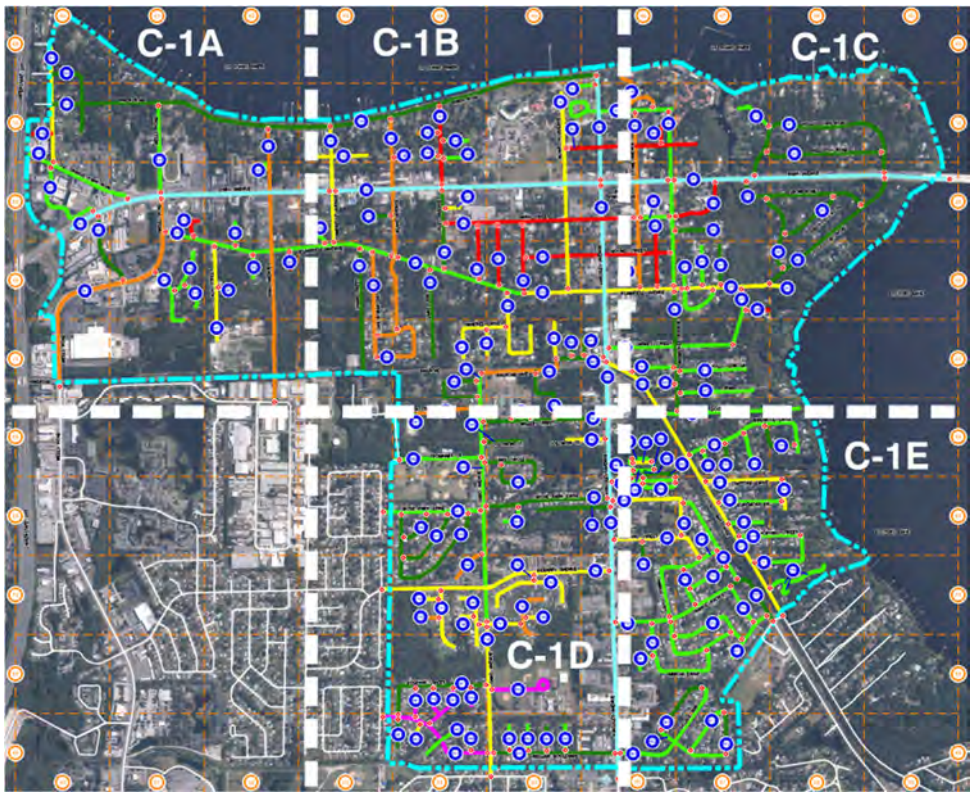
23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Town of Orange Park	Kyle Croce, Director of Public Works	(904) 264-7411

24. BRIEF DESCRIPTION OF PROJECT

Alliant performed a pavement assessment of approximately 46 miles of roadway owned and maintained by the Town of Orange Park. The primary objective of the assessment was to evaluate the current pavement conditions, identify visible distresses, and develop recommendations for maintenance, repair, and rehabilitation strategies.

Alliant prepared of a comprehensive report summarizing their findings, which included condition ratings, recommended treatments, and an associated cost estimate forecasting over the next decade. This report served as a strategic planning tool that helped the Town forecast and allocate funding for the roadway maintenance over the next decade.





TOWN of ORANGE PARK

The above image is a map of the color system categorizing the road network paving condition with labels for each roads designation along with a legend explaining what each color means.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 10

21. TITLE AND LOCATION *(City and State)*	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
SHADOW CREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL		

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Shadow Crest at Rolling Hills CDD	Marilee Giles	(904) 940-850 x 412

24. BRIEF DESCRIPTION OF PROJECT



This subdivision is organized around a curvilinear street network designed to slow traffic, enhance safety, and create cohesive residential blocks. Lot layouts are oriented to maximize usable yard space, maintain building setbacks, and provide consistent streetscapes. The neighborhood planning integrates residential lots with adjacent open space, wetlands, and conservation areas, reinforcing a balance between development and environmental preservation.

Alliant facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. Responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering

Alliant's Continued Growth in the Community Development District Segment:

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades, plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District's we currently support:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Dunes	Flagler County, Florida	2026
The Beach	Duval County, Florida	2026
Amelia National	Nassau County, Florida	2026

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve three (3) additional districts, expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025 and 2026, this positive trajectory continues, as we remain committed to the growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

3e.

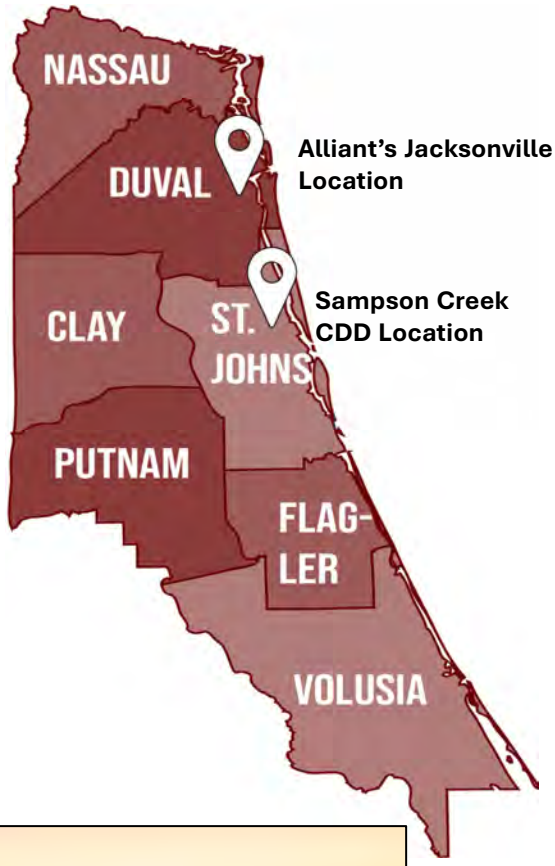
Exhibit 3
Geographic Location

Alliant's Jacksonville Office:

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

Our Jacksonville office is located less than one (1) hour from the Sampson Creek Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.





3f. Current & Projected Workload

RESPONSIVENESS AND AVAILABILITY OF KEY PERSONNEL

As the District's primary Client Manager, Joe will be responsible for working closely with district staff to define scopes of service, estimate staff work hours, and develop cost proposals for individual work orders. Joe will identify the appropriate Alliant lead and supporting staff based on the technical requirements and schedule of each assignment. As a senior leader, Joe has the authority to fully commit Alliant resources to meet the district's needs and ensure timely delivery of services.

MANAGING WORKLOADS AND SCHEDULES

Alliant project managers meet weekly to review active projects , upcoming deadlines, and staffing needs across the firm. These meetings include review of anticipated workload by month, comparison of committed hours against available staff capacity, and identification of any potential scheduling conflicts. When adjustments are needed, Alliant proactively reallocates staff, adds support resources, or adjusts work plans to ensure schedules remain on track.

CURRENT WORKLOAD AND STAFF AVAILABILITY

Alliant actively manages workload and staffing to maintain responsiveness for our clients. Our civil engineering teams are supported by ongoing forecasting, regular workload reviews, and proactive staffing adjustments to align available resources with project demands. Based on our current and projected workload, Alliant has sufficient capacity to support the district's on-call needs and commits to making qualified staff available to meet work order schedules.

Exhibit 2 – Projected Schedule

Staff	20%	40%	60%	80%	100%
Client Manager					
Project Manager					
Water Resources					
Professional Land Surveyor					
Roadway Design					
Construction and Inspection					
Contract Administration					

3g.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has no prior Engineering Services for the Sampson Creek Community Development District.

Alliant understands the District's objective to equitably distribute work among qualified firms while maintaining high standards of service and accountability. As a new consultant for the District, Alliant brings immediate availability, a fresh perspective, and a strong commitment to building a long-term working relationship grounded in responsiveness, technical quality, and collaboration with District staff.

H. ADDITIONAL INFORMATION

FIRM BACKGROUND AND SERVICES



FOUNDED

1995

Minneapolis, MN



FLORIDA PRESENCE

Jacksonville (2015)

Tampa (2023)



STAFFING

Over 200 Total

50+ Licensed Professionals



Civil Engineering | Land Survey | Transportation Planning | Traffic Engineering | Landscape Architecture | Permitting Services | Roadway Design

i. Alliant's professional accomplishments reflect repeatable success delivering civil engineering and utility infrastructure services for public-sector clients. Our team has supported municipalities and utilities with water and wastewater improvements, stormwater modeling and drainage design, permitting coordination, and construction phase engineering support.

As your Client Manager, Mr. Schofield will serve as the primary point of contact for the District. Joe has over 23 years of experience in municipal engineering, utilities, stormwater systems, land development, transportation infrastructure, and railroad. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

Joe is known for his consistent communication and practical and constructable solutions. With him leading this contract, the District will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant's 200+ employee-owners.

H. ADDITIONAL INFORMATION
KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THISCONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Joseph Schofield, PE	Civil Engineering	X		X		X		X	X		X
Andrew Mansen, PE	Civil Engineering	X	X	X	X	X	X	X	X	X	X
Curt Wimpée, PE	Civil Engineering		X	X	X	X		X	X	X	X
Adam Oestman, PE	Production Manager	X	X	X	X	X	X	X	X	X	X
Ashley Rivera	Landscape Architecture	X	X		X	X			X	X	
Clayton Walley, L.S.	Survey		X		X		X	X	X		X

EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*	NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*
1.	Beachview Cove	6.	Riverfront Plaza
2.	Wildlight Community	7.	Sawmill Branch Roundabout
3.	Saddlebrook Landings Apartments	8.	Sawmill Branch Subdivision
4.	Whiteview Subdivision	9.	Orange Park Pavement Assessment
5.	Marbella Multi-Family	10.	Shadow Crest at Rolling Hills

Approach to Task Orders:

Alliant's approach to each task begins with early coordination and scope clarity. Upon receipt of an "Exhibit A, Work Authorization Form", Joe will work directly with the district to confirm objectives, schedule, constraints, data needs, assumptions, and deliverables. This upfront coordination minimizes scope creep, avoids rework, and ensures district expectations are clearly defined.

For each task, Alliant matches the level of effort to the assignment – deploying the right staff at the right time so the district is not paying senior rates for production level tasks, while still receiving strong senior oversight and quality control.

EIGHTH ORDER OF BUSINESS

Potential Future Capital Improvements

Sampson Creek CDD

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

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

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

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

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

Sampson Creek CDD Potential Future Capital Improvements

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

Potential Future Capital Improvements
Sampson Creek CDD

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

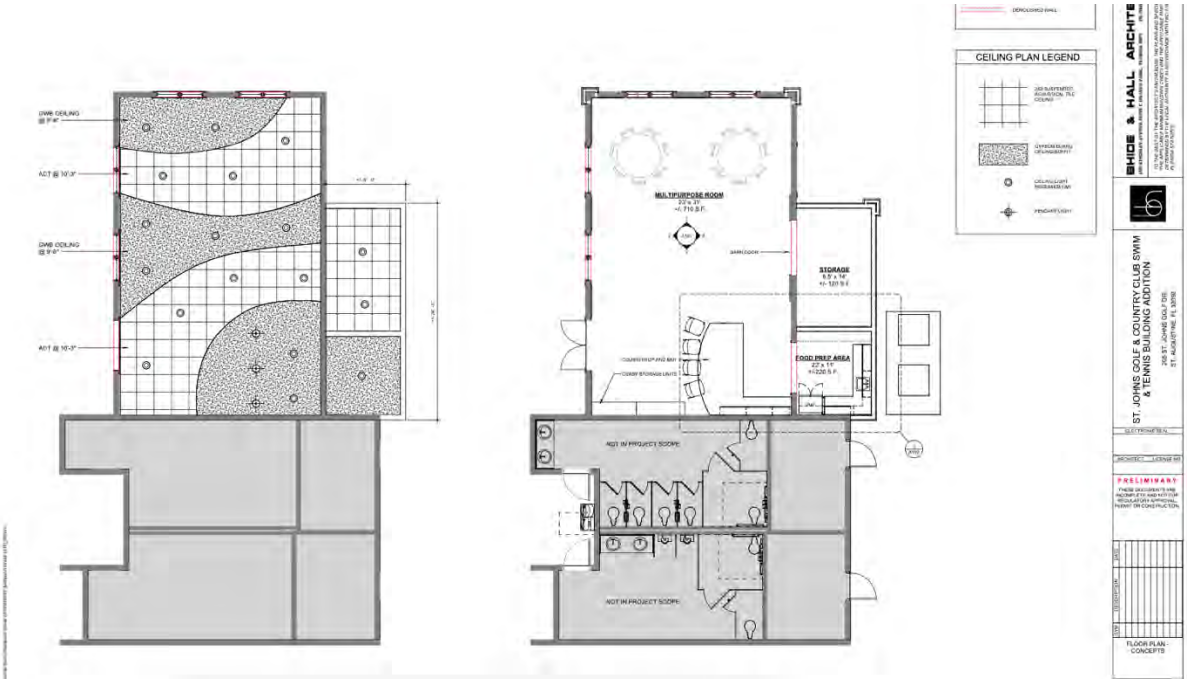
The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs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



Potential Future Capital Improvements
Sampson Creek CDD

Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

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

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

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

Potential Future Capital Improvements
Sampson Creek CDD



Potential Future Capital Improvements
Sampson Creek CDD

Installation of Pickle Ball Courts:

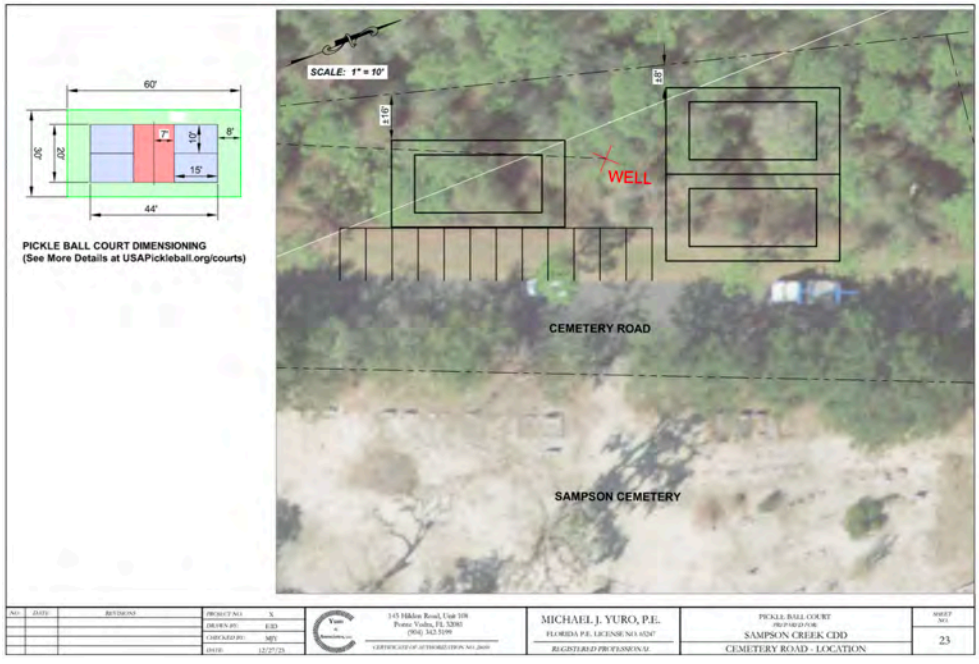
The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

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

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

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

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



Potential Future Capital Improvements
Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

Pool Deck Renovation

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of

$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager

ST JOHNS GOLF AND COUNTRY CLUB
ST AUGUSTINE, FLORIDA 32092

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

Est ID: EST5092169
Date: Jan-05-2025

Tear Out and Prep			**$14,426.54**
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
	* Cat Skid Steer		
2	Concrete Roll Off	Concrete Roll Off - Rental and Pull	
3	dump truck waste		
Hardscape			**$76,006.79**
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
3 each	Weed Fabric 4' x 250'		
120 Bags	Concrete - Bagged		
2	Diamond Blade		
	* Cat Skid Steer		
1	Pavers|Block|Polysand|Caps|Delivery		
48 tube	PL Landscape Adhesive - 28oz		

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

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

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

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

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

Sod and seed:

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

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

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

Hardscape:

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

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

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

Lighting:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

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

ESTIMATE

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

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

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

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

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

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

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

Total **$79,405.00**

Expiry date 01/12/2025

Note to customer

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

Accepted date **Accepted by**

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

Estimate

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

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

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

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

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

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

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

Accepted By

Accepted Date

Chad Bishop November 15, 2025 at 12:23 AM

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

To: Daniel Laughlin, **Cc:** Chad Bishop

Hey Daniel!

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

Thanks!

UrbanEdge

Professional Landscaping

walk thru design video.wmv

Chad Bishop
Phone: 904.515.8265
www.urbanedgelawn.com

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

Estimate

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

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

ESTIMATE # 3006
DATE 11/14/2025
EXPIRATION DATE 12/14/2025

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

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

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

SUBTOTAL	164,679.70
TAX	5,022.53
TOTAL	**$169,702.23**

Accepted By

Accepted Date

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

Estimate

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

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

ESTIMATE # 3007
DATE 11/14/2025
EXPIRATION DATE 12/14/2025

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

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

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

SUBTOTAL	182,639.75
TAX	5,694.89
TOTAL	**$188,334.64**

Accepted By

Accepted Date

Chad Bishop November 15, 2025 at 12:23 AM

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

To: Daniel Laughlin, **Cc:** Chad Bishop

Hey Daniel!

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

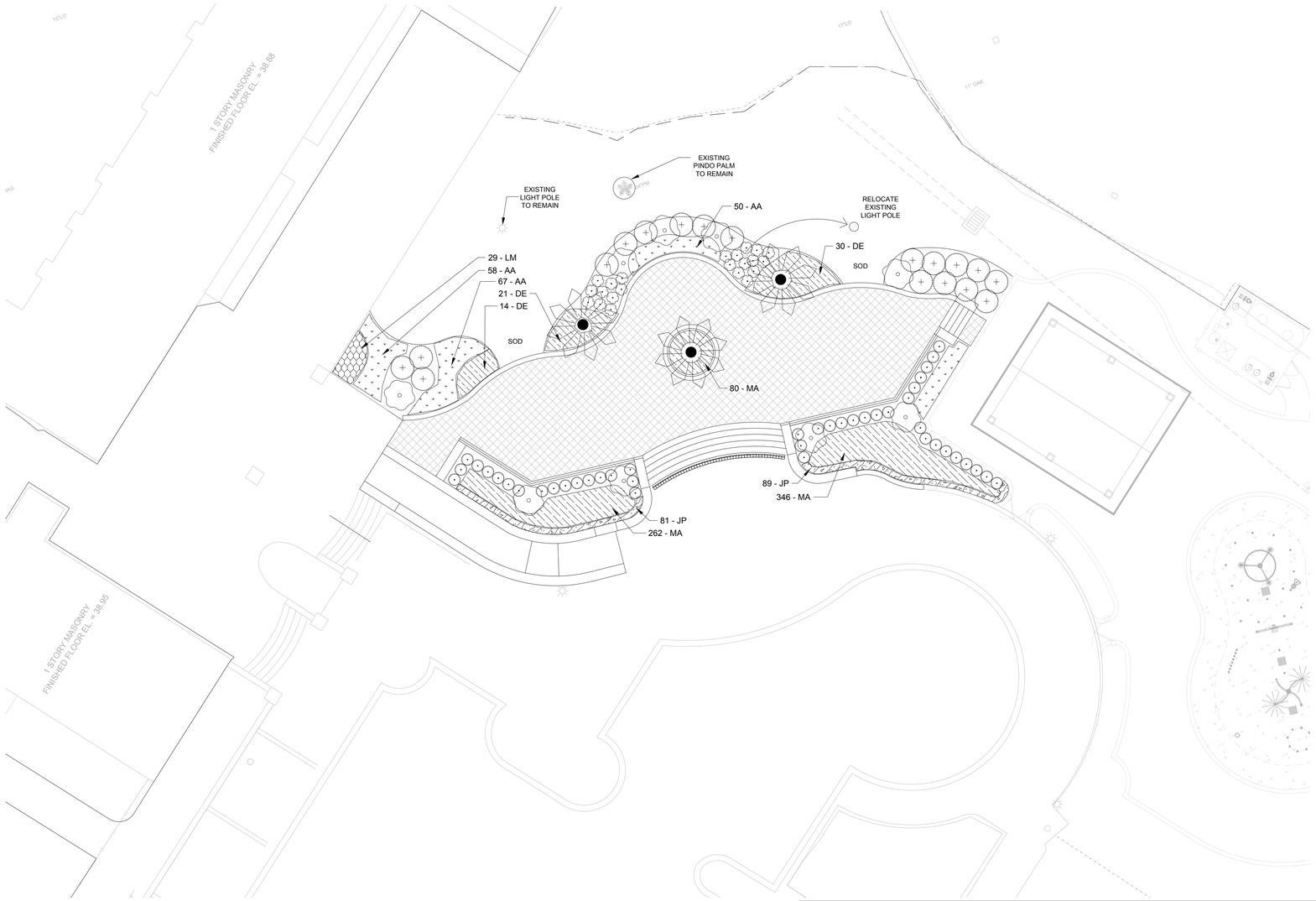
Thanks!

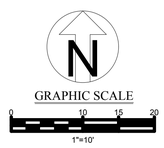
UrbanEdge

Professional Landscaping

walk thru design video.wmv

Chad Bishop
Phone: 904.515.8265
www.urbanedgelawn.com





PLANT SCHEDULE

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

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

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

GENERAL NOTES:

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

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED ENGINEER
GLEN R. ADEE P.E.
CAMDEN, FL #75185

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

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

LANDSCAPE PLAN
SAMPSON CREEK CDD - AQUATICS PHASE 2
ST. JOHNS COUNTY
PREPARED FOR
SAMPSON CREEK CDD

SHEET NO.
L1
OF 6

PLANTING NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

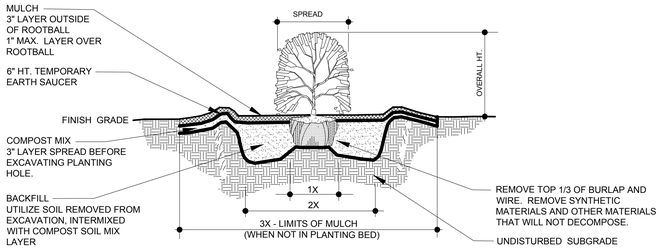
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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

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

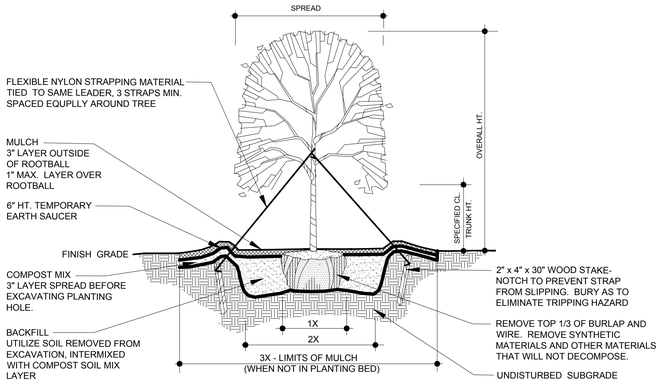
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

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



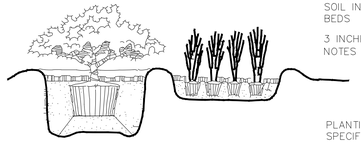
NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL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

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

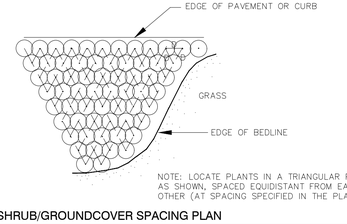


NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL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

TREE PLANTING - SINGLE TRUNK
N.T.S.

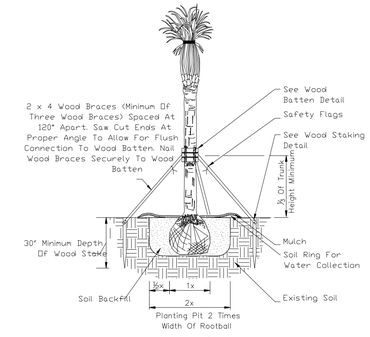


SHRUB AND GROUND COVER PLANTING DETAIL



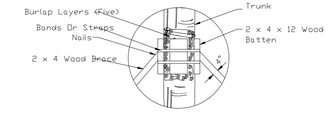
NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

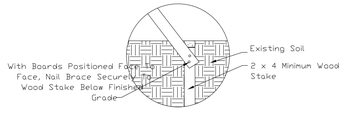


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL



NOTE: Stake Into Firm, Existing Soil.

WOOD STAKING DETAIL

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

REVISIONS

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

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

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

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

SHEET No.
L2
OF 6

S:\PROJECTS\2016\16080.03\PLANS\CIVIL\SHEETS\16080.03 - QUALPAVER CHECKLIST.DWG,5/14/2024 8:29:39 AM, Sebastian Bruno, 1:1, 8.5X11, 1=1, 1=1, 1=1



















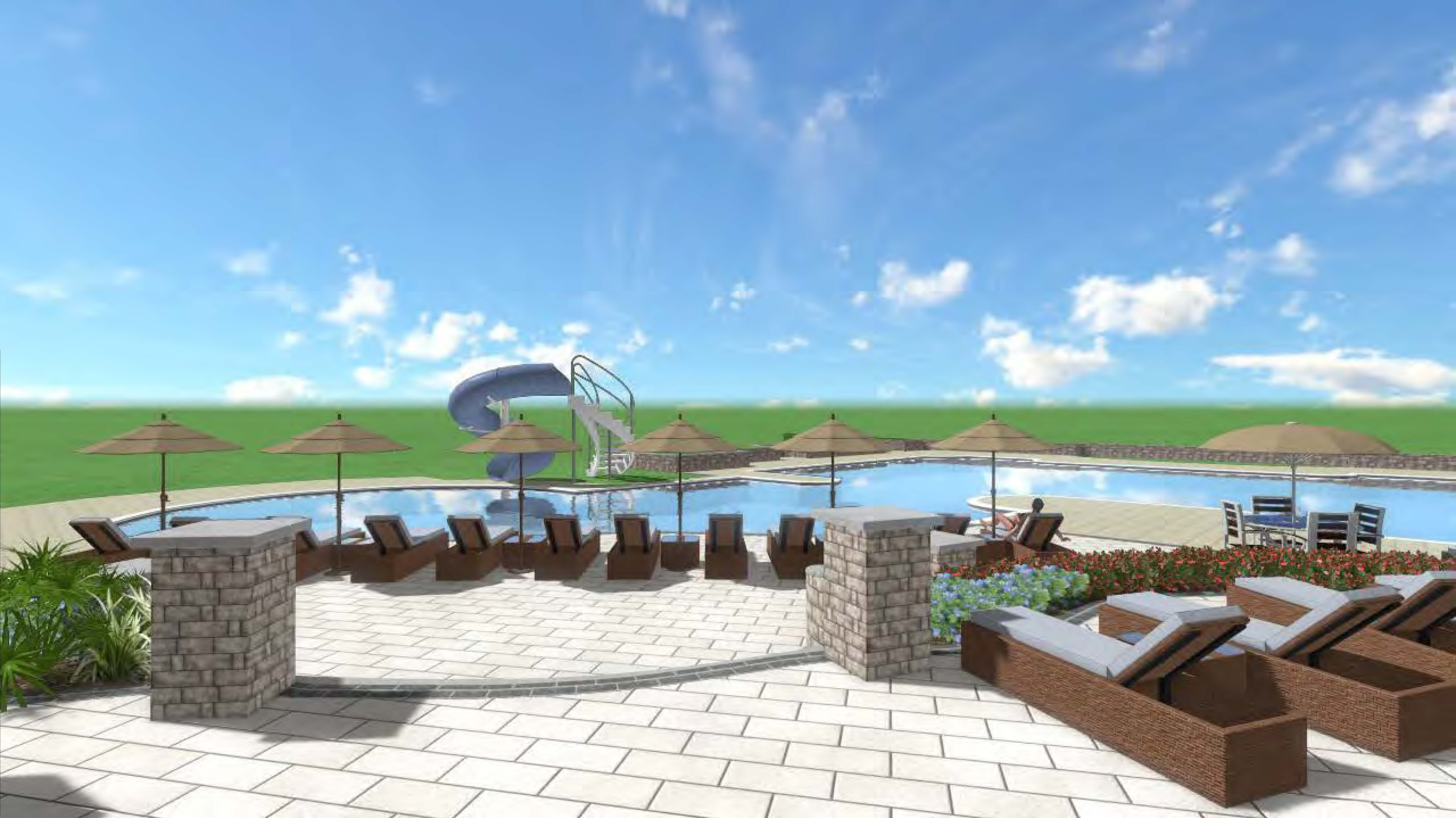


































B.

February 2, 2026

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

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

Chris,

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

Assumptions and Clarifications:

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

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

2. **Scope of Work Clarifications:**
    1. Division 1 – General Conditions
        - 16 weeks of Project Management and Supervision time
        - Port-A-John for workers.

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

    9. Division 12 – Furnishings
        - Excludes window coverings

- Furniture removal, receiving, handling, uncrating, debris removal, etc. are not included.
- FF&E by owner including signage.

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

3. **Allowances:**
   Included in base bid.
   1. (3) $500 each allowance per Pendant lighting fixture
   2. $2500 for landscaping

4. **Alternates:**
   Not included in base bid
   1. $23,241.41 Add for stone veneer at column wraps

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

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

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

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

Sincerely,

Dustin Woods

Dustin Woods
Estimator
904-684-3497
dwoods@marandbuilders.com

BROGDON BUILDERS

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

January 14, 2026

Re: Sampson Creek CDD Amenity Addition

Mr. Daniel Laughlin,

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

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

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

Alternate 1:
Use vinyl exterior windows in lieu of aluminum **-$24,495.00**

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

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

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

Sincerely,

Steve Brogdon

Steve Brogdon
Brogdon Builders, LLC
Vice President

Project: Sampson Creek CDD Amenity Addition
Date: 01/14/2026
Plans Dated: 11/17/25
Estimator: SWB

BROGDON BUILDERS

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

C.

TENNIS/BASKETBALL COURTS:

I am working with all three vendors to get the pricing for the options for the vendors feel comfortable providing. Please note that the table will have blank spaces until I am able to get a more updated proposal, especially regarding the fencing prices. I have broken each vendor's options with their reasoning behind their options above the table. I am inviting a tennis vendor to each meeting to discuss their proposal and answer any questions the Board may have. If there is any confusion or items that you would like to be added to this table, please let me know and I will re-format it! Next week, I will be reaching out to NIDY and Court Surfaces for their updated proposals, and I will start to reach out to other landscapers for a re-landscaping design and pricing!

FAST-DRY COURTS:

When beginning this project, Sean was able to complete the onsite visit, so he sent his colleague who specializes in paved asphalt in his place to review the current state of both the tennis courts and basketball courts. It was deemed by the colleague that both courts needed a rebuild. This has been the course of action throughout the multiple months of discussion. After Sean visited the courts himself prior to the CDD meeting, he felt that resurfacing with a fiberglass membrane was possible. Sean did note that the resurfacing would have no warranty for cracking. I have received his updated proposal with the resurfacing proposal, but to my knowledge, the bottom bar to stop the new fencing from curling up so the table is based on the most recent proposal I have received.

Fast-Dry Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild with Fiberglass Membrane	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Tennis Courts Paver Section		Basketball Courts Rebuild with Fiberglass Membrane
	$52,995	$282,500	$51,500	$16,700	$10,700	$39,500	$15,500		$95,500
THIS ROW USED FOR RESURFACING TOTALS	$52,995	N/A	$104,495	$121,195	$131,895	$171,395	$186,895		Both Projects Total: $282,395
THIS ROW USED FOR REBUILDING TOTALS	N/A	$282,500	$334,000	$350,700	$361,400	$400,900	$416,400		Both Projects Total: $511,900

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

NIDY Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Tennis Courts Paver Section		Basketball Courts Rebuild with Fiberglass Membrane
		$284,585			$10,700	$39,500	$15,500		$99,230
THIS ROW USED FOR RESURFACING TOTALS	N/A	N/A	N/A	N/A	N/A	N/A			N/A
THIS ROW USED FOR REBUILDING TOTALS	N/A	$284,585	Included in rebuild price	Included in rebuild price	$295,285	$334,785	$320,285		Both Projects Total: $449,515

COURT SURFACES:

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

Court Surfaces Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Tennis Courts Paver Section		Basketball Courts Rebuild
		$365,385	,		$10,700	$39,500	$15,500		$105,750
THIS ROW USED FOR RESURFACING TOTALS	N/A	N/A	N/A	N/A	N/A	N/A			N/A
THIS ROW USED FOR REBUILDING TOTALS	N/A	$365,385	Included in rebuild price	Included in rebuild price	$376,085	$415,585	$431,085		Both Projects Total: $536,835

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

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

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

D.

February 11, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: Amenity Tennis Court Demo
Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Sampson Creek CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work

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

Miscellaneous:

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

Total price* : $10,700_____ Initial

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

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

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

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

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

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

Terms and Conditions

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

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

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

Acceptance of Proposal:

Stephanie Taylor

_____

_____

_____

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

Date: _____

E.

March 16, 2026

475 West Town Place
St. Augustine , FL 32092

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

Scope of Work

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

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

Plants:

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

Materials:

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

Miscellaneous:

Description
Equipment

Total price* : $39,500_____ Initial

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

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

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

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

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

Terms and Conditions

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

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

Acceptance of Proposal:

Stephanie Taylor

_____
_____
_____

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

Date: _____

F.

ESTIMATE

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

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

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

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

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

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

Total **$15,500.00**

Expiry date 08/06/2026

Accepted date

Accepted by

NINTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

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

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

TWELFTH 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, **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.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	GMS
Wes Haber *(via phone)*	Kutak Rock, LLP
Stephanie Taylor	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Chris Cessera	Ruppert Landscape
Kyle Carasea	Ruppert Landscape
Residents	

The following is a summary of the actions taken at the June 18, 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. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

Mr. Laughlin opened the public comment period. Resident Tara Eddy of 1762 Highland View Drive, asked if upgrading the amenity meeting room and renovating the pool deck were actively being pursued. Mr. Laughlin confirmed that the Board and staff were looking into multiple options, as there were excess bond funds. Mr. Leary noted that the amenity meeting room was a storage room operating as a meeting room and was not competitive with other facilities. There was consensus from the Board to obtain bids, but once received, the Board decided not to proceed, as there are other projects that needed attention, such as the tennis courts. Mr. Geary wanted to do all three projects, but there was only enough money to do one or two.

Resident Phillip Wirth of 919 Brookhaven Drive requested that someone pick up trash and leaves from the end of the Brookhaven cul-de-sac, past the cemetery and tower and mow it. Mr. Leary requested that staff verify who owned the land and have them maintain this area, as well as the CDD maintain the portion of land that it owned and install a Eupy trail cam, to detect people dumping trash. Mr. Laughlin would request that the off-duty officer drive through this area send out an e-blast to residents. Ms. Taylor would request that Robert do more trash pickups. There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS **Amenities Booking Requests**

Mr. Laughlin reported that there were no amenity booking requests. Ms. Weitzel announced that this Saturday, the swim team had a tri-meet. The only place for the other team to set up their chairs, was the soccer field. Mr. Laughlin requested that the swim team submit a request. Mr. Leary pointed out that there was plenty of room between the field and the fence, but was concerned about parking issues, as the golf course needed to have access. Ms. Taylor reported that the golf course offered to provide parking down Cemetery Road. Mr. Leary pointed out that it was good to have law enforcement onsite. There were no objections from the Board for the swim team to have their tri-meet but required them to submit a request for future meets.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Landscaping Team

1. Report

Mr. Oscar Meranda of Ruppert Landscape reported that his crew have consistently been maintaining the hedges throughout the Amenity Center, keeping them trimmed and well-shaped,

as well as the Jasmine around the scoreboard. Many small weeds were beginning to push through the mulch and through cracks on Leo McGuire Parkway, which they were continuing to treat. There should be a difference within the next two weeks. The common areas were starting to regain their color and fill in. Pond maintenance remains steady and on a regular cycle. There were issues trying to get access to a few of them, but they found solutions. Seasonal color beds have been rotated and the summer annuals were installed, but they had to substitute White Zinnias with White Angelonias. Monthly irrigation inspections included a full system walkthrough and checking for coverage leaks. Some leaks were located today and would be scheduled for repair. Chemical applications were delayed, but the contractor was onsite this week.

Mr. Leary questioned the frequency of the application, as there were many weeds. Mr. Meranda indicated that typical applications were every six to eight weeks. Mr. Cessera reported that at this time of year, there was insecticide for chinch bugs and fertilization, but with the slightest rain, the contractor had to delay. Mr. Meranda would monitor it for the next two weeks, in case spot treatments needed to be made.

2. Proposal for Aeration of Turf Along St. Johns Golf Drive

Mr. Laughlin presented a proposal from Ruppert, for the aeration of turf along St. Johns Golf Drive, from the Amenity Center to the end of the cart path, in the amount of $2,145. Mr. Leary appreciated that everything looked good and there were no irrigation issues but questioned the status of approved projects and mowing schedule. Mr. Cessera confirmed that next week all the approved projects would be completed. Mr. Meranda reported that Ruppert was onsite every Monday, completing the mowing, but were unable to finish on Monday and returned this morning. Mr. Leary estimated that the Bermuda was not mowed for at least two to three weeks and requested that Ruppert trim the grasses on the sidewalk on Eagle Point Drive by the golf cart crossing.

Ms. Weitzel questioned how long it would be until the flowers bloomed. Mr. Cessera admitted that they were struggling with the flowers, due to the drought and recommended increasing the water runtime to 30 minutes for the next two weeks. Once the flowers were established, Ruppert could apply bloom busters to accelerate the flowers. Ms. Weitzel pointed out that the community loved to have the old flowers. Mr. Davidson requested that Ruppert plant

flowers earlier in the season, as June 21st was the first day of Summer and the hottest day of the year. Mr. Cessera agreed to plant them earlier and would provide recommendations to the Board next year on flowers that were thriving. Mr. Leary requested that Ruppert clean up the area where the playground and tennis courts were located, as it was an eyesore. Mr. Davidson would work with Ruppert.

> On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal from Ruppert Landscaping for aeration of turf along St. Johns Golf Drive in the amount of $2,145 was approved.

B. Attorney

Mr. Geary questioned the status of the retaining wall at 942 Eagle Point Drive. Mr. Laughlin indicated that he notified the owner that the District would work with them, but they must pay for District Counsel fees. They refused to do so and stated that they would attend a meeting, but this was four or five months ago.

C. Engineer

Mr. Laughlin received an email from the District Engineer today, notifying him that they were unable to attend this meeting, but reported that an inspector would be onsite today and tomorrow to perform the curb inspection and would provide a report at the next meeting.

D. District Manager

Mr. Laughlin reported that he received an email yesterday from Mr. Davis, resigning from his seat. This item would be placed on the next agenda and in the meantime, there would be a solicitation for the open seat. An eblast would be sent to residents and included in the next agenda package. No one qualified for the open seats this year and would be filled by appointment, two weeks after the November General Election. The current Board Members in those seats, would serve for 90 days. Someone tried to qualify for one seat but was unsuccessful.

Ms. Sheila Monroe of 927 Brookhaven Drive acknowledged that she tried to qualify and would provide a resume to Mr. Laughlin for Mr. Davis' seat. However, the notice was posted on Monday, and the deadline was on Friday. Ms. Weitzel requested that an eblast be sent out a month before. Mr. Leary asked if there would be three open Board seats in November. Mr. Laughlin replied affirmatively. Mr. Laughlin announced that he would not be attending the July

meeting and suggested holding the meeting one week early or later or someone from GMS would attend. *There was Board consensus to hold the July meeting as scheduled.*

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

Ms. Taylor presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. Staff finally found slats for the picnic tables and benches and requested that the Board approve a not-to-exceed of $4,100, as the Board previously approved a not-to-exceed of $4,000 and the proposal was $4,074. Mr. Davidson pointed out that another contractor provided a quote, but they recommended replacing the picnic tables and benches. Mr. Leary asked if the material was as strong as what they currently had. Ms. Taylor confirmed that it was the same material. Mr. Davidson indicated that staff could not control kids using the picnic tables as diving boards. Mr. Leary preferred to approve a not-to-exceed of $5,000 and keep a few in inventory.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the Proposal for the replacement of slats for picnic tables and benches in a not-to-exceed amount of $5,000 was approved.

5. Holiday Lighting Renderings

Ms. Taylor reported that she met with M&H Lighting to discuss some new ideas for holiday lighting and requested renderings from other communities. There would be hanging lights on the front entrance median and on the bridge, as requested by the Board. The medians would have a cleaner look. There would also be some additional wreaths and lights inside of the Amenity Center. With all these changes, there would be an increase of $540, but the banners needed to be updated and brackets needed to be replaced. A proposal would be provided at the next meeting. Ms. Weitzel requested that the lights all be the same color.

6. Proposal for Sidewalk Repairs

Mr. Laughlin presented a proposal from Precision Sidewalk to fix the pavers on St. Johns Golf Drive in the amount of $19,354. Once completed, the contractor would proceed to Eagle Point Drive. Then there would be two additional projects and a replacement project. Future

repairs would be made yearly. The severe repairs were made and the contractor was replacing the moderate ones, which were smaller than 1 inch. Mr. Leary asked if this expenditure would be funded out of the capital. Mr. Laughlin indicated that the funds could technically be taken out of the bond funds, but prior expenditures were paid out of the capital.

Mr. Geary questioned the standard height. Ms. Taylor explained that if the sidewalk was raised higher than 2 inches, it must be replaced, as it would impact the sidewalk structurally. Mr. Laughlin reported that Precision Sidewalk marked sidewalks that were severe as 2/8 of an inch. Ms. Weitzel suggested creating a line item in the budget for yearly sidewalk repairs. Mr. Laughlin preferred to pay for it out of the capital, but once it was manageable, they could estimate an amount to be spent each year and include a line item in the General Fund.

On MOTION by Mr. Leary seconded by Mr. Geary with all in favor the proposal from Precision Sidewalk to fix pavers on St. Johns Golf Drive in the amount of $19,354 was approved.

7. Proposal for Amenity Center Sign

Ms. Taylor obtained a proposal for a larger Amenity Center sign in the amount of $3,500 but was waiting for an additional proposal for comparison purposes. Mr. Leary wanted to change the words on the sign from, *"Country Club Swim & Tennis Center"* to *"Golf Club Swim & Tennis Center."*

Ms. Taylor reported that the splash pad contractor worked on the water pressure. It was better than where it used to be, but not where it needed to be. The crosswalk striping and restriping of the stop bars and pedestrian crosswalks was completed last week. She was going to look at crosswalk signs for new locations. The streetlight poles should arrive soon and be in place by the next meeting. Events that were held were the Sip and Stretch goat yoga and babysitting and CPR class. The Summer party was rescheduled for tomorrow night and this week was International Picnic Day. Ice Pops for Pops Day would be held on Father's Day. There would be a golf cart parade on the Fourth of July. Ms. Taylor was spending a great deal of time on the pool deck with the lifeguards and Summer Camp, but the camp counselors and lifeguards were doing a phenomenal job. Ms. Weitzel and Mr. Geary appreciated all of Ms. Taylor's hard work, as parents and kids were happy.

A Resident questioned why a streetlight pole was being replaced. Ms. Taylor indicated that a streetlight pole on Leo Maguire Parkway that was hit by a car, was being replaced. The Resident pointed out that two streetlight poles on Eagle Point Drive, were buried in trees. Ms. Taylor would request that Ruppert trim the streetlights and when the streetlights were replaced, staff would request a higher lumen. Mr. Geary requested a sign like the one placed in Heritage Landing for no e-bike and scooter use at the Amenity Center. Mr. Laughlin pointed out that the CDD could restrict use on CDD property, except for the Amenity Center. E-bikes were currently not permitted on the fields and basketball court or on paths, as stated in the policy.

Mr. Leary questioned the status of the bridge painting. Ms. Taylor was advised by the golf course that they would be painting the bridge between June and July. The CDD was supposed to paint their bridge, but the rain delayed it. Mr. Leary requested that the bridges be included on the list as active projects and recalled that the golf course owed the CDD for path damage repairs. Ms. Taylor indicated that the golf course was aware of it. Mr. Leary asked if the CDD was paying the golf course for landscaping. Mr. Laughlin confirmed that the CDD paid the golf course for the initial work, but if there was a project, the CDD paid 40%. Mr. Davidson recalled that the landscaping looked bad when he started with the CDD and looked better, but it still needed some work. Mr. Leary requested that staff encourage the golf course to keep up the overall appearance. Ms. Weitzel asked if there were any further complaints about the soccer coach. Ms. Taylor confirmed that she did not receive any complaints.

SIXTH ORDER OF BUSINESS **Discussion of Future Amenity Capital Improvements**

A. Pool Deck Renovation

Mr. Laughlin reported that the plans for the pool deck renovation were completed.

B. Amenity Meeting Room Upgrade

C. Tennis Court Resurfacing and Basketball Court Rebuild

D. Tennis Court Landscape Demo

E. Tennis Court Relandscaping

F. Paver Installation Between Tennis Courts

Mr. Leary reported that Brogden Builders provided an updated estimate for the amenity meeting room upgrade, including a la carte items. They recommended that the project be rebid, as material costs increased by 4% to 6% or $15,000, lighting increased by $5,000 to $8,000,

window treatments (vinyl aluminum) increased by $3,000, appliances increased by $5,000 and tables and chairs increased by $5,000, which would increase the total estimate from $295,000 to $331,000. Mr. Geary felt that the pool deck renovation would affect the highest number of people, but the tennis court resurfacing would only affect 50 people in the community, as well as non-residents and was the most expensive project. Of primary importance, Mr. Geary listed the pool deck and amenity meeting room and requested that funds be allocated for the tennis court resurfacing and that there be a permanent shade structure in the corner of the pool deck.

Ms. Weitzel pointed out that the pool deck renovation was popular with the residents and wanted to upgrade the amenity meeting room, but not for $331,000. Mr. Geary did not feel that $331,000 was unreasonable, as it included window treatments and an additional room, but questioned the cost for the pool deck renovation. Mr. Laughlin recalled that the pool deck renovation was $160,000, but it must be re-bid as the proposal was submitted in January. Mr. Leary pointed out that the pool deck renovation and amenity meeting room upgrade was $490,000 and $150,000 for the tennis and basketball court resurfacing, which used up all of the bond funds, but there was $280,000 in the capital reserve. Mr. Laughlin pointed out that another $185,000 was expected. Mr. Geary suggested taking out a loan next year.

Ms. Weitzel was in favor of the tennis court resurfacing, as there were problems that needed to be addressed, but felt that trees needed to be removed and irrigation needed to be addressed first for safety reasons, due to drainage issues. Mr. Leary believed that the Board should approve the $52,000 resurfacing of the tennis courts but did not think that $100,000 would resolve the drainage issues on the basketball courts. Ms. Weitzel was in favor of removing the trees from the courts and doing the resurfacing but felt that there was value in doing the pool deck renovation. Mr. Laughlin would obtain proposals, once the Board was 30 to 60 days out from being ready to proceed, which he recommended for September. Board Members preferred for Mr. Yuro to be present before approving anything. Mr. Leary requested that Fast Dry attend a meeting, walk the tennis and basketball courts and discuss the resurfacing.

SEVENTH ORDER OF BUSINESS Contracts Review

Mr. Leary recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services and questioned the results. Mr. Laughlin reported that the deadline to

submit bids was June 26th and proposals would be provided to the Board at the July meeting. The Board would review the proposals and rank the firms like the landscaping firms.

EIGHTH ORDER OF BUSINESS **Supervisors' Request**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Public Comments**

Resident Tara Eddy of 1762 Highland View Drive attended a swim meet where they had a concession area and recommended that Sampson Creek have one. Mr. Laughlin pointed out that food and drinks, with the exception of water could not be brought onto the wet deck of the pool. Mr. Davidson recalled that the golf course had the beverage cart that traveled around and their license would allow them to operate and service this location and offered to speak to the golf course about it.

TENTH ORDER OF BUSINESS **Approval of Consent Agenda**

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

Mr. Laughlin presented the minutes of the May 21, 2026 Board of Supervisors meeting, Financial Statements as of May 31, 2026 and Check Register totaling $75,199.40.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 16, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

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

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Weitzel seconded by Mr. Geary 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 June 30, 2026]



Thursday, July 9, 2026

Financial Services Dashboard Status Report - June 2026 EOM Report

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

Last Updated: 7/9/26

% of Fiscal Year Completed: 75.00%

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

Topic	Status
Financial State Of The Union: [PERIODS INCLUDED: October 01, 2025 thru June 30, 2026]	10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	$ 331,113.27		10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	$ 202,972.96		10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	**$ 534,086.23**		10) In Good Order
FYTD Tax Assessments Collected	**$ 1,836,278**	99.66%	10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	
Total Revenues	**$ 1,232,236**	**$ 1,230,319**	100%	10) In Good Order
[PERIODS INCLUDED: October 01, 2025 thru June 30, 2026]				
Total	**$ 1,135,698**	**$ 882,929**	78%	10) In Good Order
Administrative	$ 159,079	$ 123,544	78%	20) Watch Item
Field Operations	$ 976,619	$ 759,385	78%	10) In Good Order

General Fund - Material Line items

Administrative

Engineer	$ 15,000	$ 15,331	102%	20) Watch Item
Attorney	$ 23,963	$ 13,337	56%	10) In Good Order

Field Operations

Security Operations	$ 83,500	$ 56,278	67%	10) In Good Order
Repairs & Maintenance	$ 32,849	$ 29,610	90%	20) Watch Item
Electric	$ 82,500	$ 64,326	78%	10) In Good Order
Landscape	$ 248,398	$ 202,398	81%	10) In Good Order

Recreation Facility

Onsite Staffing	$ 193,091	$ 146,618	76%	10) In Good Order

Long Term Debt

	10/1/25	Principal Payments	6/30/26	
Series 2016	$ 4,200,000	$ (430,000)	$ 3,770,000	10) In Good Order
Series 2020	$ 2,470,000	$ (10,000)	$ 2,460,000	10) In Good Order
	$ 6,670,000	$ (440,000)	$ 6,230,000	

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	
Capital Outlay	$ 63,797	$ 136,009	$ -	$ (72,212)	20) Watch Item
Funding [1]	$ 175,000	$ 175,000	$ -	$ -	10) In Good Order
Account Balance	$ 349,137	$ 285,011	$ -	$ (64,126)	10) In Good Order

Series 2020 Construction Account

	10/1/25	Actual to Date	Interest Income	6/30/26	
Account Balance	$ 526,195	$ 41,836	$ 12,009	$ 496,368	10) In Good Order

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

Financial Services Dashboard Status Report - June 2026 EOM Report

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

Last Updated: 7/9/26

% of Fiscal Year Completed: 75.00%

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

Topic	Status

2023-2024 Capital Reserve Repairs

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

2024-2025 Capital Reserve Repairs

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

2025-2026 Capital Reserve Repairs

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

Sampson Creek

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4-5	Month to Month
6	Debt Service Fund Series 2016
7	Debt Service Fund Series 2020
8	Capital Reserve Fund
9	Capital Projects Fund Series 2016
10	Capital Projects Fund Series 2020
11-12	Long Term Debt Report and Bond Payment Schedule
13-19	Check Run Summary
20	Assessment Receipt Schedule

Sampson Creek
Community Development District
Combined Balance Sheet
June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 67,695	$ -	$ -	$ 67,695
Petty Cash Account	$ 383	$ -	$ -	$ 383
Capital Projects Account	$ -	$ -	$ 20,242	$ 20,242
Due from General Fund	$ -	$ -	$ 3,680	$ 3,680
Deposits	$ 820	$ -	$ -	$ 820
Investments:				
US Bank Custody	$ 545,664	$ -	$ -	$ 545,664
State Board of Administration	$ -	$ -	$ 265,472	$ 265,472
Series 2016				
Reserve	$ -	$ 193,381	$ -	$ 193,381
Revenue	$ -	$ 69,465	$ -	$ 69,465
Construction	$ -	$ -	$ 7,227	$ 7,227
Series 2020				
Reserve	$ -	$ 112,710	$ -	$ 112,710
Revenue	$ -	$ 67,595	$ -	$ 67,595
Construction	$ -	$ -	$ 496,751	$ 496,751
Total Assets	**$ 614,562**	**$ 443,152**	**$ 793,372**	**$ 1,851,087**
Liabilities:				
Accounts Payable	$ 76,796	$ -	$ 4,767	$ 81,563
Due to Capital Reserve	$ 3,680	$ -	$ -	$ 3,680
Total Liabilites	**$ 80,476**	**$ -**	**$ 4,767**	**$ 85,243**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 820	$ -	$ -	$ 820
Restricted for:				
Debt Service - Series 2016	$ -	$ 262,847	$ -	$ 262,847
Debt Service - Series 2020	$ -	$ 180,305	$ -	$ 180,305
Capital Projects - Series 2016	$ -	$ -	$ 7,227	$ 7,227
Capital Projects - Series 2020	$ -	$ -	$ 496,368	$ 496,368
Assigned for:				
Capital Reserves	$ -	$ -	$ 285,011	$ 285,011
Unassigned	$ 533,266	$ -		$ 533,266
Total Fund Balances	**$ 534,086**	**$ 443,152**	**$ 788,605**	**$ 1,765,844**
Total Liabilities & Fund Balance	**$ 614,562**	**$ 443,152**	**$ 793,372**	**$ 1,851,087**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,216,236	$ 1,216,236	$ 1,212,118	$ (4,119)
Interest Income	$ 15,000	$ 11,250	$ 13,134	$ 1,884
Clubhouse Income	$ 1,000	$ 750	$ 5,067	$ 4,317
Total Revenues	**$ 1,232,236**	**$ 1,228,236**	**$1,230,319**	**$ 2,083**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 7,600	$ 1,400
FICA Expense	$ 918	$ 689	$ 581	$ 107
Engineering	$ 15,000	$ 11,250	$ 15,331	$ (4,081)
Dissemination	$ 2,337	$ 1,753	$ 1,753	$ 0
Arbitrage	$ 1,200	$ 900	$ 600	$ 300
Assessment Roll	$ 5,843	$ 5,843	$ 5,843	$ 0
Attorney	$ 23,963	$ 17,972	$ 13,337	$ 4,636
Annual Audit	$ 4,000	$ 3,800	$ 3,800	$ -
Trustee Fees	$ 8,869	$ 8,869	$ 8,889	$ (21)
Management Fees	$ 67,702	$ 50,776	$ 50,776	$ (0)
Information Technology	$ 1,169	$ 876	$ 877	$ (0)
Telephone	$ 400	$ 300	$ 597	$ (297)
Postage	$ 600	$ 450	$ 224	$ 226
Printing & Binding	$ 400	$ 300	$ 159	$ 141
Insurance	$ 12,053	$ 12,053	$ 10,885	$ 1,168
Legal Advertising	$ 1,350	$ 1,013	$ 887	$ 126
Other Current Charges	$ 1,000	$ 750	$ 1,169	$ (419)
Office Supplies	$ 100	$ 75	$ 61	$ 14
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 159,079**	**$ 126,844**	**$ 123,544**	**$ 3,300**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field				
General Manager (Vesta)	$ 193,091	$ 144,818	$ 146,618	$ (1,800)
Landscape Maintenance (Brightview Landscape)	$ 166,398	$ 124,798	$ 87,613	$ 37,186
Landscape Maintenance (St Johns Golf)	$ 30,000	$ 22,500	$ 20,934	$ 1,566
Landscape Maintenance Contingency	$ 52,000	$ 39,000	$ 93,852	$ (54,852)
Lake Maintenance	$ 30,000	$ 22,500	$ 23,240	$ (740)
Security	$ 83,500	$ 62,625	$ 56,278	$ 6,347
Lifeguards/Pool Monitors	$ 46,434	$ 24,445	$ 24,445	$ -
Pool Maintenance	$ 35,000	$ 26,250	$ 32,983	$ (6,733)
Splash Pad Maintenance/Chemicals	$ 6,000	$ 4,500	$ 4,500	$ -
Janitorial Maintenance	$ 22,500	$ 16,875	$ 15,764	$ 1,111
Electric	$ 82,500	$ 61,875	$ 64,326	$ (2,451)
Water	$ 18,500	$ 13,875	$ 17,581	$ (3,706)
Refuse Service	$ 500	$ 375	$ -	$ 375
Permits	$ 2,000	$ 1,500	$ 575	$ 925
Fitness Equipment Lease	$ 27,000	$ 20,250	$ 19,911	$ 339
Repairs & Maintenance	$ 32,849	$ 24,637	$ 29,610	$ (4,974)
Street & Tennis Court Lighting Maintenance	$ 5,000	$ 3,750	$ -	$ 3,750
Repairs & Replacements-Amenity Center	$ 20,000	$ 15,000	$ 16,759	$ (1,759)
Tennis Court Maintenance	$ 2,500	$ 1,875	$ -	$ 1,875
Supplies	$ 12,500	$ 9,375	$ 13,159	$ (3,784)
Special Events	$ 25,000	$ 21,371	$ 21,371	$ -
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	$ 10,500	$ 12,244	$ (1,744)
Website Maintenance	$ 1,056	$ 792	$ 792	$ -
Office Supplies	$ 700	$ 525	$ 342	$ 183
Contingencies	$ 7,500	$ 5,625	$ -	$ 5,625
Subtotal Field Expenditures	**$ 976,619**	**$ 739,727**	**$ 759,385**	**$ (19,657)**
Total Operations & Maintenance	**$ 976,619**	**$ 739,727**	**$ 759,385**	**$ (19,657)**
Total Expenditures	**$ 1,135,698**	**$ 866,571**	**$ 882,929**	**$ (16,357)**
Excess (Deficiency) of Revenues over Expenditures	**$ 96,538**		**$ 347,390**	
Other Financing Sources/(Uses):				
Capital Reserve Transfer	$ (175,000)	$ (175,000)	$ (175,000)	$ -
Interfund Transfer-Excess/Shortage DS Revenues	$ 24,338	$ 24,338	$ 30,582	$ 6,245
Total Other Financing Sources/(Uses)	**$ (150,662)**	**$ (150,662)**	**$ (144,418)**	**$ 6,245**
Net Change in Fund Balance	**$ (54,124)**		**$ 202,973**	
Fund Balance - Beginning	**$ 54,124**		**$ 331,113**	
Fund Balance - Ending	**$ 0**		**$ 534,086**	

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	$ -	$ 9,714	$ -	$ -	$ -	$ 1,212,118
Interest Income	$ -	$ 735	$ 493	$ 641	$ 2,163	$ 2,456	$ 2,487	$ 2,162	$ 1,997	$ -	$ -	$ -	$ 13,134
Clubhouse Income	$ -	$ 428	$ -	$ 415	$ -	$ 3,120	$ -	$ 319	$ 785	$ -	$ -	$ -	$ 5,067
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ 103,404**	**$ 139,241**	**$ 863,140**	**$ 54,881**	**$ 43,654**	**$ 11,022**	**$ 2,481**	**$ 12,496**	**$ -**	**$ -**	**$ -**	**$ 1,230,319**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 800	$ 800	$ 1,000	$ 1,000	$ 800	$ 800	$ 800	$ 600	$ -	$ -	$ -	$ 7,600
FICA Expense	$ 77	$ 61	$ 61	$ 77	$ 77	$ 61	$ 61	$ 61	$ 46	$ -	$ -	$ -	$ 581
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	$ 195	$ -	$ -	$ -	$ 1,753
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ 600
Assessment Roll	$ 5,843	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,843
Attorney	$ 4,774	$ -	$ 1,543	$ -	$ 3,768	$ -	$ -	$ 3,252	$ -	$ -	$ -	$ -	$ 13,337
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	$ 5,642	$ -	$ -	$ -	$ 50,776
Information Technology	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ -	$ -	$ -	$ 877
Telephone	$ 53	$ 66	$ 68	$ 76	$ 80	$ 65	$ 72	$ 76	$ 42	$ -	$ -	$ -	$ 597
Postage	$ -	$ 159	$ -	$ -	$ 26	$ -	$ 38	$ -	$ -	$ -	$ -	$ -	$ 224
Printing & Binding	$ 47	$ 3	$ 16	$ 13	$ 25	$ 9	$ -	$ 36	$ 9	$ -	$ -	$ -	$ 159
Insurance	$ 10,885	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,885
Legal Advertising	$ 71	$ 70	$ 70	$ 70	$ 71	$ 74	$ 73	$ 140	$ 247	$ -	$ -	$ -	$ 887
Other Current Charges	$ 100	$ 119	$ 103	$ 111	$ 146	$ 128	$ 145	$ 140	$ 176	$ -	$ -	$ -	$ 1,169
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**	**$ 11,208**	**$ 7,655**	**$ -**	**$ -**	**$ -**	**$ 123,544**

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
Operations & Maintenance													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ -	$ -	$ -	$ 146,618
Landscape Maintenance (Brightview Landscape)	$ 9,748	$ 9,748	$ 9,748	$ 9,632	$ 9,748	$ 9,748	$ 9,748	$ 9,748	$ 9,748	$ -	$ -	$ -	$ 87,613
Landscape Maintenance (St Johns Golf)	$ 2,611	$ 2,565	$ 2,689	$ 2,580	$ 2,587	$ 2,627	$ 2,639	$ 2,635	$ -	$ -	$ -	$ -	$ 20,934
Landscape Maintenance Contingency	$ 383	$ 5,361	$ 806	$ 3,783	$ 2,073	$ 44,170	$ 400	$ 129	$ 36,748	$ -	$ -	$ -	$ 93,852
Lake Maintenance	$ 4,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ -	$ -	$ -	$ 23,240
Security	$ 7,066	$ 6,446	$ 6,312	$ 7,357	$ 5,716	$ 1,638	$ 7,638	$ 6,707	$ 7,398	$ -	$ -	$ -	$ 56,278
Lifeguards/Pool Monitors	$ -	$ -	$ -	$ -	$ 230	$ 1,875	$ 3,644	$ 4,627	$ 14,068	$ -	$ -	$ -	$ 24,445
Pool Maintenance	$ 3,276	$ 2,891	$ 4,346	$ 2,933	$ 3,338	$ 2,974	$ 4,729	$ 5,622	$ 2,874	$ -	$ -	$ -	$ 32,983
Splash Pad Maintenance/Chemicals	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ -	$ -	$ 4,500
Janitorial Maintenance	$ 2,661	$ 1,611	$ 1,611	$ 1,611	$ 1,826	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ -	$ -	$ -	$ 15,764
Electric	$ 6,637	$ 6,635	$ 7,335	$ 7,381	$ 7,055	$ 7,269	$ 7,097	$ 7,321	$ 7,597	$ -	$ -	$ -	$ 64,326
Water	$ 1,416	$ 4,218	$ 2,832	$ 1,217	$ 2,412	$ 111	$ 1,527	$ 1,720	$ 2,129	$ -	$ -	$ -	$ 17,581
Refuse Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 575	$ -	$ -	$ -	$ 575
Fitness Equipment Lease	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ 2,212	$ -	$ -	$ -	$ 19,911
Repairs & Maintenance	$ 1,700	$ -	$ 1,125	$ 920	$ 12,154	$ 1,213	$ 1,419	$ 4,691	$ 6,389	$ -	$ -	$ -	$ 29,610
Street & Tennis Court Lighting Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Replacements-Amenity Center	$ -	$ -	$ 171	$ 2,215	$ 165	$ 841	$ 1,303	$ 4,527	$ 7,537	$ -	$ -	$ -	$ 16,759
Tennis Court Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 2,421	$ 909	$ 1,482	$ 1,821	$ 2,583	$ 606	$ 1,728	$ 388	$ 1,221	$ -	$ -	$ -	$ 13,159
Special Events	$ 5,120	$ -	$ 3,406	$ 4,430	$ 3,044	$ 475	$ 2,177	$ 1,798	$ 922	$ -	$ -	$ -	$ 21,371
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	$ 934	$ -	$ -	$ -	$ 12,244
Website Maintenance	$ 99	$ 99	$ 99	$ 99	$ 99	$ -	$ 198	$ -	$ 99	$ -	$ -	$ -	$ 792
Office Supplies	$ -	$ -	$ -	$ -	$ 219	$ -	$ 49	$ -	$ 74	$ -	$ -	$ -	$ 342
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 121,286**	**$ -**	**$ -**	**$ -**	**$ 759,385**
Total Operations & Maintenance	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 121,286**	**$ -**	**$ -**	**$ -**	**$ 759,385**
Total Expenditures	**$ 144,474**	**$ 79,914**	**$ 81,462**	**$ 77,645**	**$ 96,399**	**$ 106,452**	**$ 81,553**	**$ 86,090**	**$ 128,941**	**$ -**	**$ -**	**$ -**	**$ 882,929**
Excess (Deficiency) of Revenues over Expendi	**$ (144,474)**	**$ 23,490**	**$ 57,779**	**$ 785,495**	**$ (41,518)**	**$ (62,798)**	**$ (70,530)**	**$ (83,609)**	**$ (116,445)**	**$ -**	**$ -**	**$ -**	**$ 347,390**
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)**	**$ (83,609)**	**$ (116,445)**	**$ -**	**$ -**	**$ -**	**$ 202,973**

Sampson Creek

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 552,515	$ 552,515	$ 550,630	$ (1,885)
Interest	$ 2,500	$ 1,875	$ 11,118	$ 9,243
Total Revenues	**$ 555,015**	**$ 554,390**	**$ 561,749**	**$ 7,359**
Expenditures:				
Interest - 11/1	$ 61,988	$ 61,988	$ 61,988	$ -
Principal - 5/1	$ 430,000	$ 430,000	$ 430,000	$ -
Interest - 5/1	$ 61,988	$ 61,988	$ 61,988	$ -
Total Expenditures	**$ 553,975**	**$ 553,975**	**$ 553,975**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,040**		**$ 7,774**	
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)**		**$ (22,809)**	
Fund Balance - Beginning	**$ 86,325**		**$ 285,656**	
Fund Balance - Ending	**$ 63,027**		**$ 262,847**	

Sampson Creek

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 73,780	$ 73,780	$ 73,530	$ (250)
Interest	$ 750	$ 563	$ 4,525	$ 3,962
Total Revenues	**$ 74,530**	**$ 74,343**	**$ 78,055**	**$ 3,713**
Expenditures:				
Interest - 11/1	$ 31,475	$ 31,475	$ 31,475	$ (0)
Principal - 5/1	$ 10,000	$ 10,000	$ 10,000	$ -
Interest - 5/1	$ 31,475	$ 31,475	$ 31,475	$ -
Total Expenditures	**$ 72,950**	**$ 72,950**	**$ 72,950**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,580**		**$ 5,105**	
Net Change in Fund Balance	**$ 1,580**		**$ 5,105**	
Fund Balance - Beginning	**$ 61,026**		**$ 175,200**	
Fund Balance - Ending	**$ 62,607**		**$ 180,305**	

Sampson Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ 5,000	$ 3,750	$ 6,632	$ 2,882
Misc. Income	$ -	$ -	$ -	$ -
Total Revenues	**$ 5,000**	**$ 3,750**	**$ 6,632**	**$ 2,882**
Expenditures:				
Capital Outlay	$ 63,797	$ 47,848	$ 136,009	$ (88,161)
Total Expenditures	**$ 63,797**	**$ 47,848**	**$ 136,009**	**$ (88,161)**
Excess (Deficiency) of Revenues over Expenditures	**$ (58,797)**		**$ (129,377)**	
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**		**$ 45,623**	
Fund Balance - Beginning	**$ 232,934**		**$ 239,388**	
Fund Balance - Ending	**$ 349,137**		**$ 285,011**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 12,009	$ 12,009
Total Revenues	**$ -**	**$ -**	**$ 12,009**	**$ 12,009**
Expenditures:				
Capital Outlay	$ -	$ -	$ 41,836	$ (41,836)
Total Expenditures	**$ -**	**$ -**	**$ 41,836**	**$ (41,836)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (29,827)**	
Net Change in Fund Balance	**$ -**		**$ (29,827)**	
Fund Balance - Beginning			**$ 526,195**	
Fund Balance - Ending			**$ 496,368**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 174	$ 174
Total Revenues	**$ -**	**$ -**	**$ 174**	**$ 174**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 174**	
Net Change in Fund Balance	**$ -**		**$ 174**	
Fund Balance - Beginning			**$ 7,053**	
Fund Balance - Ending			**$ 7,227**	

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**	**$ 2,520,000.00**	**$ 1,080,046.24**	**$ 3,600,046.24**
		$ 0.28			**$ 0.43**	

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

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

FY 2026

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

						66.01%	29.99%	4.00%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Net Receipts*	*O&M Portion*	*2016 Debt Service*	*2020 Debt Service*	*Total*
11/03/25	Distribution #1	$ 20,658.97	$ 1,054.96	$ 392.08	$ 19,211.93	$ 12,681.69	$ 5,760.93	$ 769.31	$ 19,211.93
11/18/25	Distribution #2	$ 75,659.48	$ 3,026.38	$ 1,452.66	$ 71,180.44	$ 46,985.83	$ 21,344.31	$ 2,850.29	$ 71,180.43
11/21/25	Distribution #3	$ 68,554.90	$ 2,742.19	$ 1,316.25	$ 64,496.46	$ 42,573.77	$ 19,340.04	$ 2,582.64	$ 64,496.45
12/16/25	Distribution #4	$ 133,829.77	$ 5,353.20	$ 2,569.53	$ 125,907.04	$ 83,110.57	$ 37,754.75	$ 5,041.72	$ 125,907.04
12/23/25	Distribution #5	$ 89,590.69	$ 3,583.63	$ 1,720.14	$ 84,286.92	$ 55,637.35	$ 25,274.45	$ 3,375.12	$ 84,286.92
01/13/26	Distribution #6	$ 1,383,915.59	$ 55,356.60	$ 26,571.18	$ 1,301,987.81	$ 859,435.30	$ 390,416.77	$ 52,135.73	$ 1,301,987.80
01/26/26	INTEREST	$ -	$ -	$ -	$ 4,012.78	$ 2,648.81	$ 1,203.28	$ 160.68	$ 4,012.77
02/19/26	Distribution #7	$ 83,800.05	$ 2,306.34	$ 1,629.87	$ 79,863.84	$ 52,717.70	$ 23,948.14	$ 3,198.00	$ 79,863.84
03/13/26	Distribution #8	$ 59,431.18	$ 568.10	$ 1,177.26	$ 57,685.82	$ 38,078.11	$ 17,297.79	$ 2,309.92	$ 57,685.82
04/08/26	INTEREST	$ -	$ -	$ -	$ 1,618.37	$ 1,068.28	$ 485.29	$ 64.80	$ 1,618.37
04/23/26	Distribution #9	$ 11,542.12	$ -	$ 230.84	$ 11,311.28	$ 7,466.52	$ 3,391.82	$ 452.94	$ 11,311.28
06/19/26	Distribution #10-Tax Sale	$ 14,578.44	$ (437.34)	$ 300.32	$ 14,715.46	$ 9,713.60	$ 4,412.61	$ 589.25	$ 14,715.46
	TOTAL	**$ 1,941,561.19**	**$ 73,554.06**	**$ 37,360.13**	**$ 1,836,278.15**	**$ 1,212,117.53**	**$ 550,630.18**	**$ 73,530.40**	**$ 1,836,278.11**

99.05%	**Gross Percent Collected**
$ 18,560.61	**Balance Remaining to Collect**

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

July 16, 2026

GENERAL FUND		
DATE	***CHECK NUMBERS***	***AMOUNT***
06/18/26	9165-9175	$22,796.44
06/25/26	9176-9179	$7,499.24
07/06/26	9180-9187	$68,427.55
07/09/26	9188-9193	$33,599.75
AUTOPAY		
06/30/26	8052-8058	$3,701.08
07/10/26	8059-8061	$9,896.94
Total		**$145,921.00**

CAPITAL RESERVE FUND		
Date	***Check Numbers***	***Amount***
07/09/26	278	$4,767.00
Total		**$4,767.00**

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/18/26	00397	6/01/26	SAMPSON2 SECURITY SVCS 05/26	202605	320	57200-34501				*	5,888.00		
									CENTRAL SECURITY AGENCY			5,888.00	009165
6/18/26	00048	6/12/26	53414596 FIRST AID SUPPLIES 06/26	202606	320	57200-54600				*	151.16		
									CINTAS CORPORATION			151.16	009166
6/18/26	00319	6/04/26	1110956- SVCS 06/26	202606	320	57200-41000				*	392.11		
									COMCAST			392.11	009167
6/18/26	00496	6/09/26	59749062 GYM EQUIPMENT LEASING	202606	320	57200-44000				*	2,212.29		
									DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29	009168
6/18/26	00309	6/18/26	55-BID-8 #55-60-00395	202606	320	54100-54000				*	350.00		
									FLORIDA DEPARTMENT OF HEALTH			350.00	009169
6/18/26	00131	6/01/26	435 MGMT FEE 06/26	202606	310	51300-34000				*	5,641.83		
		6/01/26	435 INFO TECH 06/26	202606	310	51300-35100				*	97.42		
		6/01/26	435 DISSEMINATION AGENT SVCS	202606	310	51300-31300				*	194.75		
		6/01/26	435 COPIES 06/26	202606	310	51300-42500				*	9.45		
		6/01/26	435 TELEPHONE 06/26	202606	310	51300-41000				*	42.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,985.45	009170
6/18/26	00430	6/09/26	3760545 SVCS 04/26	202604	310	51300-31500				*	3,251.50		
									KUTAK ROCK LLP			3,251.50	009171
6/18/26	00482	6/13/26	12988845 MOBILE DJ SVCS 06/26	202606	320	57200-49400				*	495.00		
									PROGRESSIVE ENTERTAINMENT SERVICES			495.00	009172
6/18/26	00421	5/31/26	05312026 MAINT 05/26	202605	320	54100-46201				*	2,635.38		
									ST JOHNS GOLF & COUNTRY CLUB			2,635.38	009173
6/18/26	00469	4/13/26	5938 REPLACE DIAPHRAGM ASSMBLY	202604	320	57200-54502				*	726.80		
									CBUSS ENTERPRISES			726.80	009174

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/18/26	00340	6/05/26	195260	202605	310-51300-31100		*	708.75		
			SERVICE THRU 05/31/2026							
						MATTHEWS DESIGN GROUP, INC.			708.75	009175
6/25/26	00302	6/15/26	27243	202606	320-57200-54500		*	3,040.00		
			CROSSWALK RESTRIPE 06/26							
		6/15/26	27244	202606	320-57200-54500		*	1,170.00		
			CROSSWALK INSTALL 06/26							
						DUVAL ASPHALT			4,210.00	009176
6/25/26	00461	6/16/26	I4041369	202606	320-57200-54500		*	295.00		
			PREVENTIVE MAINT 06/26							
						FITNESS MACHINE TECHNICIANS OF			295.00	009177
6/25/26	00505	6/18/26	06F87601	202606	320-57200-54502		*	1,691.22		
			WATER/RENT 06/26							
						PRIMO BRANDS			1,691.22	009178
6/25/26	00421	6/18/26	06182026	202606	320-57200-54500		*	1,303.02		
			SAND FOR SOCCER FIELD							
						ST JOHNS GOLF & COUNTRY CLUB			1,303.02	009179
7/06/26	00048	6/30/26	93791240	202606	320-57200-54600		*	328.00		
			ZOLL 3 AED AGREEMENT 6/26							
						CINTAS CORPORATION			328.00	009180
7/06/26	00493	6/30/26	000020	202607	320-57200-49400		*	600.00		
			HOTDOG EVENT 08/08/26							
						FRANKIES FRANKS LLC			600.00	009181
7/06/26	00285	7/01/26	JAK07260	202607	320-57200-45300		*	1,611.00		
			SVCS 07/26							
						JANI-KING OF JACKSONVILLE			1,611.00	009182
7/06/26	00031	7/01/26	386376B	202607	320-54100-46300		*	2,360.00		
			WATER MGMT 07/26							
						THE LAKE DOCTORS, INC.			2,360.00	009183
7/06/26	00482	6/01/26	12811214	202607	320-57200-49400		*	495.00		
			BACK TO SCHOOL EVENT 8/26							
						PROGRESSIVE ENTERTAINMENT SERVICES			495.00	009184
7/06/26	00497	6/30/26	848285	202606	320-54100-46200		*	9,747.58		
			LANDSCAPE MAINT 06/26							
		6/30/26	848517	202606	320-54100-46202		*	5,235.62		
			FLOWER ROTAION 3OF4							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/30/26	848523	202606	320-54100-46202		*	685.00		
			REPAIR/REPLACE TURF 06/26							
		6/30/26	848524	202606	320-54100-46202		*	9,697.00		
			SHADE TOLERANT PLANTS							
		6/30/26	848525	202606	320-54100-46202		*	7,150.00		
			REDESIGN R CURBLINE 06/26							
		6/30/26	848526	202606	320-54100-46202		*	885.00		
			REPLACE COLD PLANTS 6/26							
		6/30/26	848527	202606	320-54100-46202		*	615.00		
			REVAMP AMENITY CENTER							
		6/30/26	848528	202606	320-54100-46202		*	1,800.00		
			BERMUDA SOD INSTALL 06/26							
		6/30/26	848529	202606	320-54100-46202		*	10,030.00		
			SOD REPLACEMENT 06/26							
		6/30/26	848532	202606	320-54100-46202		*	650.00		
			OAK TREE PRUNING 06/26							
						RUPPERT LANDSCAPE LLC			46,495.20	009185
7/06/26	00501	6/30/26	00077787	202606	310-51300-48000		*	247.44		
			#12362362/#12361547							
						USA TODAY MEDIA CORP.			247.44	009186
7/06/26	00377	7/01/26	433123	202607	320-54100-34000		*	16,290.91		
			SVCS 07/26							
						VESTA PROPERTY SERVICES, INC			16,290.91	009187
7/09/26	00397	7/01/26	SAMPSON2	202607	320-57200-34501		*	5,760.00		
			SECURITY SVCS 07/26							
		7/01/26	SAMPSON2	202607	320-57200-34501		V	5,760.00-		
			SECURITY SVCS 07/26							
		7/01/26	SAMPSON2	202606	320-57200-34501		*	5,760.00		
			SECURITY SVCS 06/26							
						CENTRAL SECURITY AGENCY			5,760.00	009188
7/09/26	00319	6/28/26	1110618-	202607	320-57200-41000		*	438.53		
			SVCS 07/26							
						COMCAST			438.53	009189
7/09/26	00319	7/04/26	1110956-	202607	320-57200-41000		*	913.64		
			SVCS 07/26							
						COMCAST			913.64	009190
7/09/26	00131	7/01/26	436	202607	310-51300-34000		*	5,641.83		
			MGMT FEE 07/26							
		7/01/26	436	202607	310-51300-35100		*	97.42		
			INFO TECH 07/26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	436	202607	310-51300-31300		*	194.75		
			DISSEMINATION AGENT SVCS							
		7/01/26	436	202607	310-51300-42500		*	5.10		
			COPIES 07/26							
		7/01/26	436	202607	310-51300-41000		*	80.20		
			TELEPHONE 07/26							
						GOVERNMENTAL MANAGEMENT SERVICES			6,019.30	009191
7/09/26	00504	7/06/26	001	202607	320-57200-54502		*	6,400.00		
			PRESSURE WASH/SOLAR LIGHT							
						TROPICAL PRESSURE & PAINTING INC			6,400.00	009192
7/09/26	00377	6/30/26	433407	202606	320-57200-45100		*	14,068.28		
			LIFEGUARD/POOL MONITOR							
						VESTA PROPERTY SERVICES, INC			14,068.28	009193
							TOTAL FOR BANK A	132,322.98		

*** CHECK DATES 06/11/2026 - 07/10/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/30/26	00022	6/17/26	14873242	202606	320-54100-43100				*	101.91		
			SVCS THRU 06/14/2026									
								JEA			101.91	008052
6/30/26	00467	5/27/26	I-052726	202605	320-57200-34500				*	273.00		
			OFF DUTY OFFICER 05/27/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008053
6/30/26	00467	6/02/26	I-060226	202606	320-57200-34500				*	273.00		
			OFF DUTY OFFICER 06/02/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008054
6/30/26	00467	6/17/26	I-061726	202606	320-57200-34500				*	273.00		
			OFF DUTY OFFICER 06/16/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008055
6/30/26	00467	6/24/26	I-062426	202606	320-57200-34500				*	273.00		
			OFF DUTY OFFICER 06/24/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008056
6/30/26	00431	6/09/26	3470-060	202605	320-57200-41050				*	99.00		
			PURCHASES THRU 06/09/26									
		6/09/26	3470-060	202605	320-57200-54500				*	580.51		
			PURCHASES THRU 06/09/26									
		6/09/26	3470-060	202605	320-57200-54600				*	741.82		
			PURCHASES THRU 06/09/26									
		6/09/26	3470-060	202605	320-57200-51000				*	73.87		
			PURCHASES THRU 06/09/26									
		6/09/26	3470-060	202605	320-57200-54502				*	561.49		
			PURCHASES THRU 06/09/26									
		6/09/26	3470-060	202605	320-57200-49400				*	177.48		
			PURCHASES THRU 06/09/26									
								TRUIST BANK			2,234.17	008057
6/30/26	00467	6/08/26	I-060826	202606	320-57200-34500				*	273.00		
			OFF DUTY OFFICER 06/07/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008058
7/10/26	00016	7/07/26	JUNE-26	202606	320-54100-43000				*	7,596.76		
			SERVICE THRU 7/7/2026									
								FLORIDA POWER & LIGHT			7,596.76	008059
7/10/26	00022	6/22/26	82743242	202606	320-54100-43100				*	2,027.18		
			SERVICE THRU 06/22/2026									
								JEA			2,027.18	008060

*** CHECK DATES 06/11/2026 - 07/10/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/10/26	00467	6/30/26	I0630262	202606	320	57200-34500				*	273.00		
			OFF-DUTY POLICE-06/30/26										
									ROLLKALL TECHNOLOGIES LLC			273.00	008061

TOTAL FOR BANK Z 13,598.02

TOTAL FOR REGISTER 145,921.00

Invoice

CENTRAL SECURITY AGENCY

Remit To:

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

Invoice Number:	SAMPSON2026-006
Invoice Date:	2026-06-01
Due Date:	2026-06-16
Terms:	Net 15
Dates of Service	2026-05-01 to 2026-05-31
Site	Sampson Creek CDD

INVOICE TOTAL	**$5,888.00**
OUTSTANDING BALANCE	**$5,888.00**

Bill To:

Sampson Creek CDD
219 St Johns Golf Dr
St Augustine, FL 32092

Attn:Manager
sjgccmanager@gmssf.com

Attn:Manager
shenning@gmssf.com

001.320.57200.34501
May 2026

Description	Qty	Rate	Total
Security Services (hourly) CDD Security	184.00	$32.00	$5,888.00

Total Hours: 184.00

None

INVOICE TOTAL	**$5,888.00**
OUTSTANDING BALANCE	**$5,888.00**

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

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

Invoice # 5341459604
Invoice Date 06/12/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7064595166
Payer # 10552255

Supplies
320-57200-54600

Material #		Description		Quantity		Unit Price	Ext Price	Tax
Unit	000000000005150417	**Unit Description:**	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
120		CABINET ORGANIZED		1	EA	$0.00	$0.00	
130		EXPIRATION DATES CHECKED		1	EA	$0.00	$0.00	
132		BBP KIT CHECKED		1	EA	$0.00	$0.00	
43658		WATERPROOF CLEAR STRIPS		1	BOX	$19.93	$19.93	
43729		X-LONG BANDAGE MEDIUM		1	BOX	$21.26	$21.26	
50030		ANTISEPTIC WIPES SMALL		1	BAG	$9.89	$9.89	
61029		ANTISEPTIC PUMP 2 OZ		1	EA	$22.60	$22.60	
111929		IBUPROFEN TABS SMALL		1	BAG	$23.92	$23.92	
622299		INSTANT ENERGY BERRY LEMONADE		1	BOX	$27.61	$27.61	
						Unit Subtotal:	**$125.21**	
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	**$151.16**	
						Tax	**$0.00**	

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
			Invoice Total	**$151.16**	

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

Note



Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$1,873.62
Payment - thank you	May 14	-$2,402.41
Credit balance		**-$528.79**
Regular monthly charges	Page 3	$908.57
Taxes, fees and other charges	Page 3	$12.33
New charges		**$920.90**
Amount due Jun 25, 2026		**$392.11**

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jun 04, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000
June 2026

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

FITN SAMPSON CRK CDD POOL
ATTN STEPHANIE TAYLOR
219 SAINT JOHNS GOLF DR UNIT HMOFC
SAINT AUGUSTINE, FL 32092-1053

Account number	**8495 74 140 1110956**
Payment due	Jun 25, 2026
Please pay	**$392.11**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741401110956003921118

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online
Get help and support at
business.comcast.com/help



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

Useful information

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

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

Ways to pay



No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit
business.comcast.com/myaccount



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

Additional billing information

More ways to pay:



Online
Visit My Account at **business.comcast.com/myaccount**



Comcast Business App
Download the Comcast Business App



In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges $908.57

Comcast Business $886.57

Bundled services		**$456.95**
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$429.00	
Equipment Fee Voice.	$27.95	
TV services		**$339.72**
TV Standard Business Video.	$124.95	
Service Discount	-$62.48	
Discount will end on Mar 13, 2027		
Public View Service Business Video.	$25.00	
CableCARD Service To Additional TV.	$43.50	
Service Discount	-$43.50	
Digital Adapter	Included	
Equipment Fee TV Box.	$200.00	
Regional Sports Fee	$4.70	
Broadcast TV Fee	$47.55	
Voice services		**$89.90**
Mobility Voice Line Business Voice. Qty 2 @ $44.95 each	$89.90	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $12.33

Other charges $12.33

Federal Universal Service Fund	$5.82
Regulatory Cost Recovery	$6.51

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

You've saved $105.98 this month with your service discount.

Additional information

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

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

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

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

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

Remittance Section

Invoice Number:	597490628
Due Date:	07/24/2026
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

2100005974906280002212291

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:	597490628
Account Number:	4411036
Site Number:	14732817
Invoice Date:	06/09/2026
Period of Performance:	06/24/2026 - 07/23/2026
Due This Period:	$2,212.29

Gym Equipment Leasing
1.320.57200.44000 June 2026

Important Messages

See Reverse For Important Information

Invoice Details

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	$2,212.29	$0.00	$2,212.29	$0.00	$2,212.29
Billed this Invoice	**$2,212.29**	**$0.00**	**$2,212.29**	**$0.00**	**$2,212.29**
Balance Due Previous Invoices					**$0.00**
Total Amount Due					**$2,212.29**

(Please see the following pages for details.)

Asset Details

Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50749980		Technogym / Strength Equipment	50749980_1	MNOCNN025101205	09/24/2025			$2,212.29	$0.00	$2,212.29
Asset Location: 219 SAINT JOHNS GOLF DR ST AUGUSTINE SAINT JOHNS FL 32092-1053 United States										

Asset Amount Total: $2,212.29

State of Florida
Department of Health
Notification of Fees Due

Second Invoice

Identification Number: 55-60-00395

For: Swimming Pools Public Pool > 25000 Gallons

To: **ST JOHNS GOLF AND COUNTRY CLUB POOL**
475 W TOWN Pl Ste 114
Saint Augustine, FL 32092

Billing Code: 55-BID-8523713
Fee Amount: $350.00

Total Amount Due: $350.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **St. Johns (Legacy Site Code: S)**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 55-60-00395
Facility Name: St. Johns Golf and Country Club- POOL
Location Address 1: 219 Saint Johns Golf Dr
Location Address 2:
City: Saint Augustine
State: FL
Zip Code: 32092

Owner Name: ST JOHNS GOLF AND COUNTRY CLUB POOI
Owner Address 1: 475 W TOWN Pl Ste 114
Owner Address 2: Saint Augustine, FL 32092
Owner City: Saint Augustine
Owner State: FL
Owner Zip Code: 32092
Work Phone:
Home Phone: (904) 940-5850

County Mailing Address 1: 200 San Sebastian Vw
County Mailing Address 2: Ste 1322
County Mailing City: Saint Augustine
County Mailing State: FL
County Mailing Zip Code: 32084

Facility Contact Name: ST JOHNS GOLF AND COUNTRY CLUB
Work Phone:
Home Phone: (904) 940-5850

001.320.54100.54000

Signature: _____ Date: _____

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 55-60-00395

For: Swimming Pools Public Pool > 25000 Gallons

To: **ST JOHNS GOLF AND COUNTRY CLUB POOL**
475 W TOWN Pl Ste 114
Saint Augustine, FL 32092

Billing Code: 55-BID-8523713
Fee Amount: $350.00

Total Amount Due: $350.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 435
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Management Fees -June 2026	001.310.51300.34000		5,641.83	5,641.83
Information Technology -June 2026	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - June 2026	001.310.51300.31300		194.75	194.75
Copies	001.310.51300.42500		9.45	9.45
Telephone	001.310.51300.41000		42.00	42.00

Total	$5,985.45
Payments/Credits	$0.00
Balance Due	$5,985.45

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

June 9, 2026

Mr. Jim Oliver
Sampson Creek CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
Orlando, FL 32817

Invoice No. 3760545
17923-1

Re: General

For Professional Legal Services Rendered

03/02/26	W. Haber	0.20	39.00	Review and revise swim team agreement
03/03/26	A. Cox	0.80	84.00	Review and revise agreement for summer swim team use of aquatic facilities for 2026 and confer with Haber regarding same
03/03/26	W. Haber	1.70	331.50	Review files and prepare easement and license agreements for resident
03/04/26	W. Haber	1.50	292.50	Confer with Laughlin; review and revise resident easement and license agreement
03/06/26	W. Haber	0.20	39.00	Review and revise swim team agreement
03/07/26	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/09/26	A. Cox	0.60	63.00	Review and revise agreement for slide restoration services and confer with Haber regarding same
03/10/26	A. Cox	0.60	63.00	Disseminate agreement for summer swim team use of aquatic facilities and agreement for slide restoration services

03/10/26	W. Haber	0.20	39.00	Review requested revisions to swim team agreement; revise same
03/11/26	A. Cox	0.70	73.50	Review and revise agreement for summer swim team use of aquatic facilities and disseminate same to Taylor
03/18/26	W. Haber	0.20	39.00	Review and respond to inquiry regarding landscape maintenance provider performance issues
03/20/26	K. Jusevitch	0.10	10.50	Correspond with district manager regarding budget and election schedule
03/21/26	S. Sandy	0.10	34.50	Prepare FYE 2027 budget documents
03/25/26	W. Haber	0.40	78.00	Prepare for Board meeting; prepare correspondence regarding speed sign
03/26/26	W. Haber	3.40	663.00	Prepare for and participate in Board meeting
03/27/26	A. Cox	0.80	84.00	Prepare resolution approving FY 2027 proposed budget and setting hearing and resolution adopting FY 2027 budget
03/27/26	W. Haber	0.20	39.00	Review and respond to auditor inquiry
04/03/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
04/06/26	W. Haber	0.60	117.00	Review audit and confer with Laughlin regarding same
04/10/26	A. Cox	0.40	42.00	Review and revise resolution approving FY 2027 proposed budget and setting hearing
04/16/26	W. Haber	1.80	351.00	Prepare for and participate in Board meeting
04/17/26	W. Haber	0.40	78.00	Review audit and confer with Henning regarding same
04/17/26	K. Jusevitch	0.20	21.00	Confer with Haber regarding work authorization
04/20/26	W. Haber	0.20	39.00	Review and revise audit response letter
04/21/26	J. Daly	0.40	42.00	Coordinate response to auditor letter

04/23/26	K. Haber	0.90	256.50	Prepare addendum to electrical services agreement; correspond with Taylor regarding same

TOTAL HOURS 17.60

TOTAL FOR SERVICES RENDERED $3,251.50

TOTAL CURRENT AMOUNT DUE $3,251.50

001.310.51300.31500

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225
(904) 645-9068 Fax: (904)645-9082
E-mail: bookme@progressiveent.com
www.progressiveent.com

Special Events- Summer Party
320-57200-49400

Invoice date: 6/13/2026 **Invoice** #129888456 **Terms:** Due at event **PO#**
Customer name: Sampsons Creek CDD **Event type:** Schools Out
Billing address: 219 St. Johns Golf Drive, St. Augustine, Fl. 32092
Original contact person: Julie Tallaksen **Wk:** 904-599-9093 **Cell:** 386-931-2990 **E-mail/ fax:** jtallaksen@vestapropertyservices.com
At event contacts with cell: Same
Event date: Friday June 19, 2026 **Hours of event:** 5:00 pm 7:00 pm **Hours of service:** 2.0 hrs.
Approximate set up time: Between: 3:30 and 4:00 pm
Location name and address: Same
Where to set up at location: Poolside **Power within 75': Yes**
Set up-grass or pavement: PV **Covered area for entertainer:**
Notes:

SERVICES NEEDED:

* Mobile DJ Service 2.0 hrs.with FREE Tent	**Reg. Rate**	$	600.00	**Your Cost**	$ 495.00

Your Total Savings $105.00

Sub Total:	$	495.00
Sales Tax:	$	-
Invoice Total:	$	495.00
50 % Deposit required	$	Waived
Balance due at set up	$	495.00
Payments received	$	-
Current Balance	$	495.00

Due no Later than event date or $50 Late Charge

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x_____ **Date:** _____

Field Maintenance
320-54100-46201

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

V#421

Invoice

Customer

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

Misc

Date	5/31/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	May - Bermuda Commons Maintenance Equal Billings	$ 2,458.00	$ 2,458.00
			$ -
1	Irrigation (10% of 01624-42404)	$ 158.73	$ 158.73
1	Irrigation (10% of 13950-74402)	$ 3.58	$ 3.58
1	Irrigation (10% of 43044-14404)	$ 7.91	$ 7.91
1	Irrigation (10% of 44869-53401)	$ 3.58	$ 3.58
1	Irrigation (10% of 76486-92403)	$ 3.58	$ 3.58
			$ -
			$ -
		SubTotal	$ 2,635.38
		Shipping	
		Tax Rate(s) 6.50%	
		TOTAL	$ 2,635.38

Payment

Please Make and Send Payment to:

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.: 5938
Terms: Net 30
Invoice date: 04/13/2026
Due date: 05/13/2026

PO: SPLASH PAD

Repairs & Maintenance- Amenity Center
320-57200-54502

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL PARTS**	REPLACE DIAPHRAGM ASSEMBLY ON FEATURE VALVES, PER EACH	10	$42.68	$426.80
2.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	2	$150.00	$300.00

Total **$726.80**

Overdue 05/13/2026

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

Project Manager Ivan Lamos

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

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

June 05, 2026
Invoice # 195260

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 May 31, 2026

Phase 0001 General Services

	Hours	Rate	Amount	
Professional Engineer	5.00	135.00	675.00	
Professional Engineer	.25	135.00	33.75	
Total Labor				**708.75**
			Total Due:	**708.75**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	708.75	202,579.02	203,287.77
Expense	0.00	4,773.08	4,773.08
Unit	0.00	1,441.25	1,441.25
Totals	**708.75**	**208,793.35**	**209,502.10**

Invoices are due upon receipt.
Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

7544 PHILIPS HWY
JACKSONVILLE, FL 32256

Duval ASPHALT

(904) 296-2020

Regular Invoice

Bill To: VESC02
VESTA PROPERTY SERVICES
200 BUSINESS PARK CIRCLE
STE 101
ST. AUGUSTINE, FL 32095

Page 1

Invoice No. - 27244

Transaction Date - 06/15/26

Due Date	Project Number	Reference	Terms
//	A3103J	ST JOHNS GOLF AND COUNTRY CLUB TH	NET 30 DAYS

Description	Quantity	UOM	Unit Price	Amount
THERMOPLASTIC CROSSWALK INSTALLATION ST. JOHNS GOLF & COUNTRY CLUB THERMOPLASTIC CROSSWALK INSTALLATION ST. JOHNS GOLF DRIVE EAGLE POINT DRIVE ST. AUGUSTINE, FL 32092 INSTALLED 05/31/26 & 06/15/26	1.000	LS	1,170.000	1,170.00

Subtotal:	1,170.00
Retainage	0.00
Sales Tax	0.00
Discount:	0.00
Total:	1,170.00

Repairs & Maintenance
320-57200-54500

7544 PHILIPS HWY
JACKSONVILLE, FL 32256

Duval ASPHALT

(904) 296-2020

Regular Invoice

Bill To: VESC02
VESTA PROPERTY SERVICES
200 BUSINESS PARK CIRCLE
STE 101
ST. AUGUSTINE, FL 32095

Page 1

Invoice No. - 27243

Transaction Date - 06/15/26

Due Date	Project Number	Reference	Terms
//	A3102J	ST JOHNS GOLF AND COUNTRY CLUB CR	NET 30 DAYS

Description	Quantity	UOM	Unit Price	Amount
STRIPING WITH GLASS BEADS ST JOHNS GOLF & COUNTRY CLUB CROSSWALK & RESTRIPE ST. JOHNS GOLF DRIVE EAGLE POINT DRIVE ST. AUGUSTINE, FL 32092 PERFORMED 05/31/26 & 06/15/26	1.000	LS	3,040.000	3,040.00

Subtotal:	3,040.00
Retainage	0.00
Sales Tax	0.00
Discount:	0.00
Total:	3,040.00

Repairs & Maintenance
320-57200-54500

Invoice

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

St Johns Golf and Country Club
Bill To:
Sampson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092

Repairs & Maintenance
320-57200-54500

Invoice #	I40413695
Job #	
Invoice Date	6/16/2026
Amount Due	$295.00

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

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

Notes
Terms
Due upon receipt. Finance charges may accrue.

PRIMO BRANDS™

Account Number: 8760160068
Invoice Number: 06F8760160068
Activity From: 05/17/26 - 06/16/26
Billing Date: 06/18/26
Delivery Address: SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE FL 32092

Previous Balance	$1,027.85
Payments / Credits	$0.00
Current Activity from 05/17/26 - 06/16/26	$663.37
Total Account Balance as of 06/18/26	$1,691.22

YOUR ACCOUNT IS PAST DUE and is subject to additional late fees. Water delivery service may be interrupted. Please make your payment today. For your convenience, you can pay your bill online. If payment has been made, we thank you.

News for You

Be summer ready! Whether you're hosting a cookout chasing the sun, Primo Brands delivery is here to keep you hydrated and stocked up! Add a case (or two) of your favorites like Pure Life, Saratoga, Splash and more to your next delivery.

Date	Ticket #	Qty	Description	Unit Price	Amount
			PREVIOUS BALANCE		1,027.85
5/19	4685400675	22	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	230.78
		22	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		20	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
6/02	4685993596	20	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	209.80
		20	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		18	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
6/16	4686518467	15	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	157.35
		15	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		1	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	6.49	6.49
		16	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
6/09	F0113259		RENT (06/09-07/06)		13.98
			CONTINUED		
			Total Account Balance as of 06/18/26		**$1,691.22**

Detach below stub and return with your payment

PRIMO BRANDS™

PO Box 30080
College Station, TX 77842

Payments made easy!
Scan for a safe and secure payment

ACCOUNT NUMBER - 8760160068 INVOICE NUMBER - 06F8760160068

Total Amount Due by 07/08/26 $1,691.22

Amount Enclosed: $

µm 1 h¥¨1¶
ADDRESS SERVICE REQUESTED

507087601600682 0066337 01691224 5

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

Please send payment to:

Primo Brands™
BlueTriton Brands, Inc.
P.O. Box 856680
Louisville, KY 40285-6680
AATTFTFFTDADTTFATTTFADAFDTDTAAFFFATDFAFATAFFFDDTTDDTATDFDDTFFTTAA

700204-050-0*C* --5-S-A-C 36,530

PRIMO BRANDS™

Account Number: 8760160068
Invoice Number: 06F8760160068
Activity From: 05/17/26 - 06/16/26
Billing Date: 06/18/26
Delivery Address: SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE FL 32092

Previous Balance	$1,027.85
Payments / Credits	$0.00
Current Activity from 05/17/26 - 06/16/26	$663.37
Total Account Balance as of 06/18/26	$1,691.22

YOUR ACCOUNT IS PAST DUE and is subject to additional late fees. Water delivery service may be interrupted. Please make your payment today. For your convenience, you can pay your bill online. If payment has been made, we thank you.

News for You

Be summer ready! Whether you're hosting a cookout chasing the sun, Primo Brands delivery is here to keep you hydrated and stocked up! Add a case (or two) of your favorites like Pure Life, Saratoga, Splash and more to your next delivery.

Date	Ticket #	Qty	Description	Unit Price	Amount

Product, rental, and delivery prices are subject to change and may vary over time.
Please refer to our terms and conditions for details. Thank you for being a valued customer.

Repairs & Maintenance – Amenity Center
320-57200-54502

Total Account Balance as of 06/18/26 **$1,691.22**

Detach below stub and return with your payment

PRIMO BRANDS™

PO Box 30080
College Station, TX 77842

Payments made easy!
Scan for a safe and secure payment

ACCOUNT NUMBER - 8760160068 INVOICE NUMBER - 06F8760160068

Total Amount Due by 07/08/26 **$1,691.22**

Amount Enclosed: $

ADDRESS SERVICE REQUESTED

507087601600682 0066337 01691224 5

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

Please send payment to:

Primo Brands™
BlueTriton Brands, Inc.
P.O. Box 856680
Louisville, KY 40285-6680

FDFFTDTTTAADDTTATDTDDADDDTFTTFFAATFTTDADFTAFDDFDFTDDTTDFAAAFAAFFD

AATTFTFFTDADTTFATTTFADAFDTDTAAFFFATDFAFATAFFFDDTTDDTATDFDDTFFTTAA

Repairs & Maintenance
320-57200-54500

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	6/18/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	USGA Top Dressing Sand for Soccer Field (25.4 tons)	$ 1,303.02	$ 1,303.02
			$ -
	V#421		
		SubTotal	$ 1,303.02
		Shipping	
		Tax Rate(s) 6.50%	
		TOTAL	$ 1,303.02

Payment

Please Make and Send Payment to:

St Johns Golf & Country Club
Attn: Pete Peterson, GM
205 St Johns Golf Drive
St Augustine, FL 32092

Office Use Only

Thank you

Account Balance

Step 3/3

Thank you for your payment.

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

Account: 1487324200

Your account balance has been updated to reflect the payment.

Confirmation No.	39791278062326
Payment Selection	Account Balance
Payment Amount	$101.91
Bank Account	Wells Fargo
Posting Date	06/23/2026

Total: $101.91

Total Amount Paid:
$101.91

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

SAMPSON CREEK COMMUNITY

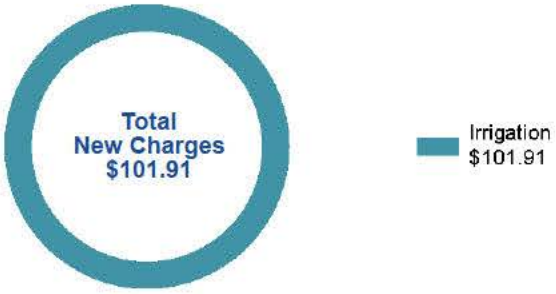
Account #: 1487324200 Bill Date: 06/17/26 Cycle: 15	**Amount Due** **$101.91** Please pay by 07/09/26 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation	$	101.91
Total New Charges	$	101.91

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

Previous Balance	$	96.55
Payment(s) Received		-96.55
Balance Before New Charges		0.00
New Charges		101.91
A late payment charge will be assessed for unpaid balance.	$	101.91



MESSAGES

Please pay $101.91 by 07/09/26 to avoid 1.5% late payment charge and service disconnections.

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ **Check here for telephone/mail address correction and fill in on reverse side.**

☐ Add $_____to my monthly bill: $_____for Neighbor to Neighbor and/or $_____for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **1487324200** Bill Date: **06/17/26**

Please pay by 07/09/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
$101.91	

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

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

026214873242000000000000040000101910101000000015000014

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill





STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 1487324200 **Tel:** ___ – ___ – ____

Address:

City: **State:** **Zip Code:** ___ – ____

E-mail:

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 06/17/26 Cycle: 15

Phone: (904) 665-6000 Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 1013 MEADOW VIEW LA APT IR01
Service Period: 05/13/26 - 06/14/26 Reading Date: 06/14/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	32	309	Regular	3/4	0 GAL

Basic Monthly Charge	$	18.23
Total Current Irrigation Charges	**$**	**18.23**

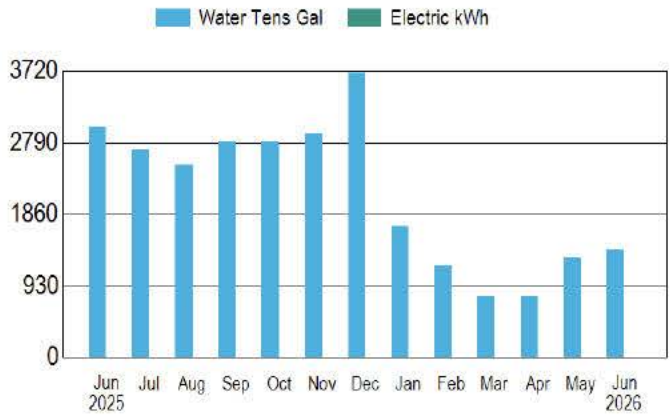
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 784 EAGLE POINT DR APT IR01
Service Period: 05/13/26 - 06/14/26 Reading Date: 06/14/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	32	2656	Regular	3/4	14000 GAL

Basic Monthly Charge	$	18.23
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		37.51
Total Current Irrigation Charges	**$**	**83.68**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	30,000	13,000	14,000	438

Invoice # I-052726-1336

Created Date: 5/27/2026
Sent Date: 5/28/2026
Due Date: 5/27/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6701401	**St. Johns Golf** Traffic enforcement and presence	[redacted]	[redacted] 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 # I-060826-1678

Created Date: 6/8/2026
Due Date: 6/8/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
205 St Johns Golf Dr, St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6747217	**St. Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

Invoice # I-060226-1507

Created Date: 6/2/2026
Due Date: 6/2/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6725978	**St Johns Golf** Traffic and presence.	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

Invoice # I-061726-1916

Created Date: 6/17/2026
Due Date: 6/17/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6779924	**St Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

Invoice # I-062426-2123

Created Date: 6/24/2026
Due Date: 6/24/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6812129	**St. Johns Golf** Presence and traffic.	[redacted]	[redacted] 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**

District Credit Card Receipt Report 2025-2026					
Card Holder:	Sampson Creek CDD		Month:	May 10 2026 - June 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Home Depot	5/8/2026	1.320.57200.54500	$ 88.43	$ 88.43	Repairs & Maintenance - Wasp Spray and New Lock
Constant Contact	5/9/2026	1.320.57200.41050	$ 99.00	$ 99.00	Web Email Subscription
Amazon	5/9/2026	1.320.57200.54600	$ 217.45	$ 217.45	Supplies- Resident Lanyards
Amazon	5/10/2026	1.320.57200.54600	$ 43.68	$ 43.68	Supplies- Badge Holders
Amazon	5/11/2026	1.320.57200.54600	$ 36.99	$ 36.99	Supplies- Paper Towels
Amazon	5/15/2026	1.320.57200.54600	$ 145.97	$ 145.97	Supplies- Gym Wipes
Amazon	5/17/2026	1.320.57200.54502	$ 49.49	$ 49.49	Repairs & Maintenance (Amenity) - Head Immobilizer
Amazon	5/19/2026	1.320.57200.51000	$ 9.98	$ 9.98	Office Supplies- Clipboard
Dunkin Donuts	5/21/2026	1.320.57200.49400	$ 23.99	$ 23.99	Event Supplies - Golden Mornings
Ace Hardware	5/21/2026	1.320.57200.54500	$ 26.99	$ 26.99	Repairs & Maintenance - Padlock
Shell Gas	5/21/2026	1.320.57200.54500	$ 62.71	$ 62.71	Repairs & Maintenance - Gas for Maintenance Equipment
Home Depot	5/22/2026	1.320.57200.54500	$ 18.41	$ 18.41	Repairs & Maintenance - Maintenance Equipment
Creeks Air Conditio	5/22/2026	1.320.57200.54502	$ 185.00	$ 185.00	Repairs & Maintenance (Amenity) - AC Unit Work
Amazon	5/24/2026	1.320.57200.54500	$ 214.26	$ 214.26	Repairs & Maintenance - Curtains and Flag Pole
Amazon	5/24/2026	1.320.57200.54600	$ 38.99	$ 38.99	Supplies- Toilet Paper
Amazon	5/25/2026	1.320.57200.54500	$ 105.55	$ 105.55	Repairs & Maintenance - Pool Chemical Testing
Creeks Air Conditio	5/27/2026	1.320.57200.54502	$ 327.00	$ 327.00	Repairs & Maintenance (Amenity) - AC Unit Work
Amazon	5/27/2026	1.320.57200.54600	$ 37.90	$ 37.90	Supplies- Paper Towels
Amazon	5/29/2026	1.320.57200.54600	$ 49.99	$ 49.99	Supplies- Trash Bags
Amazon	6/1/2026	1.320.57200.49400	$ 153.49	$ 153.49	Event Supplies - Picnic Day
Amazon	6/1/2026	1.320.57200.54600	$ 80.02	$ 80.02	Supplies- Toilet Paper
Amazon	6/2/2026	1.320.57200.54600	$ 35.07	$ 35.07	Supplies- Paper Towels
Amazon	6/2/2026	1.320.57200.54600	$ 20.69	$ 20.69	Supplies- Plastic Silverware
Amazon	6/2/2026	1.320.57200.54500	$ 24.99	$ 24.99	Repairs & Maintenance - ADA Chair Lift Cover
Amazon	6/3/2026	1.320.57200.54500	$ 23.99	$ 23.99	Repairs & Maintenance - AC Unit Cleaner
Amazon	6/7/2026	1.320.57200.54500	$ 15.18	$ 15.18	Repairs & Maintenance - Doorbell
Amazon	6/7/2026	1.320.57200.51000	$ 63.89	$ 63.89	Office Supplies- Printer Ink
Amazon	6/8/2026	1.320.57200.54600	$ 35.07	$ 35.07	Supplies- Paper Towels
			$ 2,234.17	$ 2,234.17	

001.320.57200.41050 $99.00
001.320.57200.54500 $580.51
001.320.57200.54600 $741.82
001.320.57200.51000 $73.87
001.320.57200.54502 $561.49
001.320.57200.49400 $177.48



How doers get more done.

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

1324 00051 32196 05/08/26 09:34 AM
SALE CASHIER HILLARY

050134008380 FREEDOM SATI <A> 25.47N
DEFIANT FREEDOM SN KEYED ENTRY
071121272218 SP W7H 2PK <A>
SP WASP & HORNET AERO TWIN 2-18.5 OZ
8@7.87 62.96N

SUBTOTAL	88.43
TAX + PIF	0.00
TAX EXEMPT	
TOTAL	$88.43
XXXXXXXXXXX9319 MASTERCARD	
	USD$ 88.43
AI [illegible]OE 00/31E/851301	TA
MODE - ISSUER	
[illegible]ead	
AID A0000000041010	MASTERCARD

P.O.#/JOB NAME: MAINTENANCE
1324 05/08/26 09:34 AM



1324 51 32196 05/08/2026 6609

NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/06/2026

Repairs & Maintenance
320 - 57200 - 54500

Constant Contact

Print

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P: 904-599-9093

Today's Date: *06/16/2026*
User Name: *sampsoncreekamenities*

Payments from 05/01/2026 to 05/12/2026

Date	Description	Charge Amount Credit Amount
05-09-2026 03:46:02 AM	Payment - Credit Card (MasterCard) **********9319	$99.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Web Email Services
320-57200-41050

amazon.com

Final Details for Order #112-4834752-6744225

Supplies
320 - 57200 - 54600

Order Placed: May 9, 2026
Amazon.com order number: 112-4834752-6744225
Seller's order number: ZCFBM-XT-32183
Order Total: $217.45

Shipped on May 9, 2026

Items Ordered	Price
1 of: *Wanstay Custom Personalized Lanyards Bulk 30-5000PCS with Text Logo Photo for Women Men, Neck Straps Keychains with Deta chable Buckle Customize for ID Badges Holder Teachers StudentsKeysCruise*	$212.46
Sold by and invoiced on behalf of: DeLeiTe (seller profile)	
Condition: New	

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$212.46
Shipping & Handling:	$7.99
Your Coupon Savings:	-$3.00
Total before tax:	$217.45
Sales Tax:	$0.00
Total for This Shipment:	**$217.45**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$212.46
Shipping & Handling:	$7.99
Promotion applied:	-$3.00
Total before tax:	$217.45
Estimated Tax:	$0.00
Grand Total:	**$217.45**

Credit Card transactions — MasterCard ending in 9319: May 9, 2026: $217.45

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

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Final Details for Order #112-1574711-0235418

Order Placed: May 9, 2026
Amazon.com order number: 112-1574711-0235418
Order Total: $43.68

Supplies
320 - 57200 - 54600

Shipped on May 10, 2026

Items Ordered	**Price**
2 of: *200 Pcs Horizontal Badge Holders, Extra Thick ID Card Name Tag Badge Holder with Resealable Zip, Waterproof ID Badge Hol der* Sold by and invoiced on behalf of: YesBes.Store (seller profile) Business Price Condition: New	$21.84

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$43.68
Shipping & Handling:	$0.00
Total before tax:	$43.68
Sales Tax:	$0.00
Total for This Shipment:	**$43.68**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$43.68
Shipping & Handling:	$0.00
Total before tax:	$43.68
Estimated Tax:	$0.00
Grand Total:	**$43.68**

Credit Card transactions — MasterCard ending in 9319: May 10, 2026: $43.68

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

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Final Details for Order #111-3693181-2161822

Order Placed: May 11, 2026
Amazon.com order number: 111-3693181-2161822
Order Total: $36.99

Supplies
320 - $12.00 - $46.00

Shipped on May 11, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 233 04, 250 Towels Per Pack, 16 Packs Per Case* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$36.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$36.99
Shipping & Handling:	$0.00
Total before tax:	$36.99
Sales Tax:	$0.00
Total for This Shipment:	**$36.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$36.99
Shipping & Handling:	$0.00
Total before tax:	$36.99
Estimated Tax:	$0.00
Grand Total:	**$36.99**

Credit Card transactions — MasterCard ending in 9319: May 11, 2026: $36.99

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

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Final Details for Order #111-3709336-8659440

Order Placed: May 14, 2026
Amazon.com order number: 111-3709336-8659440
Order Total: $145.97

Supplies
320 · 57200 · 54600

Shipped on May 15, 2026

Items Ordered	Price
1 of: *Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated (4,600 Count, 4 Rolls of 1150)*	$145.97

Sold by and invoiced on behalf of: Zogics, LLC (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Total before tax:	$145.97
Sales Tax:	$0.00
Total for This Shipment:	**$145.97**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Total before tax:	$145.97
Estimated Tax:	$0.00
Grand Total:	**$145.97**

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

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Final Details for Order #112-1389713-8530619

Order Placed: May 16, 2026
Amazon.com order number: 112-1389713-8530619
Order Total: $49.49

Repairs & Maintenance
320-57200-54502

Shipped on May 17, 2026

Items Ordered	Price
1 of: *EMS XTRM Spine Board Head Immobilizer for Backboard - Re-usable, Lightweight, Portable, Adjustable Straps, and Universal Fit - Red* Sold by and invoiced on behalf of: Tactical Medical Supplies (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	$49.49

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$49.49
Shipping & Handling:	$0.00
Total before tax:	$49.49
Sales Tax:	$0.00
Total for This Shipment:	**$49.49**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$49.49
Shipping & Handling:	$0.00
Total before tax:	$49.49
Estimated Tax:	$0.00
Grand Total:	**$49.49**

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

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Final Details for Order #112-4551924-5989858

Order Placed: May 18, 2026
Amazon.com order number: 112-4551924-5989858
Order Total: $9.98

Office Supplies
320-57200-51000

Shipped on May 18, 2026

Items Ordered	Price
1 of: *Clearview Clipboard with 2 Storage, Dry Erase 8.5x11 Heavy Duty ClipBoards - High Capacity Coaches Clip Board with Pen H older - Side Opening Plastic Nursing Clip Case - Aqua Blue*	$9.98
Sold by and Invoiced on behalf of: SUNNYCLIP (seller profile)	
Business Price	
Condition: New	

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$9.98
Shipping & Handling:	$0.00
Total before tax:	$9.98
Sales Tax:	$0.00
Total for This Shipment:	**$9.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$9.98
Shipping & Handling:	$0.00
Total before tax:	$9.98
Estimated Tax:	$0.00
Grand Total:	**$9.98**

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

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Welcome to Dunkin'
Store #: 350098
2225 County Road 210 W
Jacksonville, FL 32259
(904) 342-2618
119278 Dunktastic!

CHK 555
5/21/2026 8:29 AM

Eat In

1 Box Hot Orig Cof	23.99
Mastercard	$23.99
**********9319	

Tran Type : Purchase
Entry Mode : INSERTED
Auth Code : 05102E
MASTERCARD
AID: A0000000041010
No Signature Required
I agree to pay the above total amount according to the card issuer
(merchant agreement if credit voucher)

Subtotal	$23.99
Payment	$23.99
Change Due	**$0.00**

---------- Check Closed ----------
5/21/2026 8:29 AM

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

Survey Code: 55501-50098-0905-2167
****
Additional Discounts Will Not Be Applied to Promotional Offers
****
Thank You. Come Back Again.

Check # 555

Total Items: 1

Special Events

320 · 57200 · 494100

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

05/21/26 11:18AM JDB 555 SALE

52548 1 EA $26.99 EA N
PADLOCK COMB 2-1/4"RESET $26.99

SUB-TOTAL:$ 26.99 TAX: $ .00
TOTAL: $ 26.99
BC AMT: $ 26.99

BK CARD#: XXXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 02274E AMT: $ 26.99
Host reference #:212373 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200006C4F000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0079
AC : 9A6A431F76414733
TxnID/ValCode: 758183

Bank card USD$ 26.99

Total Items:1

==>> JRNL# C12373/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

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

Customer Copy

ACE STORE NUMBER
16059

****
Tell us about your experience
today and Enter to win a $500
gift card!
****
To participate
* Visit: TalkTo.AceHardware.com
or text HELPFIII to 223439

Repairs - Maintenance
320 - 57200 - 54500

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

Fuel Sale
Pump# 13 87-Reg
14.002 Gallons @ $4.479/Gal $62.71

Sub. Total:	$62.71
Tax:	$0.00
Total:	$62.71
Discount Total:	$0.00
Credit:	$62.71
Change	$0.00

MASTERCARD
USD$62.71
XXXX XXXX XXXX 9319
Chip Read
APPROVED
AUTH # 05630E
INV # 863597
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 1910A0400322000
000000000000000
0000FF
TSI: E800
ARC: 00

Thank You for Shopping at Daily's!
www.Dailys.com

ST#SHELREGISTER100TRAN SEQ NO:1645574
CSH ICR 5/21/2026 11:28:08 A



How doers get more done.

[illegible] PAVILION DRIVE
ST. [illegible], FL 32259 (904)417-4600

1324 00053 66398 05/22/26 10:32 AM
SALE CASHIER [illegible]

[illegible] 2X48GALNPL <A> 18.41N
[illegible] NIPPLE

SUBTOTAL	41
TAX + PIF	00
TAX EXEMPT	
TOTAL	$18.41
XXXXXXXXXXXX[illegible] MASTERCARD	
	18.41
AUTH CODE 04664E/4533616	TA

AUTH MODE - ISSUER
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: FLAGPOLE
1324 05/22/26 10:32 AM

1324 53 66398 05/22/2026 5017

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE [illegible] AND IS CHARGED IN ADDITION [illegible]X. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/20/2026

Repairs & Maintenance
320 - 51200 · 54500

Creeks Air Conditioning & Heating

Creeks Air Conditioning & Heating
51 Hudson Way, Suite 1
Ponte Vedra, FL 32081
Phone: (904)230-7840
Service@creeksair.com

Repairs ? Maintenance
Amenity
320 · 57200 · 54502

BILL TO
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

INVOICE	INVOICE DATE
115755745	May 22, 2026

JOB ADDRESS
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Completed Date: 5/22/2026
Payment Term: Due Upon Receipt
Due Date: 5/22/2026

DESCRIPTION OF WORK

Arrived to customer stated that the unit in the aerobics room is not keeping up. After spending a good little while trying to figure out which unit does that room. We were able to contact the maintenance guy and we're told where the air handler is for this particular unit. After finding the air handler, found unit with extremely dirty filter, causing airflow restriction and the coil to ice up a little bit. Removed filter regaining air flow through the system. Checked refrigerant levels, refrigerant levels are normal at this time. Dirty filter was causing the issue. Highly recommend getting these units on a maintenance plan with Creeks so we can make sure filters are getting changed and drains are getting cleared. Thanks for choosing Creeks

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Com_0001	Performed system evaluation found	1.00	$185.00	$185.00

PAID ON	TYPE	MEMO	AMOUNT
5/22/2026	Visa	09629e Card owner signature not captured.	$185.00

SUB-TOTAL	$185.00
TAX	$0.00
TOTAL DUE	$185.00
PAYMENT	$185.00
BALANCE DUE	$0.00

Thank you for choosing Creeks Air Conditioning & Heating!

By signing here I am giving Creeks Air Conditioning & Heating authorization to start with their scheduled install and I am

amazon.com

Final Details for Order #112-4141660-4378660

Order Placed: May 22, 2026
Amazon.com order number: 112-4141660-4378660
Order Total: $214.26

Repairs & Maintenance
320 - 57200 - 541500

Shipped on May 24, 2026

Items Ordered	Price
1 of: *LETSTRY 5FT Flag Pole Kit for Outside House with American Flag & Solar Light,1" Thickened Stainless Steel Wall Mount Flagpole with 180°Adjustable Bracket for Residential Outdoor Porch, Black* Sold by and invoiced on behalf of: LET'STRY (seller profile) Condition: New	$36.99
3 of: *NICETOWN 100% Blackout Curtains 84 Inches Long, Grey Blackout Curtains for Bedroom - 2 Panels, 42x84 Inch, Room Darkening Drapes for Living Room, Grommet Top Curtains* Sold by and invoiced on behalf of: NICETOWN (seller profile) Seller Credentials: ISO 9001 Business Price Condition: New	$28.11
6 of: *ENJOYBASICS Matte Black Shower Curtain Rod 30 to 52 Inches, Stainless Steel Adjustable Spring Tension Rods No Drill for Bathroom, Closet, Window, Room Divider, Never Rust, Non Slip* Sold by and invoiced on behalf of: Upsimples Direct (seller profile) Business Price Condition: New	$15.49

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$214.26
Shipping & Handling:	$0.00
Total before tax:	$214.26
Sales Tax:	$0.00
Total for This Shipment:	**$214.26**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$214.26
Shipping & Handling:	$0.00
Total before tax:	$214.26
Estimated Tax:	$0.00
Grand Total:	**$214.26**

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

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amazon.com

Final Details for Order #113-2696270-2716226

Order Placed: May 22, 2026
Amazon.com order number: 113-2696270-2716226
Order Total: $38.99

Supplies
320 57200 - 54600

Shipped on May 24, 2026	
Items Ordered	**Price**
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, White (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: Deal House USA (seller profile) Business Price Condition: New	$38.99

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States **Shipping Speed:** Standard Shipping	Item(s) Subtotal: Shipping & Handling: Total before tax: Sales Tax: **Total for This Shipment:**	$38.99 $0.00 $38.99 $0.00 **$38.99**

Payment information		
Payment Method: MasterCard | Last digits: 9319 **Billing address** Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Item(s) Subtotal: Shipping & Handling: Total before tax: Estimated Tax: **Grand Total:**	$38.99 $0.00 $38.99 $0.00 **$38.99**
Credit Card transactions	MasterCard ending in 9319: May 24, 2026: $38.99	

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

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Final Details for Order #112-4938989-9517005

Order Placed: May 23, 2026
Amazon.com order number: 112-4938989-9517005
Order Total: $105.55

Repairs & Maintenance
320: $7300 - $7500

Shipped on May 24, 2026

Items Ordered	Price
4 of: *Taylor Technologies R-0002-C, Taylor Tech No.2 Reagent DPD Liquid for Swimming Pool, 2-Ounce, As Shown* Sold by and invoiced on behalf of: SDR Supply (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - Gartner Standard Condition: New	$12.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$51.96
Shipping & Handling:	$0.00
Total before tax:	$51.96
Sales Tax:	$0.00
Total for This Shipment:	**$51.96**

Shipped on May 25, 2026

Items Ordered	Price
1 of: *Taylor Technologies R-0004 pH Indicator Reagent, 2 Ounce* Sold by and invoiced on behalf of: SDR Supply (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - Gartner Standard Condition: New	$8.99
4 of: *Taylor R-0001-C, DPD Reagent #1, 2 Ounce, for Testing Chlorine and Bromine Sanitizer Levels in Pool and Spas, Dropper Re* *fill for Water Test Kits, Replace Annually | Made in The USA* Sold by and invoiced on behalf of: National Hardware Supply (seller profile) Business Price Condition: New	$11.15

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$53.59
Shipping & Handling:	$0.00
Total before tax:	$53.59
Sales Tax:	$0.00
Total for This Shipment:	**$53.59**

Payment information

Payment Method:

MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$105.55
Shipping & Handling:	$0.00
Total before tax:	$105.55
Estimated Tax:	$0.00
Grand Total:	**$105.55**

Credit Card transactions

MasterCard ending in 9319: May 25, 2026: $105.55

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

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Creeks Air Conditioning & Heating

Creeks Air Conditioning & Heating
51 Hudson Way, Suite 1
Ponte Vedra, FL 32081
Phone: (904)230-7840
Service@creeksair.com

BILL TO
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Repairs = Maintenance - Amenity
320 - 57200 - 54502

INVOICE	INVOICE DATE
115840705	May 27, 2026

JOB ADDRESS
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Completed Date:
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

When I arrived the pyane. system last four of the serial number 7926 had to clean out secondary drain pan I opened up air handler had to clean out evaporator drain pan due to non-maintenance. It was clogged severely cleared the drain the drain does go to a floor drain checked for proper operation. System is running fine at this time. I highly suggest to get on a maintenance program

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Com_0003_MP	After hours commercial system evaluation with Protection Plan Discount-	1.00	$185.00	$185.00
Res_0052 1	Cleaned drain line: Vacuum, flush, nitro, & chemically prime-	1.00	$142.00	$142.00

PAID ON	TYPE	MEMO	AMOUNT
5/27/2026	MasterCard	06766e Card owner signature not captured.	$327.00

SUB-TOTAL	$327.00
TAX	$0.00
TOTAL DUE	$327.00
PAYMENT	$327.00
BALANCE DUE	$0.00

Thank you for choosing Creeks Air Conditioning & Heating!

amazon.com

Final Details for Order #111-1977424-8052268

Order Placed: May 26, 2026
Amazon.com order number: 111-1977424-8052268
Order Total: $37.90

Supplies
320 - 57200 - 54600

Shipped on May 27, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 23304, 250 Towels Per Pack, 16 Packs Per Case* Sold by and invoiced on behalf of: Amazon.com Condition: New	$37.90

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$37.90
Shipping & Handling:	$0.00
Total before tax:	$37.90
Sales Tax:	$0.00
Total for This Shipment:	**$37.90**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$37.90
Shipping & Handling:	$0.00
Total before tax:	$37.90
Estimated Tax:	$0.00
Grand Total:	**$37.90**

Credit Card transactions — MasterCard ending in 9319: May 27, 2026: $37.90

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

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Final Details for Order #111-2238497-4040260

Order Placed: May 28, 2026
Amazon.com order number: 111-2238497-4040260
Order Total: $49.99

Supplies
320 - 57200 - 54600

Shipped on May 28, 2026

Items Ordered	Price
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* Sold by and invoiced on behalf of: Reli. (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$49.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Sales Tax:	$0.00
Total for This Shipment:	**$49.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Estimated Tax:	$0.00
Grand Total:	**$49.99**

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

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Final Details for Order #112-3829452-6530620

Order Placed: May 29, 2026
Amazon.com order number: 112-3829452-6530620
Order Total: $153.49

Special Events
32- 57200 - 49400

Shipped on May 30, 2026

Items Ordered	Price
2 of: *100Pcs Watermelon Napkins, Disposable Watermelon Slices Napkins, Picnic Napkins for Kids Baby Shower Summer Tropical Fru it Watermelon Party Supplies, 13 x 13 Inches* Sold by and invoiced on behalf of: Xingxing US (seller profile) Condition: New	$8.89
3 of: *Fuyoooo 60 Pcs Fruit Paper Plates Tutti Frutti Birthday Party Supplies 7 Inch Disposable Fruit Dessert Plates Summer Din ner Plates Strawberry Pineapple Plates for Wedding Baby Shower Birthday Party* Sold by and invoiced on behalf of: Liraitoya (seller profile) Condition: New	$15.99
2 of: *Kolldenn 24 Pcs Gingham Party Supplies Terracotta Gift Bags 8.27 x 6.3 x 3.15 Inch Kraft Paper Checkered Plaid Candy Goo die Party Favors Bags for Easter Picnic BBQ Birthday Baby Shower Wedding* Sold by and invoiced on behalf of: LeiTayer (seller profile) Condition: New	$15.99

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$97.73
Shipping & Handling:	$0.00
Total before tax:	$97.73
Sales Tax:	$0.00
Total for This Shipment:	**$97.73**

Shipped on June 1, 2026

Items Ordered	Price
3 of: *Molain Cute Sticky Notes, 6 Pack Cartoon Sticky Notes Animals Shape Markers Flags Self-Stick Memo Pads Students Home Off ice Roommates Gifts Tab Supplies 270 Sheets* Sold by and invoiced on behalf of: flowering clouds (seller profile) Condition: New	$7.98
1 of: *150 Pcs Animal Food Picks for Kids, Vicuna R Fun Kids Food Picks for Bento Box Accessories, Reusable Toddler Fruit Tooth picks, Cute Kids Lunch Accessories for Picky Eater BPA-Free* Sold by and invoiced on behalf of: Vicuna R (seller profile) Business Price Condition: New	$6.95
1 of: *Irenare 100 Pcs Summer Pool Beach Cocktail Picks Assorted Picks Tropical Cocktail Bamboo Flamingo Backdrop Ball Slipper*	$9.99

Handmade Toothpicks for Appetizers Food Drinks Luau Hawaii Beach Party
Sold by and invoiced on behalf of: Daneening (seller profile)
Condition: New

1 of: *SANNIX 50 Pieces Cartoon Cute Pens Gel Black Ink Pens Bulk Assorted Novelty Kawaii Writing Pen for Kids Students Gift Sc* $14.88

hool Office Home Supplies Present
Sold by and invoiced on behalf of: SANNIX (seller profile)
Business Price
Condition: New

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: Shipping & Handling: Total before tax: Sales Tax:	$55.76 $0.00 $55.76 $0.00
Shipping Speed: Delivery in fewer trips to your address	**Total for This Shipment:**	**$55.76**

Payment information

Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: Shipping & Handling:	$153.49 $0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: Estimated Tax: **Grand Total:**	$153.49 $0.00 **$153.49**
Credit Card transactions	MasterCard ending in 9319: June 1, 2026: $153.49	

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

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Final Details for Order #111-8417884-7038664

Order Placed: June 1, 2026
Amazon.com order number: 111-8417884-7038664
Order Total: $80.02

Supplies
320 - 51200 - 54600

Shipped on June 1, 2026

Items Ordered	Price
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, White (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$62.34
1 of: *Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright White for Home Use* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$17.68

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$80.02
Shipping & Handling:	$0.00
Total before tax:	$80.02
Sales Tax:	$0.00
Total for This Shipment:	**$80.02**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$80.02
Shipping & Handling:	$0.00
Total before tax:	$80.02
Estimated Tax:	$0.00
Grand Total:	**$80.02**

Credit Card transactions — MasterCard ending in 9319: June 1, 2026: $80.02

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

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Final Details for Order #111-7977902-0562642

Order Placed: June 1, 2026
Amazon.com order number: 111-7977902-0562642
Seller's order number: 6116223794
Order Total: $35.07

Supplies
320 - 57200 - 54600

Shipped on June 1, 2026

Items Ordered	Price
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: MyOfficeInnovations/Staples, Inc. (seller profile) Seller Credentials: 889 certification Business Price Condition: New	$35.07

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

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Sales Tax:	$0.00
Total for This Shipment:	**$35.07**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Estimated Tax:	$0.00
Grand Total:	**$35.07**

Credit Card transactions — MasterCard ending in 9319: June 1, 2026: $35.07

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

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Final Details for Order #111-9180697-1581024

Order Placed: June 1, 2026
Amazon.com order number: 111-9180697-1581024
Order Total: $20.69

Supplies
320- 57200 - 54600

Shipped on June 1, 2026

Items Ordered	Price
1 of: *FOCUSLINE 360 Count Clear Plastic Silverware, 120 Forks, Knives and Spoons Each, BPA-Free, Heavy Duty Disposable Cutlery Set, Premium Disposable Flatware Plastic Utensils for Party Everyday Use* Sold by and invoiced on behalf of: zhongjiuo (seller profile) Condition: New	$20.69

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$20.69
Shipping & Handling:	$0.00
Total before tax:	$20.69
Sales Tax:	$0.00
Total for This Shipment:	**$20.69**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$20.69
Shipping & Handling:	$0.00
Total before tax:	$20.69
Estimated Tax:	$0.00
Grand Total:	**$20.69**

Credit Card transactions — MasterCard ending in 9319: June 1, 2026: $20.69

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

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Final Details for Order #112-4826837-5030631

Order Placed: June 1, 2026
Amazon.com order number: 112-4826837-5030631
Order Total: $24.99

Repairs & Maintenance
320 · 57200 · 54500

Shipped on June 1, 2026

Items Ordered	Price
1 of: *Vailge Stackable Patio Chair Cover,100% Waterproof Outdoor Chair Cover, Heavy Duty Lawn Patio Furniture Covers,Fits for 4-6 Stackable Dining Chairs,36"Lx28"Wx47"H,Beige&Brown* Sold by and invoiced on behalf of: Vailge Direct (seller profile) Condition: New	$24.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$24.99
Shipping & Handling:	$0.00
Total before tax:	$24.99
Sales Tax:	$0.00
Total for This Shipment:	**$24.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$24.99
Shipping & Handling:	$0.00
Total before tax:	$24.99
Estimated Tax:	$0.00
Grand Total:	**$24.99**

Credit Card transactions — MasterCard ending in 9319: June 1, 2026: $24.99

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

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Final Details for Order #112-7450243-2421838

Order Placed: June 3, 2026
Amazon.com order number: 112-7450243-2421838
Order Total: $23.99

Repairs & Maintenance
320-57200 - 54500

Shipped on June 3, 2026

Items Ordered	Price
1 of: *QwikTreat AC Pan Tablets & HVAC Drain Line Cleaner | Condensate Drain Pan Treatment Tabs | Remove Air Conditioner Pipe Clogs, Algae, & Control Odors for Effective Maintenance (100 Tabs)* Sold by and invoiced on behalf of: Mainstream Engineering (seller profile) Seller Credentials: 889 certification, Registered Small Business, Classified Small Business - SBA Standard Condition: New	$23.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Sales Tax:	$0.00
Total for This Shipment:	**$23.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Estimated Tax:	$0.00
Grand Total:	**$23.99**

Credit Card transactions — MasterCard ending in 9319: June 3, 2026: $23.99

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

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Final Details for Order #112-2780482-0585057

Order Placed: June 6, 2026
Amazon.com order number: 112-2780482-0585057
Order Total: $15.18

Repairs + Maintenance
320 - 57200 - 54500

Shipped on June 7, 2026

Items Ordered	Price
1 of: *SECRUI Wireless Doorbell, Easy installation, Waterproof, Adjustable Volume, 58 Chimes, Colorful LED, 1000Ft Range, M520+* *F55, Black* Sold by and invoiced on behalf of: SECRUI (seller profile) Business Price Condition: New	$15.18

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$15.18
Shipping & Handling:	$0.00
Total before tax:	$15.18
Sales Tax:	$0.00
Total for This Shipment:	**$15.18**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$15.18
Shipping & Handling:	$0.00
Total before tax:	$15.18
Estimated Tax:	$0.00
Grand Total:	**$15.18**

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

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Final Details for Order #112-4115163-4581053

Order Placed: June 6, 2026
Amazon.com order number: 112-4115163-4581053
Order Total: $63.89

Office Supplies
320 · 57200 · 51000

Shipped on June 7, 2026

Items Ordered	Price
1 of: *HP 962XL Black High-Yield Ink Cartridge | Works with OfficeJet 9010, Pro 9010, 9020 | Eligible for Instant Ink | 3JA03AN*	$63.89

Sold by and invoiced on behalf of: Amazon.com
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$63.89
Shipping & Handling:	$0.00
Total before tax:	$63.89
Sales Tax:	$0.00
Total for This Shipment:	**$63.89**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$63.89
Shipping & Handling:	$0.00
Total before tax:	$63.89
Estimated Tax:	$0.00
Grand Total:	**$63.89**

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

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Final Details for Order #111-5353593-4153001

Order Placed: June 8, 2026
Amazon.com order number: 111-5353593-4153001
Seller's order number: 6116503316
Order Total: $35.07

Supplies
320 - 57200 - 54600

Shipped on June 8, 2026

Items Ordered	Price
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: MyOfficeInnovations/Staples, Inc. (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$35.07

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

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Sales Tax:	$0.00
Total for This Shipment:	**$35.07**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Estimated Tax:	$0.00
Grand Total:	**$35.07**

Credit Card transactions — MasterCard ending in 9319: June 8, 2026: $35.07

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

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Invoice # I-060826-1678

Created Date: 6/8/2026
Due Date: 6/8/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
205 St Johns Golf Dr, St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6747217	**St. Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

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

Invoice # 9379124012
Invoice Date 06/30/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

Supplies
320-57200-54600

Material #	Description	Quantity		Unit Price	Ext Price	Tax
4003Z_AGRMT_R	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	$164.00	$328.00	
				Invoice Sub-total	**$328.00**	
				Tax	**$0.00**	
				Invoice Total	**$328.00**	

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

Note

Frankie's Franks LLC

Special Events
320-57200-49400

Invoice #000020

Issue date
Jun 30, 2026

Back to School Lunch | St. Johns Golf Poolside

100 Hot Dogs for guests to enjoy poolside

Customer
Sampson Creek CDD
jtallaksen@vestapropertyservices.com
(904) 599-9093

Invoice Details
PDF created July 2, 2026
$600.00
Service date August 8, 2026

Payment
Due July 14, 2026
$600.00

Items	Quantity	Price	Amount
Hot Dog Lunch Package *Hot Dogs Lunch* *(for 100 people)* *Condiments & Toppings Included:* *Ketchup, Mustard, Relish, Mayo, Grilled & Raw Onions,* *Sauerkraut. Chili & Cheese may be provided upon request.* *Please confirm if you would like Chili and Cheese included.*	100	$6.00	$600.00
Subtotal			$600.00

Total Due $600.00

Pay online

To pay your invoice go to https://squareup.com/u/XAn4gexx
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice	
Date	**Number**
07/01/2026	JAK07260035
Due Date	**Cust #**
07/31/2026	126069
Invoice Amount	**Amount Remitted**
$ 1,611.00	

Sold To:
SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

For:
Same as Sold To

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
JAK07260035	07/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	07/31/2026

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JULY	1611.00	1611.00

Amount of Sale	$ 1,611.00
Sales Tax	$ 0.00
Total	$ 1,611.00

Pay On-Line: https://linktr.ee/janikingjax
Make All Checks Payable To:
JANI-KING OF JACKSONVILLE

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

Lake Invoice
320-54100-46300

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
707136	7/1/2026	$2,360.00

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

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

00000000014920001000000038637600000023600072

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 7/31/2026 **Invoice 386376B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		$393.35	$0.00	$393.35
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00

Adjustment $0.00

AMOUNT DUE

Total Account Balance including this invoice: $2360.00

This Invoice Total: $2360.00

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

Customer #: 707136

Portal Registration #: AF01BA4E

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

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

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

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

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225
(904) 645-9068 Fax: (904)645-9082
E-mail: bookme@progressiveent.com
www.progressiveent.com

Special Events
320-57200-49400

Invoice date: 6/1/2026 **Invoice** #12811214 **Terms:** Due at event **PO#**
Customer name: Sampsons Creek CDD **Event type:** Back to School Party
Billing address: 219 St. Johns Golf Drive, St. Augustine, Fl. 32092
Original contact person: Julie Tallaksen **Wk:** 904-599-9093 **Cell:** 386-931-2990 **E-mail/ fax:** jtallaksen@vestapropertyservices.com
At event contacts with cell: Same
Event date: Saturday August 8, 2026 **Hours of event:** 12:00 am -2:00 pm **Hours of service:** 2.0 hrs.
Approximate set up time: Between: 10:30 am-11:00 am
Location name and address: Event Field
Where to set up at location: Field **Power within 75':** Yes
Set up-grass or pavement: Grass **Covered area for entertainer:**
Notes:

SERVICES NEEDED:

* Mobile DJ Service 2.0 hrs.with FREE Tent **Reg. Rate** $ 695.00 **Your Cost** $ 495.00

Your Total Savings $105.00

Sub Total:	$ 495.00
Sales Tax:	$ -
Invoice Total:	$ 495.00
50 % Deposit required	$ Waived
Balance due at set up	$ 495.00
Payments received	$ -
Current Balance	$ 495.00

Due no Later than event date or $50 Late Charge

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x_____ **Date:** _____

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848527

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970569

Description	Price	Total
St Johns Golf Amenity Sign Revamp the St Johns Golf Dr Amenity Center Sign (5) 1gal Blue Daze (6) 5gal Muhly Grass (8) Arboricola (1) yd Shredded Brown Mulch Demo/Prep	$615.00	$615.00

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

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

Thank you for your business!

Subtotal:	$615.00
Sales Tax:	$0.00
Amount Due:	$615.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848517

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4600357

Description	Price	Total
Flower Rotation 3 of 4	$5,235.62	$5,235.62

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

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

Thank you for your business!

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

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848528

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970602

Description	Price	Total
Bermuda Sod St Johns Golf Dr. Installation of two pallets of Bimini Bermda Sod along St Johns Golf Dr (2) pallets Bimini Bermuda Sod Demo/Regrade Equipment	$1,800.00	$1,800.00

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

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

Thank you for your business!

Subtotal:	$1,800.00
Sales Tax:	$0.00
Amount Due:	$1,800.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848525

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970552

Description	Price	Total
St Johns Golf Dr Redesign Redesign the right curbline along St Johns Golf Dr 400SqFt of the strip will be broken up in 100 Sq Ft of alternating jasmine bed and Bermuda turf. Jasmine will be laid out in 1.5ft (18inches) spacing for even coverage. (90) 1gal Variegated Asiatic Jasmine (3) yds Shredded Brown Mulch (1) Pallet Bermuda Sod Demo/ Prep Equipment	$7,150.00	$7,150.00

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

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

Thank you for your business!

Subtotal:	$7,150.00
Sales Tax:	$0.00
Amount Due:	$7,150.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848285

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	Jul 30,2026	

Description	Price	Total
Landscape Management For June As Per Contract, Due Jul 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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848529

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970817

Description	Price	Total
Sampson Creek Pkwy Sod Replacement Scope of Work: (12) pallets St. Augustine Floratam Heavy equipment Demo/Regrade Debris Dumpster	$10,030.00	$10,030.00

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

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

Thank you for your business!

Subtotal:	$10,030.00
Sales Tax:	$0.00
Amount Due:	$10,030.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848523

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970469

Description	Price	Total
Median Island Repair Repair the damaged turf and replace turf on the first island median on St John's Golf Dr. 1 pallet will replace that turf and replace the turf on the first island median tip to St John's Golf and the island median tip on Leo Maguire. (0.5) yds Soil (1) Pallet St Augustien Floratam	$685.00	$685.00

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

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

Thank you for your business!

Subtotal:	$685.00
Sales Tax:	$0.00
Amount Due:	$685.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848526

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970563

Description	Price	Total
Freeze Damaged Plantings Remove and replace the plantings that have not recovered from the cold snaps. The Arboricolas and Hawaiin Ti's are located in front of the Amenity Center, and the Agapanthus are for the bed at the waterslide sign. (17) 3gal Arboricola (4) 3gal Agapanthus (8) 3gal Hawaiin Ti Plant Removal/Disposal	$885.00	$885.00

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

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

Thank you for your business!

Subtotal:	$885.00
Sales Tax:	$0.00
Amount Due:	$885.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848524

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4970480

Description	Price	Total
Shade Tolerant Plantings Install shade tolerant plantings in the area after the amenity entrance on St Johns Golf Dr. Plantings will replace existing turf and bring a fresh new design for the area. Sod to be installed in the curbline at the exit side entrance of the Amenity Center. (400) Variegated Jasmine (16) 15gal Philodendron (40) 1gal Agapanthus (50) 7gal Fashon Azelea (40)1gal Society Garlic (100) 3gal Muhly Grass (25) yds Brown Mulch (2) pallets Bermuda	$9,697.00	$9,697.00

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

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

Thank you for your business!

Subtotal:	$9,697.00
Sales Tax:	$0.00
Amount Due:	$9,697.00

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.

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jun 30,2026	848532

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jul 30,2026	4978800

Description	Price	Total
Oak Tree Pruning Amenity Center	$650.00	$650.00

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

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

Thank you for your business!

Subtotal:	$650.00
Sales Tax:	$0.00
Amount Due:	$650.00

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.

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	06/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007778721	Jun 1- Jun 30, 2026	$247.44	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$247.44**	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: JULY 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@usatodayco.com

FEDERAL ID 47-2390983

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Date	Description	Amount
6/1/26	Balance Forward	$140.00
6/15/26	PAYMENT - THANK YOU	-$140.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/1/26	12362362	SAG St Augustine Record	RFQ for Engineering Services		$174.72
6/8/26	12361547	SAG St Augustine Record	June Meeting		$72.72

001.310.51300.48000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$247.44
Service Fee 3.99%	$9.87
*Cash/Check/ACH Discount	-$9.87
*Payment Amount by Cash/Check/ACH	$247.44
Payment Amount by Credit Card	$257.31

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007778721		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$247.44	$0.00	$0.00	$0.00	$0.00	$0.00	**$247.44**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7608

TOTAL CREDIT CARD AMT DUE
$257.31

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

00007641390000000000000777872100024744671791

Invoice

Invoice # 433123
Date 07/01/2026

Terms Net 30

Due Date 07/31/2026

Memo

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

Bill To

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

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

Total 16,290.91

001.320.54100.34000

Invoice

CENTRAL
SECURITY AGENCY

Remit To:

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

Invoice Number:	SAMPSON2026-007
Invoice Date:	2026-07-01
Due Date:	2026-07-16
Terms:	Net 15
Dates of Service	2026-06-01 to 2026-06-30
Site	Sampson Creek CDD

INVOICE TOTAL	**$5,760.00**
OUTSTANDING BALANCE	**$5,760.00**

Bill To:

Sampson Creek CDD
219 St Johns Golf Dr
St Augustine, FL 32092

Attn:Manager
sjgccmanager@gmssf.com

Attn:Manager
shenning@gmssf.com

Guard Services
320-57200-34501

Description	Qty	Rate	Total
Security Services (hourly) CDD SECURITY, CDD Security	168.00	$32.00	$5,376.00
Security Services (hourly)(HOL) CDD Security	8.00	$48.00	$384.00

Total Hours: 176.00

None

INVOICE TOTAL	**$5,760.00**
OUTSTANDING BALANCE	**$5,760.00**

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110618	Jun 28, 2026	Jul 08, 2026 to Aug 07, 2026	1 of 4

Hello Office Sampson Creek Cdd,

Telephone Services
320-57200-41000

SEPARATE CHECK PLEASE!

July 2026

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		$1,070.43
Payment - thank you	Jun 04	-$1,070.43
Balance forward		**$0.00**
Partial charges	Page 3	-$62.90
Regular monthly charges	Page 3	$443.22
One-time charges	Page 4	$54.90
Taxes, fees and other charges	Page 4	$3.31
New charges		**$438.53**
Amount due Jul 19, 2026		**$438.53**

Your bill explained

- We've applied a partial charge of -$62.90 as a result of changes to Data, Voice, Access, Equipment Fee, Mobility Voice Line and other charges made to your account on Jun 10 and Jun 12.
- Regular monthly charges have decreased by $75.03 as a result of service change(s) made to Internet services, Voice services, Bundled services and other regular monthly charges.
- Your one-time charges are $54.90 due to Install Fee, SET Up Fee and Service Fee charge(s).

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**
Payment due	Jul 19, 2026
Please pay	**$438.53**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741401111061800438531

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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
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Additional billing information

More ways to pay:



Online
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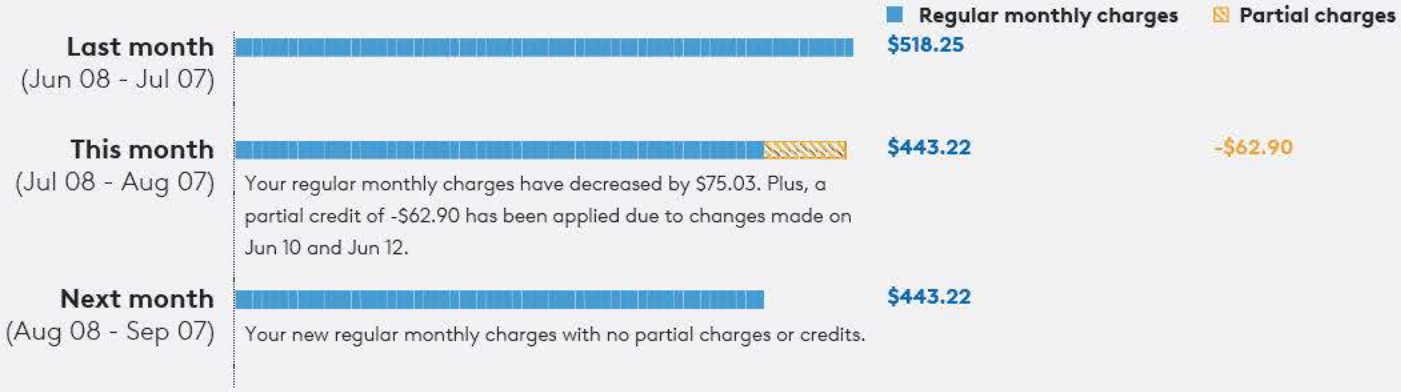
Comcast Business App
Download the Comcast Business App



In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:



Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

Partial charges -$62.90

Services removed Jun 10 - Jul 07 **-$368.53**

Data, Voice, Access, Mobility Voice Line, TV Select and other charges

Please note: Service you were billed for in advance last month.

Services added Jun 10 - Jul 07 **$305.63**

Data, Voice, Access, Equipment Fee, TV Select and other charges

Please note: Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

On your last bill you were billed in advance for services between Jun 08 - Jul 07. We've applied a credit of -$62.90 as a result of your change(s) on Jun 10 and Jun 12. For more details about the change to your service please go to **business.comcast.com/myaccount.**

Regular monthly charges $443.22

Comcast Business $421.22

Bundled services **$237.95**

Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$259.00
Bundle Discount	-$69.00
Equipment Fee Voice and WiFi Pro Expanded Coverage.	$47.95

TV services **$123.32**

TV Select Business Video.	$82.95
Service Discount	-$41.48
Discount will end on Jul 07, 2027	
Music Choice	$29.95

continues...

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

You've saved $130.43 this month with your bundle and service discounts.

...continued

TV Box + Remote	$11.95	
Broadcast TV Fee	$39.95	
Internet services		**$34.95**
Static IP - 1	$34.95	
Voice services		**$25.00**
Mobility Voice Line Business Voice. Bundle Discount	$44.95 -$19.95	

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

One-time charges $54.90

Other charges			**$29.95**
Service Fee	Jun 10	$29.95	
Installation fees			**$24.95**
Install Fee	Jun 10	$0.00	
SET Up Fee	Jun 10	$24.95	

Taxes, fees and other charges $3.31

Other charges		**$3.31**
Federal Universal Service Fund	$1.50	
Regulatory Cost Recovery	$1.81	

Additional information

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

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

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

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Telephone Services
320-57200-41000

SEPARATE CHECK PLEASE!
July 2026

Your bill at a glance

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

Previous balance		$392.11
Payment - thank you	Jun 28	-$392.11
Balance forward		**$0.00**
Regular monthly charges	Page 3	$900.97
Taxes, fees and other charges	Page 3	$12.67
New charges		**$913.64**
Amount due Jul 25, 2026		**$913.64**

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jul 04, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

FITN SAMPSON CRK CDD POOL
ATTN STEPHANIE TAYLOR
219 SAINT JOHNS GOLF DR UNIT HMOFC
SAINT AUGUSTINE, FL 32092-1053

Account number	**8495 74 140 1110956**
Payment due	Jul 25, 2026
Please pay	**$913.64**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741401111095600913640

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- Pay your bill and customize billing options
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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

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

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

Useful information

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

Accessibility:
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Additional billing information

More ways to pay:

Online
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Comcast Business App
Download the Comcast Business App

In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges $900.97

Comcast Business $878.97

Bundled services		**$456.95**
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$429.00	
Equipment Fee Voice.	$27.95	
TV services		**$332.12**
TV Standard Business Video.	$124.95	
Service Discount	-$62.48	
Discount will end on Mar 13, 2027		
Public View Service Business Video.	$25.00	
CableCARD Service To Additional TV.	$43.50	
Service Discount	-$43.50	
Digital Adapter	Included	
Equipment Fee TV Box.	$200.00	
Regional Sports Fee	$4.70	
Broadcast TV Fee	$39.95	
Voice services		**$89.90**
Mobility Voice Line Business Voice. Qty 2 @ $44.95 each	$89.90	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $12.67

Other charges $12.67

Federal Universal Service Fund	$6.13
Regulatory Cost Recovery	$6.54

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

You've saved $105.98 this month with your service discount.

Additional information

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

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

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 436
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees -July 2026	001.310.51300.34000		5,641.83	5,641.83
Information Technology -July 2026	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - July 2026	001.310.51300.31300		194.75	194.75
Copies	001.310.51300.42500		5.10	5.10
Telephone	001.310.51300.41000		80.20	80.20

Total	$6,019.30
Payments/Credits	$0.00
Balance Due	$6,019.30

TROPICAL PRESSURE & PAINTING, INC.
3737 MOODY AVE., ORANGE PARK FLORIDA 32065
PHONE NO.: 904-505-5532
EMAIL: TPPINC33@YAHOO.COM
LICENSED AND INSURED

Repairs & Maintenance – Amenity Center
320-57200-54502



INVOICE for Amended QUOTE 001

DATE: July 6, 2026

CLIENT NAME: Samson Creek CDD Email: staylor@vestapropertyservices.com
Attn: Stephanie

Subject: Exterior Repainted of Golf Cart Bridge

Location: St. Johns Golf and Country Club

The following work has been completed:

**Pressure washed and mildicide Bridge
**Removed all loose paint
**Re-attached numerous loose boards
**Installed 18 solar lighting caps to each 6x6 post
**Primed with the use of High Build Primer due to existing paint deterioration
**Repainted Bridge with High quality exterior paint from Sherwin Williams
**Installed 1 additional step at beginning of bridge
NOTE:
The use of a High Build Deck paint has been used for the walk planks
Proper prepping methods has been done to prevent loose paint chips from entering water below

Cost: $6,400.00 (Mtrl/Labor incl)

ADDITIONAL WORK COMPLETED: Added additional steps on East side of bridge ……$ 200.00

TOTAL INVOICE:$6,600.00(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

Invoice # 433407
Date 06/30/2026

Terms Net 30

Due Date 07/31/2026

Memo Lifeguards

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	609.28	23.09	14,068.28

Total 14,068.28

001.320.57200.45100
June 2026

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

June-26

08744-67061	380 St. John's Golf Drive #IRR	$	30.80
16229-99512	219 St. John's Golf Drive #Pool	$	1,612.67
19350-09421	211 St. John's Golf Drive #LITES	$	112.33
46974-44356	9402 Leo Maguire Pkwy #2	$	31.98
55613-33054	2125 County Road 210 W	$	44.74
59216-52565	205 St. John's Golf Drive	$	79.05
61084-35154	944 Leo Maguire Parkway #1	$	32.50
80369-00598	205 St. John's Golf Drive #Swimclub	$	928.64
72556-88074	Leo Maguire Parkway #Streetlights	$	4,477.20
33381-88364	1574 Drury Court #1	$	246.85
Total		**$**	**7,596.76**

*****V#16**

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

Electric Bill Statement
For: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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.

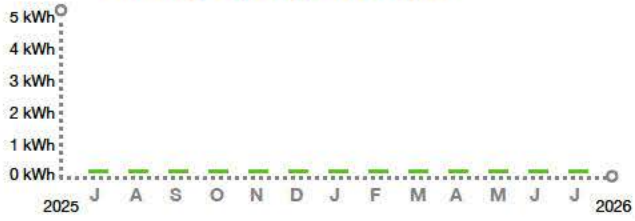
CURRENT BILL

$30.80
TOTAL AMOUNT YOU OWE

Jul 28, 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 September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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	$30.80	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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 Aug 6, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	0	0	0
Service days	32	30	32
kWh/day	0	0	0
Amount	$30.80	$30.80	$25.66

KEEP IN MIND

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

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Get started

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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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

$1,612.67
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $1,366.29 withdrawn instead of $1,612.67.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,412.51
Payments received	-1,412.51
Balance before new charges	0.00
Total new charges	1,612.67
Total amount you owe	**$1,612.67**

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 $1,366.29 instead of $1,612.67 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 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

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MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

16229-99512	$1,612.67	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,412.51
Payment received - Thank you		–1,412.51
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$528.03	
Fuel: *($0.032010 per kWh)*	$543.31	
Demand: *($15.03 per KW)*	$465.93	
Electric service amount	1,570.98	
Gross receipts tax (State tax)	40.32	
Taxes and charges	40.32	
Regulatory fee (State fee)	1.37	
Total new charges		$1,612.67
Total amount you owe		**$1,612.67**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	82487		65514		16973
Demand KW	30.96				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	16973	13884	16008
Service days	32	30	32
kWh/day	530	462	500
Amount	$1,612.67	$1,412.51	$1,447.73

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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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

$112.33
TOTAL AMOUNT YOU OWE

Jul 28, 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	110.89
Payments received	-110.89
Balance before new charges	0.00
Total new charges	112.33
Total amount you owe	**$112.33**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
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Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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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.

19350-09421	$112.33	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		110.89
Payment received - Thank you		–110.89
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)*	$71.14	
Fuel: *($0.032020 per kWh)*	$24.08	
Electric service amount	109.42	
Gross receipts tax (State tax)	2.81	
Taxes and charges	2.81	
Regulatory fee (State fee)	0.10	
Total new charges		$112.33
Total amount you owe		**$112.33**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	69485		68733		752

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	752	741	773
Service days	32	30	32
kWh/day	23	24	24
Amount	$112.33	$110.89	$111.02

KEEP IN MIND

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Electric Bill Statement
For: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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

$246.85
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

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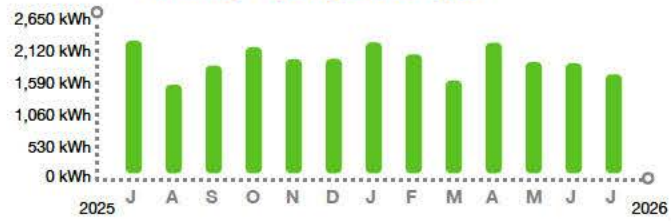
BILL SUMMARY

Amount of your last bill	272.83
Payments received	-272.83
Balance before new charges	0.00
Total new charges	246.85
Total amount you owe	**$246.85**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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33381-88364	$246.85	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		272.83
Payment received - Thank you		–272.83
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)*	$169.05	
Fuel: *($0.032020 per kWh)*	$57.22	
Electric service amount	240.47	
Gross receipts tax (State tax)	6.17	
Taxes and charges	6.17	
Regulatory fee (State fee)	0.21	
Total new charges		$246.85
Total amount you owe		**$246.85**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	05722		03935		1787

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	1787	1987	2393
Service days	32	30	32
kWh/day	56	66	75
Amount	$246.85	$272.83	$316.04

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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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.

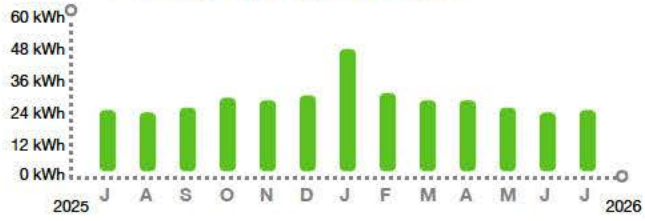
CURRENT BILL

$31.98
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.93
Payments received	-31.93
Balance before new charges	0.00
Total new charges	31.98
Total amount you owe	**$31.98**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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46974-44356	$31.98	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		31.93
Payment received - Thank you		–31.93
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$13.79	
Non-fuel: *($0.094600 per kWh)*	$2.36	
Fuel: *($0.032020 per kWh)*	$0.80	
Electric service amount	31.15	
Gross receipts tax (State tax)	0.80	
Taxes and charges	0.80	
Regulatory fee (State fee)	0.03	
Total new charges		$31.98
Total amount you owe		**$31.98**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17075		17050		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	25	24	25
Service days	32	30	32
kWh/day	1	1	1
Amount	$31.98	$31.93	$26.94

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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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.

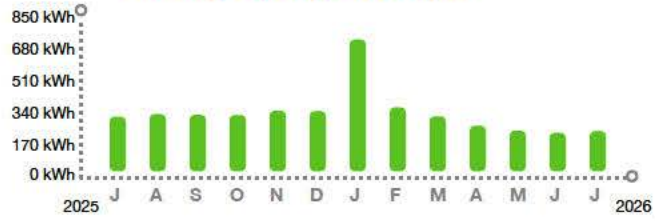
CURRENT BILL

$44.74
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	43.44
Payments received	-43.44
Balance before new charges	0.00
Total new charges	44.74
Total amount you owe	**$44.74**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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55613-33054	$44.74	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		43.44
Payment received - Thank you		–43.44
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)*	$21.95	
Fuel: *($0.032020 per kWh)*	$7.43	
Electric service amount	43.58	
Gross receipts tax (State tax)	1.12	
Taxes and charges	1.12	
Regulatory fee (State fee)	0.04	
Total new charges		$44.74
Total amount you owe		**$44.74**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	01806		01574		232

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	232	222	316
Service days	32	30	32
kWh/day	7	7	10
Amount	$44.74	$43.44	$53.20

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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

$79.05
TOTAL AMOUNT YOU OWE

Jul 29, 2026
NEW CHARGES DUE BY

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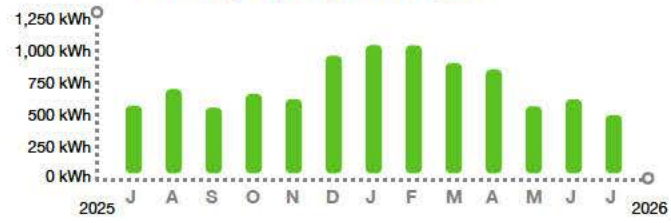
BILL SUMMARY

Amount of your last bill	96.47
Payments received	-96.47
Balance before new charges	0.00
Total new charges	79.05
Total amount you owe	**$79.05**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 29, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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59216-52565	$79.05	Jul 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		96.47
Payment received - Thank you		–96.47
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$46.92	
Fuel: *($0.032020 per kWh)*	$15.88	
Electric service amount	77.00	
Gross receipts tax (State tax)	1.98	
Taxes and charges	1.98	
Regulatory fee (State fee)	0.07	
Total new charges		$79.05
Total amount you owe		**$79.05**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	61591		61095		496

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	496	630	576
Service days	32	30	32
kWh/day	15	21	18
Amount	$79.05	$96.47	$86.10

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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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.

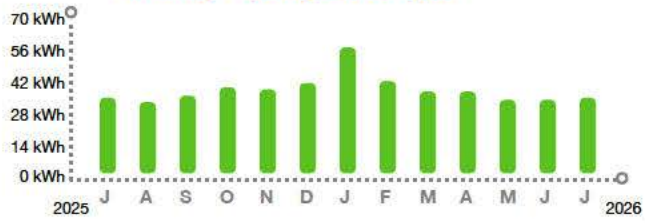
CURRENT BILL

$32.50
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.46
Payments received	-32.46
Balance before new charges	0.00
Total new charges	32.50
Total amount you owe	**$32.50**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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61084-35154	$32.50	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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:	$12.91	
Non-fuel: *($0.094600 per kWh)*	$3.40	
Fuel: *($0.032020 per kWh)*	$1.15	
Electric service amount	31.66	
Gross receipts tax (State tax)	0.81	
Taxes and charges	0.81	
Regulatory fee (State fee)	0.03	
Total new charges		$32.50
Total amount you owe		**$32.50**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20773		20737		36

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	36	35	36
Service days	32	30	32
kWh/day	1	1	1
Amount	$32.50	$32.46	$27.53

KEEP IN MIND

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

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Electric Bill Statement
For: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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

Jul 28, 2026
NEW CHARGES DUE BY

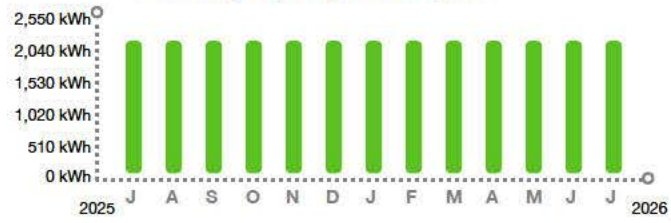
BILL SUMMARY

Amount of your last bill	4,477.20
Payments received	-4,477.20
Balance before new charges	0.00
Total new charges	4,477.20
Total amount you owe	**$4,477.20**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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72556-88074	$4,477.20	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		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 Aug 6, 2026.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	2302	2302	2302
Service days	32	30	32
kWh/day	72	77	72
Amount	$4,477.20	$4,477.20	$4,219.69

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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For: 06-05-2026 to 07-07-2026 (32 days)
kWh/Day: 72
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224	39	3500	F	154		2,002	
Energy					0.600000		92.40
Non-energy							
Fixtures					9.610000		1,479.94
Maintenance					1.650000		254.10
C861225	73	6000	F	12		300	
Energy					1.000000		12.00
Non-energy							
Fixtures					9.610000		115.32
Maintenance					1.650000		19.80
PMF0001				166			
Non-energy							
Fixtures					10.780000		1,789.48
UCNP				11,449			
Non-energy							
Maintenance					0.054620		625.34

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 06-05-2026 to 07-07-2026 (32 days)
kWh/Day: 72
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: Jun 5, 2026 to Jul 7, 2026 (32 days)
Statement Date: Jul 7, 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.

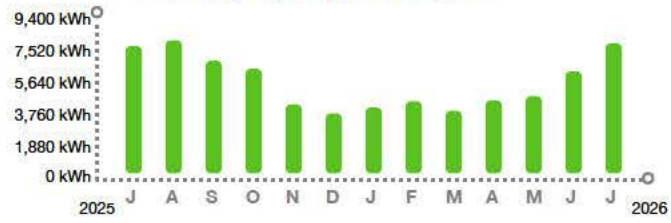
CURRENT BILL

$928.64
TOTAL AMOUNT YOU OWE

Jul 28, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $720.91 withdrawn instead of $928.64.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	781.72
Payments received	-781.72
Balance before new charges	0.00
Total new charges	928.64
Total amount you owe	**$928.64**

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 $720.91 instead of $928.64 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 25, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
- The amount due on your account will be drafted automatically on or after July 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 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.

80369-00598	$928.64	Jul 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		781.72
Payment received - Thank you		–781.72
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$258.87	
Fuel: *($0.032010 per kWh)*	$266.36	
Demand: *($15.03 per KW)*	$345.69	
Electric service amount	904.63	
Gross receipts tax (State tax)	23.22	
Taxes and charges	23.22	
Regulatory fee (State fee)	0.79	
Total new charges		$928.64
Total amount you owe		**$928.64**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	91677		83356		8321
Demand KW	22.59				23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2026	Jun 5, 2026	Jul 7, 2025
kWh Used	8321	6530	8145
Service days	32	30	32
kWh/day	260	217	254
Amount	$928.64	$781.72	$844.69

KEEP IN MIND

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

Download the app

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

Download now

A smarter way to save

Lower operational costs with automatic monthly bill credits when you participate in Business On Call®.

Get started

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.

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

SAMPSON CREEK COMMUNITY

Account #: 8274324200 Bill Date: 06/22/26 Cycle: 15	**Amount Due** **$2,027.18** Do not pay. AutoPay will process your payment on 07/14/26.

TOTAL SUMMARY OF CHARGES

Water	$	677.90
Sewer		143.05
Irrigation		1,206.23
Total New Charges	$	2,027.18

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

Previous Balance	$	1,623.88
Payment(s) Received		-1,623.88
Balance Before New Charges		0.00
New Charges		2,027.18

Do not pay. AutoPay will process your payment on 07/14/26.	$	2,027.18



MESSAGES

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ Check here for telephone/mail address correction and fill in on reverse side.

☐ Add $_____to my monthly bill: $_____for Neighbor to Neighbor and/or $_____for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **8274324200** Bill Date: **06/22/26**

Do not pay. AutoPay will process your payment on 07/14/26.	TOTAL AMOUNT PAID
$2,027.18	

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

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill





STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 8274324200 **Tel:** ___ – ___ – ____

Address:

City: **State:** **Zip Code:** ___ – ____

E-mail:

JEA

Phone: (904) 665-6000 Online: jea.com **SAMPSON CREEK COMMUNITY**

Account #: 8274324200
Bill Date: 06/22/26
Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1054 EAGLE POINT DR	I	$46.16	Irrigation 1 - Commercial	05/13/26 - 06/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.93			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	32	517	Regular	7000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1148 STONEHEDGE TRAIL LN APT 1	I	$103.65	Irrigation 1 - Commercial	05/19/26 - 06/22/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		27.48			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		48.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012958	34	390	Regular	16000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1401 CRESTED HERON CT	I	$309.04	Irrigation 1 - Commercial	05/13/26 - 06/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		230.47			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101588398	32	116	Regular	50000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR	W	$620.02	Swimming Pool - Water	05/13/26 - 06/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		78.40			
Water Consumption Charge		541.62			

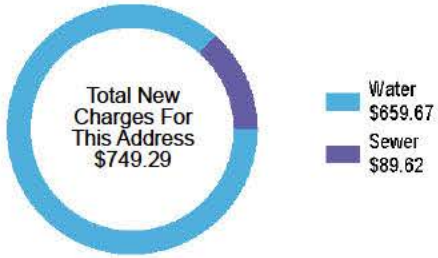
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	32	6308	Regular	177000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR	W	$39.65	Commercial - Water/Sewer	05/13/26 - 06/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		21.42			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	32	17	Regular	7000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR	S	$89.62	Commercial - Water/Sewer	05/13/26 - 06/14/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		36.19			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	32	17	Regular	7000 GAL

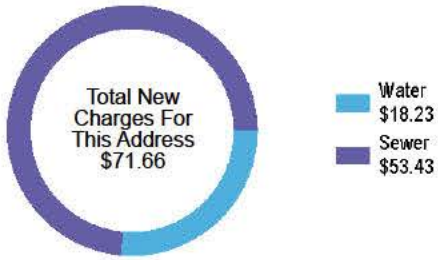


Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	$18.23	Commercial - Water/Sewer	05/13/26 - 06/14/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	32	151	Regular	0 GAL

219 SAINT JOHNS GOLF DR APT 1	S	$53.43	Commercial - Water/Sewer	05/13/26 - 06/14/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	32	151	Regular	0 GAL



380 SAINT JOHNS GOLF DR	I	$22.22	Irrigation 1 - Commercial	05/13/26 - 06/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		3.99			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514034028	32	55	Regular	1000 GAL

825 HAMPTON CROSSING WAY	I	$46.79	Irrigation 1 - Residential	05/13/26 - 06/14/26	Residential Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1-7 KGal @ $4.08)		28.56			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83711246	32	431	Regular	7000 GAL

884 EAGLE POINT DR APT 1	I	$71.49	Irrigation 1 - Commercial	05/13/26 - 06/14/26	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)		16.07			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83715860	32	411	Regular	10000 GAL

885 EAGLE POINT DR	I	$265.92	Irrigation 1 - Commercial	05/13/26 - 06/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		219.75			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81849996	32	693	Regular	48000 GAL

982 EAGLE POINT DR	I	$340.96	Irrigation 1 - Commercial	05/13/26 - 06/14/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		294.79			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82580203	32	1533	Regular	62000 GAL

Invoice # I-063026-2288

Created Date: 6/30/2026
Due Date: 6/30/2026

From

St Johns County Sheriff's Office
4015 Lewis Speedway, Saint Augustine FL
(904) 293-5378
cromein@sjso.org
Casey Romein

Bill To

St. Johns Golf
St. Augustine, FL, 32092
9547218681
shenning@gmssf.com
Sharyn Henning

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6832233	**St. Johns Golf** Traffic and presence.	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL
Agency Fee	Admin	$5.00	4 / Hour	$20.00

001.320.57200.34500
$273.00
Separate Check

Officer Hourly Total	**$240.00**
Agency Fees Total	**$20.00**
Subtotal	**$260.00**
Service Fees	**$13.00**
Taxes	**$0.00**
Total	**$273.00**
Payments Applied	**$0.00**
Balance Due	**$273.00**

*** CHECK NOS. 000278-050000 SAMPSON CREEK - CAPITAL RESERV
BANK B SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/26	00110	6/05/26	121813	202606	600-53800-60000				*	4,767.00		
			REPLACEMENT BENCHES/TABLE									
								BYO RECREATION, LLC			4,767.00	000278

TOTAL FOR BANK B 4,767.00

TOTAL FOR REGISTER 4,767.00

INVOICE #: 121813

ACCOUNT:
SAMPSON CREEK CDD

DATE CREATED:
6/05/2026

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

Correct?

Qty	Product	Price	Total
23	**REPLACEMENT SLATS - BENCHES 6'** Model: CUSTOM-PL3090PL8201 Replacement Slats - Benches 6' CEDAR 7 Bullnose 16 Regular	$75.00	$1,725.00
13	**REPLACEMENT SLATS - TABLE 8'** Model: CUSTOM-PL8850 Replacement Slats - Table 8' CEDAR	$234.00	$3,042.00
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

Sub Total:	$4,767.00
Sales Tax:	$0.00
Shipping:	$0.00
Total:	$4,767.00

PLEASE REMIT PAYMENT IN FULL TO:

BYO Recreation
ATTN: Devon Ward
405 Golfway West Drive, Suite #101
Saint Augustine, FL 32095

Capital Reserves
320-53800-60000

034.600.53800.60000