Sampson Creek

Community Development District

AUGUST 20, 2026

AGENDA

Sampson Creek
Community Development District

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

August 13, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, August 20, 2026, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**
Following is the advance agenda for the meeting:

I. Roll Call

II. Pledge of Allegiance

III. Public Comment *(regarding agenda items listed below)*

IV. Organizational Matters
   A. Oath of Office for Newly Appointed Supervisor

   B. Consideration of Resolution 2026-05, Designating Officers

V. Amenities Booking Requests

VI. Staff Reports
   A. Landscape Team – Report

   B. Attorney

   C. Engineer

   D. District Manager
      1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

      2. Consideration of Goals & Objectives for Fiscal Year 2027

E. General Manager
   1. Amenities and Operations Report

   2. Lake Doctors

   3. Athletic Field Report

   4. Proposal for Amenity Center Sign

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

VIII. Public Hearing for the Purpose of Adopting Revised Rules of Procedure; Consideration of Resolution 2026-06

IX. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
   A. Consideration of Resolution 2026-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll

X. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

XI. 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. Tennis Court Drainage Improvements

   G. Paver Installation Between Tennis Courts

XII. Contracts Review

XIII. Supervisors' Request

XIV. Public Comments

XV. Approval of Consent Agenda
   A. Minutes of the July 16, 2026 Meeting

   B. Financial Statements as of July 31, 2026

   C. Check Register

XVI. Next Scheduled Meeting – September 17, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XVII. Adjournment

FOURTH ORDER OF BUSINESS

B.

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 August 20, 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 20th DAY OF AUGUST, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

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

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

1. Requestor Information

- **Name(s):** Kevin Struble
- **Address:** 1571 Drury Ct
- **Legal Association Name (if applicable):** Sampson Creek

2. Relationship to the Community

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

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

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

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

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

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4. Request Details

- Please provide specific details about the request:

Reserve Amenity Center for parent Football meeting

- Why is this request being made?

Following procedure to request use of the Amenity Center.

5. Request Timeline

- Start Date: 8-22-2026
- End Date: 8-22-2026
- Times Requested: 9am-12pm
- Any other additional information:

6. Participation Details

- Total number of participants: 30
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 20

7. Other Communities

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

Submitter's Signature:

Date: 8-13-2026

SIXTH ORDER OF BUSINESS

A.

Sampson Creek CDD: Monthly Report

August 2026

Fungus/Pest/Fertilizer:

- Herbicide and pre-emergent sprayed in all landscape beds on weekly visits
- Command and aeration were performed on the older Bermuda sod. We should see results in 2 weeks.
- Herbicide was applied to crack weeds between road and gutter as well as sidewalk down Leo Maguire.

Maintenance:

- Weekly mowing service on all turf throughout the community
- Removed weeds from ornamental grasses and plant material
- Hard edge and soft edge all landscape beds and sidewalks
- Annual flower bed weeding and deadheading weekly
- The landscape weeds are starting to grow with the increased heat. We are doing our best to keep them under control.
- Hedges trimmed at Amenity center, around soccer field and basketball court.
- Wood line cutbacks on Leo Maguire
- Ornamental Grasses trimmed off walkways around gym and pool deck.

Irrigation:

- The system is scheduled to run on Monday, Wednesday, Thursday, and Sunday
- Adjusted heads for proper coverage

- Broken zone line at front median was repaired.

Annual Flowers: Changeout is scheduled for September, once I get exact date, we can let residents know to pick up old flowers.

Completed Enhancement Dates:

- Command and Aeration- Completed on August 6

D.

1.

NOTICE OF MEETINGS
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sampson Creek Community Development District will hold their meetings for **Fiscal Year 2027** at **St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida** at 6:00 p.m. on the third **Thursday** of each month:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

2.

Sampson Creek Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of five board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within field management services agreement
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Sampson Creek Community Development District

District Manager:_____ Date:_____
Print Name:_____
Sampson Creek Community Development District

E.

1.

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Monthly General Manager's Report

Meeting Date : 08-20-2026 *Submitted by:* ***Stephanie Taylor & Jason Davidson***

AMENITIES BOOKING REQUEST/Board Action Required:

Kevin Struble has submitted a one-time meeting room request. It is on August 22nd from 9 AM – 12 PM for a football parent meeting. There will be approximately 30 people at this request with the majority of them being residents. We did approve a similar request from him for the previous football season.

Clint Hendry has submitted a field/basketball court request for the homeschool physical education class. This would be on Fridays throughout the schoolyear from 10 AM – 12 PM with an end of the school year pool party near the end of May. This request was approved last year, and no issues were reported by onsite staff.

William Li has submitted a meeting room request for the Business Networking group. A group of local businesses meet on Wednesday mornings from 8 AM – 10 AM during the school year to network. This group has been meeting at the amenity center for multiple years and would like to continue. No issues have been reported by onsite staff.

Kristina Santoro has submitted a meeting room request for a Girl Scouts troop. They meet one Friday a month from 5 PM – 8 PM during the school year for their meetings. The dates will be coordinated with the General Manager to ensure no scheduling conflicts. They have been using the meeting room for multiple years and would like to continue. No issues have been reported by onsite staff.

Melinda Howell has submitted a one-time field request for a two-touch football tournament to raise funds for the K-9s for Warriors. They would use cones to indicate the goal zone and anticipate roughly 40 people for this event if approved.

JANI-KING PRICING/Board Action Required:

With the upcoming fiscal year, I have been speaking with our year-round vendors to confirm the pricing for the next fiscal year including Jani-King, our janitorial vendor. Jani-King has provided cleaning services to this community for over 15 years and has done a phenomenal job. They provide janitorial services to the facility on a nightly basis and are very responsive and communicative with the amenity center staff. They have not raised their monthly contractual pricing since the contract with the Board has been signed. With the increase of the supplies and labor cost, Jani-King has asked to raise their monthly contractual pricing from $1,611 to $1,824 with a total of $21,888 for the fiscal year which is within our current budget. With Board approval, we can get a pricing addendum signed and begin the increased monthly pricing starting October 1st.

TENNIS COURTS & BASKETBALL COURTS/Board Action Required:

The tennis courts and basketball courts table has been updated with the parameters from the previous meeting. Both Fast-Dry Courts and NIDY (formerly Court Surfaces) have submitted a proposal for the re-surfacing.

LANDSCAPING/No Board Action Required:

We do have a new account manager for Sampson Creek. Oscar is moving to a different location with Ruppert, and Kyle is now taking over our account. With the new account manager, there are many points of discussion that we will have to review such as contractual obligations, scheduling, items that need to be addressed, etc. I have sent over my initial items to address to Kyle, and we will be completing a thorough ride through together on Tuesday (8/18/26). I will keep the Board updated throughout this process.

MULTI-PURPOSE FIELD/No Board Action Required:

As we end our Summer season and start heading to the school year, the use of the multi-purpose field has started to increase. With the Fall sports season right around the corner, I have noticed that our weekday evenings and weekend mornings are prime time for groups to practice. Both security and onsite staff are aware of the CDD policies for the multi-purpose field and know to let any teams with more than 15 participants know that they must submit an amenity request to the Board and gain approval in order to use the field. There was a span of 2-3 weeks where there were quite a few teams utilizing the field. I have noticed a dip in field usage this past week and a half, but I anticipate that as we progress through August and enter September, we will continue to see a higher usage of the field.

Please note that we will be closing the multi-purpose field next Wednesday, August 19th, for the second phase of the aeration project if the weather permits. The field will re-open on Thursday, August 20th. This information will be posted on social media and added into our e-blasts.

AMENITY CENTER SIGN/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. The sign appears to be a cast aluminum sign painted black with gold lettering and borderlines. Attached to the agenda packet are both the proposals for the sign in a larger size. Fast Signs is $12,463 for the new aluminum cast sign with the same paint colors, and Sundancer Sign Graphics is $7,950 for the new aluminum cast sign with the same paint colors.



Sign by Amenity Center


Sign by Marquee Board



Closer View of Sign

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 a start date of August 24th. Once the project is completed, I will coordinate with Andrew for the next project list! I am also working with Cleve with Terra Grade for proposals of the sidewalk panels that need to be replaced.

POOL LIGHTS/No 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. This repair will be completed by our August CDD meeting.

HOLIDAY LIGHTING/No Board Action Required:

I met with M&G Lighting to discuss new ideas for the community's holiday lighting. 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. I also spoke with Matt, and he is trying to source all our lighting from the same manufacturer so that way we have the same hue of white. I will keep the Board updated on this project!

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. The poly-wood slats have been delivered! All of the poly-wood slats for the picnic tables that have been cracked or broken have been replaced with the new poly-wood slats. We will then work on replacing the poly-wood slats of the benches throughout the community. All slat replacements will be completed by the August CDD meeting.

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.

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.

EVENTS/SEASON RECAP/Board Action Required:
School is back in session! I am happy to report that it was a fun and eventful Summer here at Sampson Creek. I hope all the residents enjoyed their Summer break with us!

-Summer Camp: We had an epic nine weeks with the campers this Summer. It truly is an honor to get to know the kids here in the community and create fun memories with them all. I did send out an email to the parents to gain any feedback about their camper's experience. With Board approval, I would like to keep next year's summer camp in-house.
-Lifeguards: We only have a few more weekends left for the waterslide/lifeguard season! As we finish out the pool season, lifeguards will continue to perform their duties and complete mock saves. I have already started brainstorming new ideas to better develop our lifeguards.
-Back to School Goodie Bags: Residents really enjoyed stopping by the front office to pick up some school swag prior to the school year starting. It was great to see the kiddos one more time before they began the school year.
-Kindergarten Adventures: We had another successful Kindergarten Adventures. The bus driver was phenomenal, explaining the rules of the bus and keeping the kids engaged. We are happy to say that the participants left knowing some friendly faces prior to starting kindergarten.
Last Splash Before Class: The weather was not quite on our side for this event, but we made it work! We had some friendly pirates and mermaids for the residents to interact with, a selection of glitter tattoos, Jim the DJ to provide a great selection of music and an assortment of competitions, and Frankie's Franks for some yummy hot dogs! Residents still had a blast spending time together and playing games, and we even got to see the mermaids swim in the pool for a bit!
Election Day: Primary Elections are being help on Tuesday, August 18th at the Amenity Center from 7 AM – 7 PM. We will also have the General Elections in the Amenity Center Meeting Room as well in November.
Family Feud: We are hosting a 21 and up Family Feud event on Saturday, August 22nd. Residents are encouraged to join in on some friendly competition and see which team can win Family Feud!
Labor Day Scoops and Sounds: We are finishing out the pool season with the Labor Day Scoops and Sounds event. Stop by the pool deck from 12 PM – 2 PM on Monday, September 7th for Bruster's ice cream and live music from Dan the Loopman!
Community Yard Sale: Our community yard sale will be on Saturday, September 19th. Be sure to check out the variety of items your neighbors have to offer. Don't forget to register your house for the yard sale!
-Kids Night Out: One program/event that was offered previously that I would like to bring back is the Kids Night Out events. Elementary school aged kids would come for a themed evening with the camp staff that work year

2.

The Lake Doctors, Inc.
Aquatic Management Services

Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
(904) 262-5500

SAMPSON CREEK CDD SJGCC **08/10/2026**

July continues to bring the heat, but that is expected. The rain and heat combined make for favorable conditions for algae blooms. However, I feel the ponds look pretty good, of course there are going to be flare-ups, but they are being dealt with during our visits. The team continues to do a good job of staying in front of their ponds.
I hope you enjoy July's pictures. Please 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 July:

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	July 17th	20,24B,26 25A 23,24,24A,25	Algae treatments Algae + underwater weeds Algae + shoreline weeds
2	Luis Gallant	July 13th	4,7,8,16 16 2,3,4,5,6,10,11	Algae treatments Shoreline weeds Pond dye added
3	Garrett Potter	July 28th	1,9,12,12A,13,14, 14A	All ponds received an algae treatment.
	Second Visit			
4	Marc Thigpen	July 24th	20,23 24,25 21,26,25A	Algae treatments Shoreline weeds Algae + Shoreline weeds
5	Luis Gallant	July 23rd	2,4,5,6 3,19 7,8	Shoreline weeds + dye added Algae + Shoreline weeds Shoreline weeds
6	Garrett Potter	July 17th	9,12A,13,14 1 12	Algae treatments Algae + shoreline weeds Shoreline weeds
	Notes			
	Marc Thigpen	Aug 11th	25A	Will be spraying bulkhead.

*Beneficial bacteria/probiotic applied

American Owned and Operated

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@thelakedoctors

Learn More at lakedoctors.com

®THE LAKE DOCTORS, INC.

Pond 1


Jul 28, 2026 at 11:58:05 AM
Leo Maguire Pkwy
Saint Augustine FL 32092
United States

Pond 2


Jul 23, 2026 at 9:34:10 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 4


Jul 23, 2026 at 7:31:03 AM
Service Road Access
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 6


Jul 23, 2026 at 10:33:47 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club

Pond 10



Pond 13



Pond 15



Pond 21



Pond 23



Pond 24



Stephanie,
As I mentioned on the notes in the summary of treatments, Marc and I are going to get the bulkhead in 25A treated Tuesday morning August 11th.

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 maintained its summer playability through all the extreme heat. We plan on our 2nd core aerification next Wednesday August 19th, weather permitting and if it's possible to have the field closed that day to complete the tasks. Our main goal over the next month will be to rid the field of weeds and to repair worn areas beneath goal posts. Our watering schedule has been adjusted slightly due to all the recent rain; however, our mowing schedule has stayed the same. Edging along the cart path and trimming around the wooden barriers is being completed once a week.

A 3rd summer pre-post emerge application (Echelon) was completed on August 12 to help prevent summer weeds from emerging. Growth regulator and insect applications will continue through September to control the bermudagrass growth and prevent summer insects.

4.

SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

Estimate

ADDRESS
Sampson Creek CDD
219 Saint Johns Golf Drive
Saint Augustine, Florida 32092

SHIP TO
Sampson Creek CDD

ESTIMATE # 2517
DATE 07/08/2026

ACTIVITY	QTY	RATE	AMOUNT
Specialty Sign CAST ALUMINUM SIGN FACE 48"x36"	1	6,295.00	6,295.00T
Sign Post Sign Posts for Mounting Sign to Match existing	1	560.00	560.00T
Services Recreating Logo if No High Res Image is Provided	1	795.00	795.00
Install - Sign Installation of Street Sign per specs	1	300.00	300.00

SUBTOTAL	7,950.00
TAX	0.00
TOTAL	**$7,950.00**

Accepted By

Accepted Date

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

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

1. Requestor Information

- **Name(s):** William Li
- **Address:** 991 Eagle Point Drive, St. Augustine FL 32092
- **Legal Association Name (if applicable):** BNI Dollar Producers

2. Relationship to the Community

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

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

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

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

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

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4. Request Details

- Please provide specific details about the request:

This is a weekly business networking meeting

- Why is this request being made?

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

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5. Request Timeline

- Start Date: _____
- End Date: _____
- Times Requested: 8:00 am - 10:00 am Ems wednesday
- Any other additional information:

_____

_____

6. Participation Details

- Total number of participants: up to 40
- Number of participants who are residents with current access to Sampson Creek CDD amenities: yes

7. Other Communities

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

_____

_____

Submitter's Signature: _____

Date: 8/18/26

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

1. Requestor Information

- **Name(s):** Melinda Howell
- **Address:** 748 Eagle Point DR.
- **Legal Association Name (if applicable):** _____

2. Relationship to the Community

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

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

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

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

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

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4. Request Details

- Please provide specific details about the request:

Small fundraising event for K-9's for Warriors - football tournament

- Why is this request being made?

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5. Request Timeline

- Start Date: 11/11/26 9:00 am

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

- End Date: 11/11/26
- Times Requested: 9:00 - 4:00
- Any other additional information:

6. Participation Details

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

7. Other Communities

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

Submitter's Signature: Melinda Howell

Date: 8/18/26

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

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

1. Requestor Information

- **Name(s):** Kristina Santoro
- **Address:** 2012 Glenfield Crossing Ct.
- **Legal Association Name (if applicable):** _____

2. Relationship to the Community

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

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

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

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

If **No**, please provide details here:
Troop 51007 Girl Scout Troop

4. Request Details

- Please provide specific details about the request:

Room Rental for Girl Scout meeting

- Why is this request being made?

Meetings for Girl Scout Troop #51007

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

---

5. Request Timeline

- Start Date: 10/1/26 - 5/31/26
- End Date: _____
- Times Requested: 5-8pm
- Any other additional information:
  one Friday a month

6. Participation Details

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

7. Other Communities

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

Girl Scouts Troop #51007 began as Daisies in kindergarten Troop is currently in 8th grade. This is their favorite meeting place!

Submitter's Signature: Kristina Santoro

Date: 8-18-2026

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

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

1. Requestor Information

- **Name(s):** Clint Hendry
- **Address:** 568 Stonebridge Path Ct.
- **Legal Association Name (if applicable):** _____

2. Relationship to the Community

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

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

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

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

If **No**, please provide details here: Homeschool PE Class - Several residents but not 60%

4. Request Details

- Please provide specific details about the request:

Homeschool PE

- Why is this request being made?

Provide enrichment to Homeschool Families

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

---

5. Request Timeline

- Start Date: 8-20-26
- End Date: 5-31-27
- Times Requested: 10 am – 12 pm on Fridays
- Any other additional information:

---

6. Participation Details

- Total number of participants: 50-60
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 15-20

7. Other Communities

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

Submitter's Signature: _____

Date: 8-14-26

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

Proposal	
Date 08/13/2026	
Start Date 10/01/2026	**Cust #** 126069

Submitted To:
SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

For:
Same as Sold To

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

Submitted To:
SAMPSON CREEK C.D.D.
219 ST. JOHNS GOLF DRIVE
ST. AUGUSTINE FL 32092

For:
Same as Sold To

	Date	Cust No	Slsmn No	PO Number	Franchisee	Start Date
	08/13/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	10/01/2026

Quantity	Description	Unit Price	Extended Price
12	MONTHLY CONTRACT BILLING AMOUNT	1,824.00	1,824.00

Yearly Amount	$ 21,888.00
Sales Tax	$ 0.00
Total	$ 21,888.00

Make All Checks Payable To:
JANI-KING OF JACKSONVILLE

FASTSIGNS
Make Your Statement

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

fastsigns.com/299

ESTIMATE
EST-108070

Payment Terms: Payment Upfront

Created Date: 8/20/2026

DESCRIPTION: Amenity Center Entrance Sign - Painted Cast Aluiminum

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: House FS Jacksonville - Baymeadows
Entered By: Dominic Byrne

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Amenity Center Entrance Sign**	1	$12,463.84	$12,463.84
1.1	**MISCELLANEOUS - 48"x36"x5/16" Cast Aluminum Plaque, Painted Black and Gold with Double Line Edge** **Part Qty:** 1			
1.2	**IN HOUSE INSTALLATION - Installation** **Part Qty:** 1			

Subtotal:	$12,463.84
Taxes:	$934.79
Grand Total:	$13,398.63
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$13,800.59*

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

Signature: _____ **Date:** _____

SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

Estimate

ADDRESS
Sampson Creek CDD
219 Saint Johns Golf Drive
Saint Augustine, Florida 32092

SHIP TO
Sampson Creek CDD

ESTIMATE # 2517
DATE 07/08/2026

ACTIVITY	QTY	RATE	AMOUNT
Specialty Sign CAST ALUMINUM SIGN FACE 48"x36"	1	6,295.00	6,295.00T
Sign Post Sign Posts for Mounting Sign to Match existing	1	560.00	560.00T
Services Recreating Logo if No High Res Image is Provided	1	795.00	795.00
Install - Sign Installation of Street Sign per specs	1	300.00	300.00

SUBTOTAL	7,950.00
TAX	0.00
TOTAL	**$7,950.00**

Accepted By

Accepted Date

August 20, 2026

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

Nidy Sports Construction proposes to remove and replace the chain-link mesh on the existing tennis court fencing at Sampson Creek CCD. The work includes removal and disposal of existing mesh, installation of new vinyl-coated chain-link mesh with new tension bars and tension bands, and installation of new bottom rail as detailed below.

SCOPE OF WORK

Tennis Courts - Chain-Link Mesh Replacement

1. Mobilization - Mobilize labor, supervision, materials, tools, and equipment required to perform the fencing work.

2. Remove Existing Mesh - Remove and dispose of approximately 1,144 linear feet of existing chain-link fence mesh from the tennis court fencing.

3. 10-Foot Mesh - Furnish and install approximately 1,062 linear feet of 10-foot-high vinyl-coated chain-link mesh, including new tension bars and tension bands.

4. 4-Foot Mesh - Furnish and install approximately 80 linear feet of 4-foot-high vinyl-coated chain-link mesh, including new tension bars and tension bands.

5. Bottom Rail - Furnish and install approximately 1,144 linear feet of new bottom rail along the replaced fence sections.

6. Clean-Up - Remove Nidy construction debris and excess materials from the immediate work area upon completion.

PRICING

Description	Price
Tennis courts chain-link mesh replacement, including removal and disposal of approximately 1,144 LF of existing mesh; installation of approximately 1,062 LF of 10-foot-high vinyl-coated mesh; approximately 80 LF of 4-foot-high vinyl-coated mesh; new tension bars and tension bands; and approximately 1,144 LF of new bottom rail.	$64,400.00

The total price for the above outlined work is $64,400.00.

This price is good for thirty (30) days from the proposal date.

NOTES / ASSUMPTIONS

- Pricing assumes the existing fence posts, terminal/corner posts, top rail, and other existing framework not specifically listed for replacement are structurally sound, properly aligned, and suitable for reuse. Repair or replacement of existing framework is excluded unless added in writing.
- Removal or reinstallation of windscreen is excluded. If windscreen must be removed before Nidy begins work, it shall be removed by others unless separately quoted.
- New gates and gate hardware are excluded from this proposal. Existing gates and gate hardware are to remain unless otherwise agreed in writing.
- Any materials or work not specifically identified in the Scope of Work are excluded.
- Quantities are based on the measurements provided for pricing. Material differences in field-verified quantities or concealed conditions may require a written change in scope and additional pricing.
- Owner shall provide reasonable access to the work area. The tennis court area may need to remain closed while fencing work is in progress.

ACCEPTANCE

Proposal Price: $64,400.00

Authorized Signature: _____

Date: _____

Printed Name / Title: _____

By signing this proposal, the customer acknowledges they have read and accept the scope of work, pricing, notes, and terms and conditions outlined herein.

TERMS AND CONDITIONS

Scope of Work. *This proposal covers only the work specifically described herein and is based on site information, measurements, and conditions visible or reported at the time of proposal. Any deviation, concealed condition, or additional work requested by the Owner shall be treated as a change in scope and may require written approval and additional pricing.*

Damages and Delays. *Nidy Sports Construction will perform the work in a professional manner consistent with industry standards. Nidy is not responsible for damage to undisclosed utilities, irrigation, landscaping, existing fencing or structures not included for replacement, or work caused by third parties, nor for delays resulting from weather, acts of God, Owner delays, restricted access, material availability, or other conditions beyond its control.*

Permitting. *Permitting, surveys, engineering, testing, and design services are excluded unless specifically stated in the scope.*

Warranty. *Nidy Sports Construction warrants materials and workmanship supplied by Nidy for one (1) year from completion, subject to proper maintenance and normal use.*

Warranty Exclusions. *Existing posts, rails, gates, gate hardware, foundations, and other retained fence components are excluded from Nidy's warranty. Existing corrosion, settlement, movement, damage by others, misuse, vandalism, landscaping impacts, and acts of God are also excluded.*

Weather and Scheduling. *Fence removal and installation are subject to weather, site access, material availability, and other field conditions that may affect scheduling and completion dates.*

Validity. *This proposal is valid for thirty (30) days from the proposal date.*

TENNIS/BASKETBALL COURTS:

I am working with both vendors (Court Surfaces has merged with NIDY so now two vendors) to get the pricing for the options for the vendors will provide. I have broken each vendor's options with their reasoning behind their options above the table.

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. At our previous CDD meeting, Stacy, Sean's other colleague also felt like a re-surfacing was an option. Attached is the most updated proposal with the resurfacing, new fencing, bottom bar addition to the fencing, and root barrier.

Fast-Dry Courts Options:

	Tennis Courts Resurfacing with Fiberglass Membrane:	Tennis Courts Rebuild with Fiberglass Membrane	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Root Barrier Pricing	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Basketball Courts Rebuild with Fiberglass Membrane
	$54,500	$282,500	$47,500	$5,750	$2,595	$12,102/ 6,959	$32,924	$35,305/ $23,708	$95,500
THIS ROW USED FOR RESURFACING TOTALS	$54,500	N/A	$102,000	$107,750	$110,345	$122,447/ $117,304	$155,371/ $150,228	$190,676/ $185,533/ $179,079/ $173,936	Total: $286,176/ $281,033/ $274,579/ $269,436
THIS ROW USED FOR REBUILDING TOTALS	N/A	$282,500	$330,000	$335,750	$338,345	$350,447/ $345,304	$383,371/ $378,228	$418,876/ $413,733/ $407,079/ $401,936	Total: $514,376/ $509,233/ $502,579/ $497,436

NIDY (COURT SURFACES PREVIOUSLY, NOW MERGED WITH NIDY):

Bryan with Court Surfaces which is now 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, 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 one-year warranty for the cracks repaired; however, it would not cover the expense of new cracks that form. Bryan has submitted a proposal for re-surfacing using the RiteWay application. He is working with his team to create the fencing proposal with the additional pricing of the bottom bar and aims to have it submitted by tomorrow (8/14/26).

Court Surfaces Courts Options:

	Tennis Courts Resurfacing with RiteWay:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Basketball Courts Rebuild
	$55,820	$365,385	$64,400	Included in Price	$12,102/ 6,959	$32,924	$35,505/ $23,708	$105,750
THIS ROW USED FOR RESURFACING TOTALS	$55,820	N/A	$120,220	$120,220	$132,322/ $127,179	$165,246/ $160,103	$200,751/ $195,608/ $188,954/ $183,811	Total: $306,501/ $301,358/ $294,704/ $289,561
THIS ROW USED FOR REBUILDING TOTALS	N/A	$365,385	Included in rebuild price	Included in rebuild price	$377,487/ $372,344	$410,411 $405,268	$445,916/ $440,773/ $434,119/ $428,976	Total: $551,666/ $556,523/ $539,869/ $534,726

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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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

WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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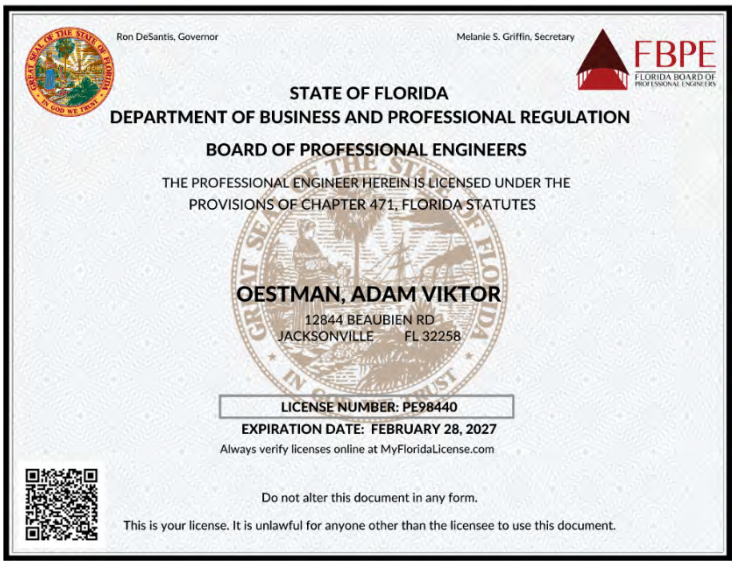
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

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

LICENSE NUMBER: PE91277
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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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

OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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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		

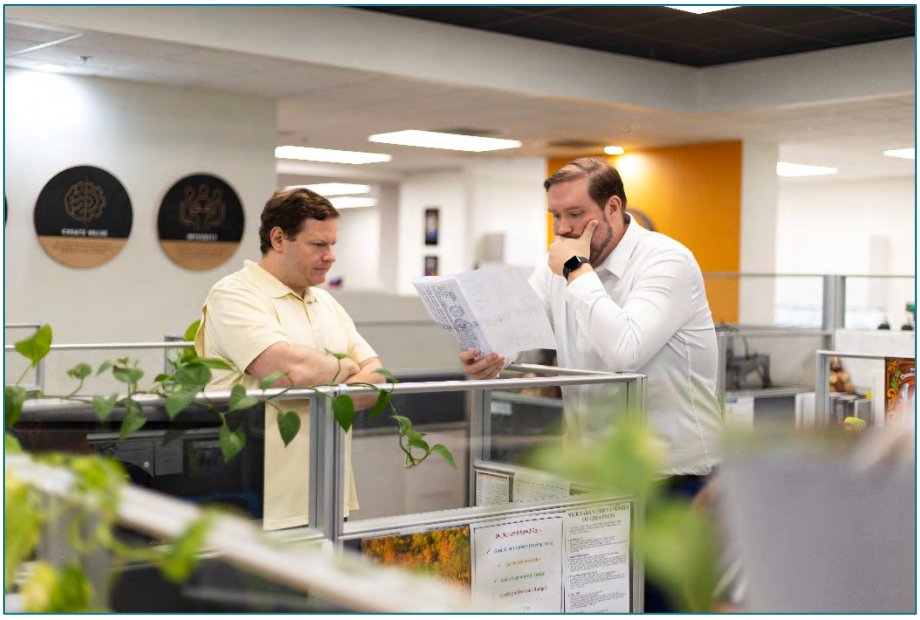
Pre-Development work completed for approximately 845 residential units within the subdivision. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.

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)*: MARBELLA MULTI-FAMILY, 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
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)*	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
ORANGE PARK PAVEMENT ASSESSMENT, ORANGE PARK, FL		

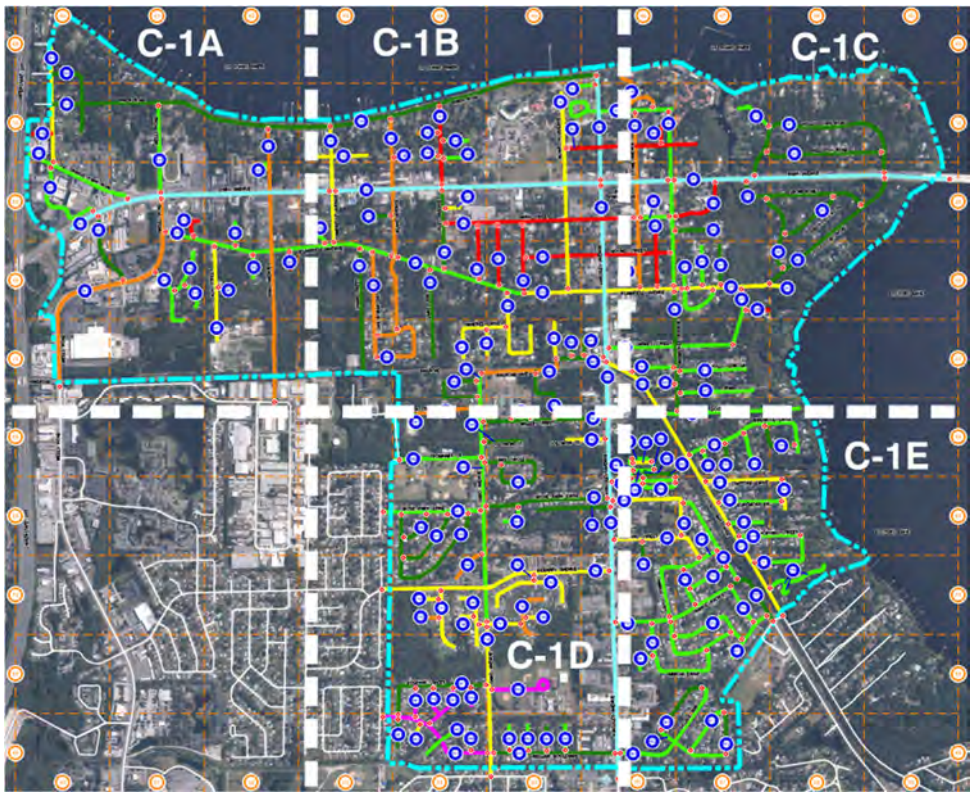
23. PROJECT OWNERS INFORMATION

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.

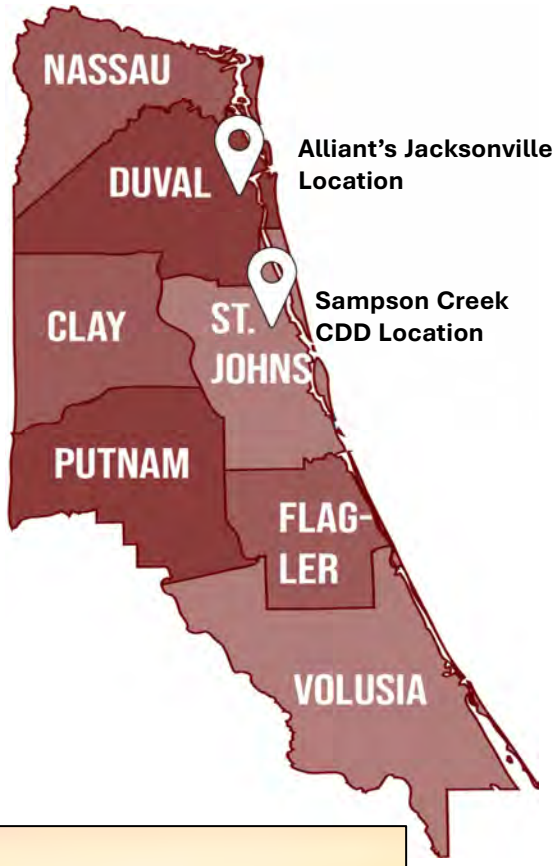
Exhibit 3
Geographic Location

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

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August, 2026.

ATTEST:	**SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A:

RULES OF PROCEDURE

Summary of Revisions to Rules of Procedure

Board governance rules were revised to add an express mandatory-voting provision

A present board member may not abstain from an official act except where a conflict exists or appears to exist under the cited ethics laws.

Expansion of public meeting notice requirements

Revise the standard for what qualifies as a newspaper of general circulation, tie annual meeting notices to Chapter 50 standards, and add a requirement to post the date, time, and place of each meeting, hearing, or workshop on the district website at least seven days in advance.

Broadening of budget amendment authority

Currently, the annual budget can be amended only by board action; the revised rules also permit amendment as provided in the resolution approving the budget.

Substantial overhaul of rulemaking procedures

The current rules contain a shorter process focused on notice, hearings, petitions, emergency rules, and challenges; the revised rules add detailed standards for what a rule must contain, statements of estimated regulatory costs, expanded notice content, timing rules, rule corrections and substantive changes, withdrawal procedures, website postings, rulemaking records, and more detailed challenge procedures.

Addition of formal procedures for withdrawal and correction of rules

These include withdrawal if adoption deadlines are missed, publication of withdrawal notices, quarterly website postings for delayed rulemaking notices, and a revised multi-year review process for existing rules with annual reports and completion deadlines.

Expansion of emergency rule procedures

The revised rules require website posting, specify required contents of emergency notices, set rules for duration and renewal, permit superseding emergency rules, allow technical corrections, and provide a repeal notice process.

Expansion of challenges to rules and post-protest review rights

The revised rules add more detailed deadlines and burdens for rule challenges and expressly provide for judicial review of final protest decisions in the county where the district is located.

Broadening of auditor-selection procedures

The revised rules expressly allow the district, for audits required under Chapter 189 but not meeting Chapter 218 thresholds, to proceed outside the formal auditor-selection procedures; they also expressly allow proposals to be submitted electronically or by hard copy and clarify that proposals need not be publicly opened at the submission deadline.

Modernization of notice and award procedures allowing electronic and website-based notice

Across consultant selection, auditor selection, prequalification, construction, design-build, goods, and maintenance services, the revised rules permit notice by e-mail with delivery/read receipt and, if authorized in the solicitation, website posting of intent-to-award notices.

Revisions to construction and purchasing provisions

The revised rules refer more consistently to counties rather than a single county or the district, and to allow e-mail notice in place of facsimile in several procurement steps. This change affects solicitation publication and direct notice procedures across prequalification, construction, design-build, goods, and maintenance procurement.

Tightening of bonding requirements for public works contracts

The current rule states that the board "should require" a payment and performance bond for covered contracts over $200,000; the revised rule states that the board "shall require" such bond or other acceptable surety.

~~AMENDED AND RESTATED~~
RULES OF PROCEDURE
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____

EFFECTIVE AS OF ~~DECEMBER 4, 2019~~ _____, 2026

TABLE OF CONTENTS

~~Rule 1.0 General. 2~~

~~Rule 1.1 Board of Supervisors; Officers and Voting. 3~~

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

~~Rule 1.3 Public Meetings, Hearings, and Workshops. 10~~

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

~~Rule 2.0 Rulemaking Proceedings. 16~~

~~Rule 3.0 Competitive Purchase. 22~~

~~Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act. 27~~

~~Rule 3.2 Procedure Regarding Auditor Selection. 31~~

~~Rule 3.3 Purchase of Insurance. 36~~

~~Rule 3.4 Pre-qualification. 38~~

~~Rule 3.5 Construction Contracts, Not Design-Build. 43~~

~~Rule 3.6 Construction Contracts, Design-Build. 47~~

~~Rule 3.7 Payment and Performance Bonds. 52~~

~~Rule 3.8 Goods, Supplies, and Materials. 53~~

~~Rule 3.9 Maintenance Services. 57~~

~~Rule 3.10 Contractual Services. 60~~

~~Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 61~~

~~Rule 4.0 Effective Date. 64~~

Rule 1.0 General. 3

Rule 1.1 Board of Supervisors; Officers and Voting. 4

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 8

Rule 1.3 Public Meetings, Hearings, and Workshops. 11

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse 16

Rule 2.0 Rulemaking Proceedings. 17

Rule 3.0 Competitive Purchase. 31

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

Rule 3.2 Procedure Regarding Auditor Selection. 40

Rule 3.3 Purchase of Insurance. 45

Rule 3.4 Pre-qualification 47

Rule 3.5 Construction Contracts, Not Design-Build. 52

Rule 3.6 Construction Contracts, Design-Build. 57

Rule 3.7 Payment and Performance Bonds. 62

Rule 3.8 Goods, Supplies, and Materials. 63

Rule 3.9 Maintenance Services. 67

Rule 3.10 Contractual Services. 70

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 71

Rule 4.0 Effective Date. 75

Rule 1.0 General.

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

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

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

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

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

Rule 1.1 Board of Supervisors; Officers and Voting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

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

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

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

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

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

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

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

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

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

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

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

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

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

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

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

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

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

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

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

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

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

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

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

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

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

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) ~~days~~days', but ~~no~~not more than thirty (30) ~~days~~days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation ~~in the District and~~ within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located~~. "General circulation" means a~~ if such newspaper has been in existence for two (2) years at the time of publication ~~that is printed and~~of the applicable notice (unless no newspaper within the county has been published ~~at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to~~ for such length) and satisfies the ~~public generally, is available to~~ criteria of section 50.011(1) of the ~~public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest~~Florida Statutes, or ~~of value to the residents or owners~~if such newspaper is a direct successor of ~~property in the county where~~a newspaper which has been so published, ~~or of interest or of value to the general public~~as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in ~~a newspaper not~~Chapter 50 of ~~limited subject matter, which is~~the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least ~~five days a week, unless the only newspaper in the county is published less than five days a week~~seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

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

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

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

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

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

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

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

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

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

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

Call to order
Roll call
Public ~~comment~~comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business

Staff reports
(a) District Counsel
(b) District Engineer
(c) District Manager
1. Financial Report
2. Approval of Expenditures
Supervisor's requests and comments
~~Public comment~~
Adjournment

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

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

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

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

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

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

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

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

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

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

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

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

posted at the District Office immediately following the original meeting.

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

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

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

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

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

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

~~(a)~~ (b) Florida Statutes; and

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

~~(c)~~ (d) Support economical and efficient operations; and

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

~~(e)~~ (f) Safeguard assets.

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

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

Rule 2.0 Rulemaking Proceedings.

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

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

(a) Contain only one subject;

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

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

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

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

(4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a ~~Rule~~rule, the District shall provide notice of the development of a proposed rule ~~by publication of a~~ ("**Notice of Rule Development** ~~in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate~~ ") setting forth the following:

(i) the subject area to be addressed by rule development~~, provide a~~;

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

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

(iv) The law being implemented;

(v) The proposed rule number; and ~~include~~

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

~~(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.~~

~~(3~~(b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of ~~Proceedings and Proposed Rules~~Rulemaking.

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

(i) A short, plain explanation of the purpose and effect of the proposed ~~action, a reference to the specific~~rule;

(ii) The proposed rule number;

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

(v) The grant of rulemaking authority ~~pursuant to which the rule is adopted, and a reference to the section or subsection of~~for the ~~Florida Statutes~~proposed rule;

(vi) The law being implemented~~,~~ or interpreted~~, or made specific. The notice shall include a~~;

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

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

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

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice~~. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.~~;

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

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

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

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

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

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

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

(6) Modification of Rules.

(a) Technical Changes.

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

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

(b) Substantive Changes.

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

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

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

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

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

(7) Withdrawal of Proposed Rules.

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

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

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located,

and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

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

(8) Rule Development Workshops.

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

~~(5~~ (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

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

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

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

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(a) All Petitions to Initiate Rulemaking ~~proceedings~~Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. ~~Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition~~

~~is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.~~District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

~~(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:~~

~~(a) The text of the proposed rule, or any amendment or repeal of any existing rules;~~

~~(b) A detailed written statement of the facts and circumstances justifying the proposed rule;~~

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

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

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

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

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

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

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

(10) Public Hearing.

(a)

~~(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and~~

~~(d) The published notice.~~

~~(7) Hearing.~~ The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the ~~notice described in section (3) of this Rule~~Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. ~~The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.~~When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

~~(8~~ (b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

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

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

(11) Emergency Rule Adoption.

(a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action~~. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District.~~ or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District ~~and otherwise complies with these provisions.~~.

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

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

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(12~~(9)~~) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located.

(~~10~~13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record~~. The record shall include, if~~ ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:

(a) ~~The texts~~A copy of the ~~proposed~~ rule ~~and~~ ;

(b) Any material incorporated by reference in the ~~adopted~~ rule;

~~(b) All notices given for a proposed rule;~~

(c) ~~Any~~ A detailed written statement of ~~estimated regulatory costs~~the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule~~; ~~, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(e

~~(d)~~ A ~~written summary~~statement of ~~hearings, if any, on~~ the extent to which the proposed rule~~;~~ relates to federal standards on rules on the same subject;

~~(e) All written comments received by the District and responses to those written comments; and~~

~~(f) All notices~~ (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and ~~findings pertaining to~~

(g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(~~11~~14) Petitions to Challenge ~~Existing~~ Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided

in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a ~~rule is substantially affected by it.~~ proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings. ~~(d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.~~

(e) Hearings held under this section shall be de novo in nature. ~~The~~ For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule

is an invalid exercise of District authority as to the objections raised. ~~The~~ During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

~~(f) The petitioner and the District shall be adverse parties.~~ (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(15~~Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

~~(12~~) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, ~~"~~"**substantial hardship**~~"~~" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, ~~"~~"**principles of fairness**~~"~~" are violated when the literal application of a rule

affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District ~~Rule~~rule may file a petition with the District, requesting a variance or waiver from the District's ~~Rule.~~rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by ~~Rule~~rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the ~~petitioner's~~petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the ~~District's action~~District's action. The District shall maintain a record of the type and disposition of each petition filed.

(~~13~~16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. ~~Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.~~

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the ~~firm's~~firm's or ~~individual's~~individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

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

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each ~~consultant's~~consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all ~~consultants~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "~~"~~Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules~~,~~",." or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "~~"~~"wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting~~."~~." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "~~"~~"the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs~~."~~."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) ~~Definitions.~~

~~(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.~~

~~(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.~~

~~(2)~~ Establishment of Auditor Selection Committee. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

~~(3)~~ (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

~~(4)~~ (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (~~3~~2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation ~~in the District and~~within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

~~(5)~~ (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals~~.~~, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

~~(6)~~ (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (~~3~~2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

~~(7)~~ (6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or

document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

~~(8)~~ (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

~~(9)~~ (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may

alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: –"“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,",” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

~~(a)~~ (a) The Board shall cause to be prepared a Notice of Invitation to Bid.

~~(b)~~ (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District~~.~~ is located. The notice shall allow at least fourteen (14) days for submittal of bids.

~~(c)~~ (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

~~(d)~~ (d) Bids shall be opened at the time and place noted in the Invitation to Bid.

~~(e)~~ (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

~~(f)~~ (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

~~(g)~~ (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their

dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

~~(h)~~ (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all ~~bidders~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~by~~ hand delivery, or ~~by~~ overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules~~,"~~," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared a Request for Qualifications.

~~(b)~~ (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) ~~days~~days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

~~(c)~~ (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the ~~District~~project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

~~(d)~~ (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by ~~electronic~~ e-mail, United States Mail, hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

~~(e)~~ (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses

in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

~~(j~~ (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all ~~vendors~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~electronic mail,~~ hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules~~,"~~," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

~~(3)~~(2) Suspension, Revocation, or Denial of Qualification

~~(a)~~ (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

~~i.~~ (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

~~ii.~~ (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

~~iii.~~ (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

~~iv.~~ (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

~~v.~~ (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

~~vi.~~ (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

~~vii.~~ (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

~~viii.~~ (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

~~ix.~~ (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

~~x.~~ (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

~~xi.~~ (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

~~xii.~~ (xii) The vendor or affiliate(s) has been convicted of a contract crime.

~~1.~~ 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

~~2.~~ 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

~~(b)~~ (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

~~(c)~~ (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

~~(d)~~ (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

~~(e)~~ (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

~~i.~~ (i) Impacts on project schedule, cost, or quality of work;

~~ii.~~ (ii) Unsafe conditions allowed to exist;

~~iii.~~ (iii) Complaints from the public;

~~iv.~~ (iv) Delay or interference with the bidding process;

~~v.~~ (v) The potential for repetition;

~~vi.~~ (vi) Integrity of the public contracting process;

~~vii.~~ (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation ~~in the District and in~~within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery~~, facsimile~~, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic~~ e-mail, United States Mail, hand delivery, or ~~facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

_____(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

_____(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

_____(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

~~(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect.~~ (j~~Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.~~

~~(k~~) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no

Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation ~~in~~within the county in which the ~~District~~project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by ~~electronic~~ e-mail, United States Mail, hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

   a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

   b. Hold all required applicable federal licenses in good standing, if any;

   c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

   d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

   Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all ~~consultants~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website

at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: ""“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,",”" or wording to that effect. Protests of the District’s rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated.– Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board ~~should~~shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

~~(b)~~ (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

~~(c)~~ (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic~~ e-mail, United States Mail, hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

~~(d)~~ (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose

principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ""“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules~~,"~~,” or wording to that effect. Protests of the District’s purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District

may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic~~ e-mail, United States Mail, hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of

the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ""“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules~~,"~~,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

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

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award~~.~~ or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by ~~electronic~~ e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via ~~facsimile,~~e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

~~(5) Intervenors. (5 Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

~~(6~~) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the B**i**ds, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

~~(7~~ (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

~~(8~~) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: ~~§~~§§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective ~~December 4, 2019~~ _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

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

NINTH ORDER OF BUSINESS

Sampson Creek

Community Development District

FY 2027

Approved Budget

August 20, 2026

Table of Contents

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

Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Total Projected Variance	Approved Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
Revenues											
Maintenance Assessments	$965,283	$1,109,669	$1,158,783	$1,216,236	$1,224,299	$0	$1,224,299	$8,063	$1,280,857	$64,621	5%
Interest Income	$75	$75	$5,000	$15,000	$14,768	$2,954	$17,722	$2,722	$12,000	($3,000)	-20%
Youth Programs Income	$45,000	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	0%
Clubhouse Income	$250	$250	$1,000	$1,000	$5,342	$500	$5,842	$4,842	$1,000	$0	0%
Insurance Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
Carryforward Surplus	$101,609	$163,315	$125,091	$54,124	$95,598	$0	$95,598	$41,474	$48,336	($5,787)	-11%
TOTAL REVENUES	**$1,112,217**	**$1,318,310**	**$1,289,874**	**$1,286,360**	**$1,340,007**	**$3,454**	**$1,343,461**	**$57,101**	**$1,342,193**	**$55,833**	**4%**
Expenditures											
Administrative											
Supervisor Fees	$12,000	$12,000	$12,000	$12,000	$8,400	$2,000	$10,400	($1,600)	$12,000	$0	0%
FICA Expense	$918	$918	$918	$918	$643	$153	$796	($122)	$918	$0	0%
Engineering	$15,000	$15,000	$15,000	$15,000	$21,389	$4,278	$25,667	$10,667	$15,000	$0	0%
Dissemination	$2,000	$2,120	$2,226	$2,337	$1,948	$390	$2,337	($0)	$2,454	$117	5%
Arbitrage	$1,200	$1,200	$1,200	$1,200	$600	$600	$1,200	$0	$1,200	$0	0%
Assessment Roll	$5,000	$5,300	$5,565	$5,843	$5,843	$0	$5,843	($0)	$6,135	$292	5%
Attorney	$30,000	$30,000	$23,963	$23,963	$16,837	$3,367	$20,204	($3,759)	$25,000	$1,037	4%
Annual Audit	$3,615	$3,715	$4,000	$4,000	$3,800	$0	$3,800	($200)	$3,900	($100)	-3%
Trustee Fees	$9,750	$8,500	$8,500	$8,869	$8,889	$0	$8,889	$21	$8,869	$0	0%
Management Fees	$56,286	$62,600	$65,730	$67,702	$56,418	$11,284	$67,702	$0	$69,733	$2,031	3%
Information Technology	$1,000	$1,060	$1,113	$1,169	$974	$195	$1,169	$0	$1,227	$59	5%
Telephone	$300	$400	$400	$400	$677	$135	$813	$413	$400	$0	0%
Postage	$1,000	$500	$600	$600	$888	$178	$1,066	$466	$600	$0	0%
Printing & Binding	$1,500	$500	$400	$400	$680	$136	$816	$416	$400	$0	0%
Insurance	$8,751	$10,200	$11,037	$12,053	$10,885	$0	$10,885	($1,168)	$11,974	($79)	-1%
Legal Advertising	$1,350	$1,350	$1,350	$1,350	$1,649	$260	$1,909	$559	$1,350	$0	0%
Other Current Charges	$1,350	$1,500	$1,000	$1,000	$1,322	$264	$1,586	$586	$1,000	$0	0%
Office Supplies	$500	$100	$100	$100	$272	$54	$326	$226	$100	$0	0%
Dues, Licenses & Subscriptions	$175	$175	$175	$175	$175	$0	$175	$0	$175	$0	0%
TOTAL ADMINISTRATIVE	**$151,695**	**$157,138**	**$155,277**	**$159,079**	**$142,288**	**$23,294**	**$165,581**	**$6,503**	**$162,435**	**$3,356**	2%
Field											
Field Operations Manager*	$78,750	$47,700	$0	$0	$0	$0	$0	$0	$0	$0	0%
General Manager*	$0	$0	$183,369	$193,091	$162,909	$32,582	$195,491	$2,400	$229,823	$36,732	19%
Landscape Maintenance (Ruppert Landscape LLC)	$102,552	$158,472	$166,398	$166,398	$97,360	$19,472	$116,832	($49,566)	$120,480	($45,918)	-28%
Landscape Maintenance (St Johns Golf)	$65,000	$65,000	$57,000	$30,000	$26,397	$5,279	$31,676	$1,676	$31,284	$1,284	4%
Landscape Maintenance Contingency	$52,000	$52,000	$52,000	$52,000	$96,593	$2,145	$98,738	$46,738	$96,702	$44,702	86%
Lake Maintenance	$26,460	$30,000	$30,000	$30,000	$25,600	$5,120	$30,720	$720	$32,000	$2,000	7%
Amenities and Recreation Management*	$76,387	$76,387	$0	$0	$0	$0	$0	$0	$0	$0	0%
Amenities and Recreation Management-Assistant*	$16,206	$16,206	$0	$0	$0	$0	$0	$0	$0	$0	0%
Security	$59,854	$73,514	$79,888	$83,500	$62,726	$12,545	$75,271	($8,229)	$83,500	$0	0%
Gym Equipment Lease	$0	$0	$0	$27,000	$22,123	$4,425	$26,547	($453)	$27,000	$0	0%
Lifeguards/Pool Monitors	$40,892	$46,434	$46,434	$46,434	$40,685	$5,749	$46,434	$0	$52,868	$6,434	14%
Pool Maintenance	$35,000	$35,000	$35,000	$35,000	$36,540	$7,308	$43,848	$8,848	$41,000	$6,000	17%
Splash Pad Maintenance/Chemicals	$6,000	$6,000	$6,000	$6,000	$5,000	$1,000	$6,000	$0	$6,000	$0	0%
Janitorial Maintenance	$22,500	$22,500	$22,500	$22,500	$17,375	$3,475	$20,850	($1,650)	$22,500	$0	0%
Electric	$68,000	$76,500	$80,000	$82,500	$71,886	$14,377	$86,263	$3,763	$85,000	$2,500	3%
Water	$16,000	$16,000	$18,500	$18,500	$19,049	$3,810	$22,859	$4,359	$18,500	$0	0%
Refuse Service	$500	$500	$500	$500	$0	$500	$500	$0	$500	$0	0%

Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Total Projected Variance	Approved Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
Field - continued										$0	0%
Permits	$2,000	$2,000	$2,000	$2,000	$575	$0	$575	($1,425)	$2,000	$0	0%
Repairs & Maintenance	$20,000	$45,000	$32,849	$32,849	$29,898	$5,980	$35,878	$3,029	$47,849	$15,000	46%
Street & Tennis Court Lighting Maintenance	$11,000	$11,000	$8,281	$5,000	$0	$2,500	$2,500	($2,500)	$5,000	$0	0%
Repairs & Replacements-Amenity Center	$20,000	$20,000	$20,000	$20,000	$23,224	$2,500	$25,724	$5,724	$0	($20,000)	-100%
Tennis Court Maintenance	$7,500	$7,500	$3,897	$2,500	$0	$1,250	$1,250	($1,250)	$2,500	$0	0%
Supplies	$12,500	$20,000	$16,563	$12,500	$14,834	$2,967	$17,801	$5,301	$12,500	$0	0%
Special Events	$25,000	$25,000	$25,000	$25,000	$24,354	$646	$25,000	$0	$25,000	$0	0%
Holiday Decorations	$20,000	$15,000	$15,000	$15,000	$14,571	$0	$14,571	($429)	$20,000	$5,000	33%
Workers Compensation Insurance	$2,000	$2,000	$2,000	$0	$0	$0	$0	$0	$0	$0	0%
Property Insurance*	$24,902	$41,298	$45,947	$45,091	$41,961	$0	$41,961	($3,130)	$39,863	($5,228)	-12%
Telephone/Internet/Cable TV	$12,500	$12,500	$7,000	$14,000	$13,596	$2,719	$16,315	$2,315	$15,000	$1,000	7%
Website Maintenance	$5,040	$5,040	$1,000	$1,056	$907	$181	$1,088	$32	$1,200	$144	14%
Office Supplies	$500	$700	$700	$700	$359	$72	$431	($269)	$700	$0	0%
Contingencies	$3,000	$11,004	$0	$7,500	$0	$0	$0	($7,500)	$7,500	$0	0%
Youth Programs	$45,000	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	0%
TOTAL FIELD	**$877,043**	**$985,255**	**$957,826**	**$976,619**	**$848,524**	**$136,602**	**$985,126**	**$8,507**	**$1,026,269**	$49,651	5%
TOTAL EXPENDITURES	**$1,028,738**	**$1,142,394**	**$1,113,103**	**$1,135,698**	**$990,811**	**$159,896**	**$1,150,707**	**$15,009**	**$1,188,705**	**$53,007**	5%
									Total Expenditure Increase		$53,006.92
Other Sources/(Uses)											
Capital Reserve Transfer		($200,000)	($200,000)	($175,000)	($175,000)	$0	($175,000)	$25,000	($175,000)	$0.00	0%
Interfund Transfer-Excess/Shortage DS Revenues		$24,084	$23,229	$24,338	$30,582	$0	$30,582	$7,354	$21,511	($2,826)	-9%
TOTAL OTHER SOURCES AND USES		**($175,916)**	**($176,771)**	**($150,662)**	**($144,418)**	**$0**	**($144,418)**	**$32,354**	**($153,489)**	($2,826)	
EXCESS REVENUES (EXPENDITURES)		**$0**	**$0**	**$0**	**$204,779**	**($156,442)**	**$48,336**	**$74,446**	**$0**	($0)	

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Net Assessment	$965,414.03	$965,283.04	$965,283.04	$1,108,803.61	$1,158,783.40	$1,216,236.15	$1,280,856.75
Net Golf Course	$13,256.58	$13,256.58	$13,256.58	$13,705.90	$14,323.65	$15,033.82	$15,832.59
Net to Residential	$952,157.45	$952,026.46	$952,026.46	$1,095,097.71	$1,144,459.75	$1,201,202.32	$1,265,024.16
No. of Residential Units	799	799	799	799	799	799	799
Net Residential Unit Assessment	$1,191.69	$1,191.52	$1,191.52	$1,370.59	$1,432.37	$1,503.38	$1,583.26
Gross Residential Unit Assessment	**$1,267.75**	**$1,267.75**	**$1,267.75**	**$1,458.07**	**$1,523.79**	**$1,599.34**	**$1,684.32**
Gross Golf Course Assessment	**$12,677.52**	**$12,677.50**	**$12,677.50**	**$14,580.70**	**$15,237.93**	**$15,993.43**	**$16,843.18**
Assessment Increase per unit compared to prior FY	$0	$0	$0	$190.32	$65.72	$75.55	$84.98
							5.31%

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

REVENUES:

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

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

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

Miscellaneous Income
Income earned from Clubhouse activities.

EXPENDITURES:

Administrative:

Supervisor Fees
The Florida Statutes allows each board member to receive $200 per meeting not to exceed $4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 meetings.

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

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

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

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

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

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

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

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

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

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

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

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

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

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

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

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

Office Supplies
Miscellaneous office supplies.

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Department of Economic Opportunity for $175.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Maintenance:

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

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

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

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

Description	Monthly	Annually
Lake Doctors	$2,666	$32,000

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

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

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

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

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

Splash Pad Maintenance/Chemicals
The cost to maintain the newly built splash pad.

Janitorial Maintenance
Weekly cleaning of the clubhouse.

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

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

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

Account Number	Description	Amount
8274324200	380 St. John's Golf Drive #IRR	$12,906.75
1487324200	Eagle Point Drive #IRR	$4,593.25
	Contingency	$1,000.00
TOTAL		**$18,500.00**

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

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

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

Street & Tennis Court Lighting Maintenance
Represents costs associated with repairs and replacement of district streetlights, tennis court lights and other facility lighting.

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

Tennis Court Maintenance
Represents costs associated with repairs of the tennis courts.

Lighting Repairs and Maintenance
Represents costs associated with repairs of the lighting throughout the District.

Supplies
Miscellaneous supplies needed for the Clubhouse.

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

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

Telephone/Internet/Cable Television
The District has contracted with Comcast to provide telephone, internet, and cable connectivity services and communications.

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

Office Supplies
Miscellaneous office supplies.

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

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

Capital Reserve
Money set aside for future replacements of capital related items.

Sampson Creek

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Approved Budget FY 2027
Revenues					
Interest Income	$5,000	$7,497	$1,499	$8,996	$5,000
Miscellaneous Income	$0	$0	$0	$0	$0
Carry Forward Surplus	$232,934	$239,388	$0	$239,388	$287,375
TOTAL REVENUES	**$237,934**	**$246,885**	**$1,499**	**$248,384**	**$292,375**
Expenditures					
Sidewalk Repairs	$0	$0	$0	$0	$100,000
Landscape Enhancements	$0	$0	$0	$0	$75,000
Repairs and Replacements	$63,797	$136,009	$0	$136,009	$100,000
TOTAL EXPENDITURES	**$63,797**	**$136,009**	**$0**	**$136,009**	**$275,000**
Other Sources/(Uses)					
Capital Reserve Transfer	$175,000	$175,000	$0	$175,000	$175,000
TOTAL OTHER	**$175,000**	**$175,000**	**$0**	**$175,000**	**$175,000**
EXCESS REVENUES	**$349,137**	**$285,876**	**$1,499**	**$287,375**	**$192,375**

Sampson Creek

Community Development District
Debt Service Fund
Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Approved Budget FY 2027
Revenues					
Special Assessments - Levy [1]	$552,515	$556,164	$0	$556,164	$552,515
Interest Income	$2,500	$11,869	$2,374	$14,243	$2,500
Carry Forward Surplus [2]	$86,325	$92,274	$0	$92,274	$78,124
TOTAL REVENUES	**$641,340**	**$660,308**	**$2,374**	**$662,681**	**$633,139**
Expenditures					
Series 2016					
Interest - 11/01	$61,988	$61,988	$0	$61,988	$56,613
Interest - 05/01	$61,988	$61,988	$0	$61,988	$56,613
Principal - 05/01	$430,000	$430,000	$0	$430,000	$440,000
TOTAL EXPENDITURES	**$553,975**	**$553,975**	**$0**	**$553,975**	**$553,225**
Other Sources/(Uses)					
Interfund Transfer In / (Out)-GF [3]	($24,338)	($30,582)	$0	($30,582)	($21,511)
TOTAL OTHER	**($24,338)**	**($30,582)**	**$0**	**($30,582)**	**($21,511)**
EXCESS REVENUES	**$63,027**	**$75,750**	**$2,374**	**$78,124**	**$58,402**

11/27 Interest Expense $ 50,838

Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	48	$488.52	$41.34	$23,448.96	$1,984.32
65'	34	$524.74	$48.85	$17,841.16	$1,660.90
75'	43	$577.72	$56.37	$24,841.96	$2,423.91
85'	37	$633.26	$63.89	$23,430.62	$2,363.93
100'	56	$796.11	$75.16	$44,582.16	$4,208.96
100'	1	$0.00	$75.16	$0.00	$75.16
Golf Course	1	$15,244.79	$751.61	$15,244.79	$751.61
Total	**220**			**$149,389.65**	**$13,468.79**

Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	96	$540.78	$41.34	$51,914.88	$3,968.64
65'	160	$579.30	$48.85	$92,688.00	$7,816.00
65'	1	$0.00	$48.85	$0.00	$48.85
75'	232	$636.88	$56.37	$147,756.16	$13,077.84
85'	75	$698.40	$63.89	$52,380.00	$4,791.75
100'	16	$875.73	$75.16	$14,011.68	$1,202.56
Total	**580**			**$358,750.72**	**$30,905.64**

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

[1] Net Amount Assessed.

[2] Carry forward surplus is net of the reserve requirement.

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

Sampson Creek

Community Development District

Series 2016 Capital Improvement Revenue and Refunding Bonds

AMORTIZATION SCHEDULE

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

Sampson Creek

Community Development District

Debt Service Fund

Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Approved Budget FY 2023
Revenues					
Special Assessments - Levy [1]	$73,780	$74,269	$0	$74,269	$73,780
Interest Income	$750	$5,045	$1,009	$6,054	$750
Carry Forward Surplus [2]	$61,026	$62,490	$0	$62,490	$69,863
TOTAL REVENUES	**$135,557**	**$141,804**	**$1,009**	**$142,813**	**$144,393**
Expenditures					
Series 2020					
Interest - 11/01	$31,475	$31,475	$0	$31,475	$31,356
Interest - 05/01	$31,475	$31,475	$0	$31,475	$31,356
Principal - 05/01	$10,000	$10,000	$0	$10,000	$10,000
TOTAL EXPENDITURES	**$72,950**	**$72,950**	**$0**	**$72,950**	**$72,713**
EXCESS REVENUES	**$62,607**	**$68,854**	**$1,009**	**$69,863**	**$71,681**

11/27 Interest Expense	$31,238

Assessments per unit for FY 2024-2025:

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

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

Net Assessment	$73,780
Plus Collection Fees (6%)	$4,709
Gross Assessment	$78,490

[1] Net Amount Assessed.

[2] Carry forward surplus is net of the reserve requirement.

Sampson Creek

Community Development District

Series 2020, Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

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

A.

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Sampson Creek Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sampson Creek Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

B.

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sampson Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20st day of August, 2026.

ATTEST:

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

TENTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
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July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Sampson Creek Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Sampson Creek Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.
With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850

Our fee for these services will not exceed $3,900 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Sampson Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Sampson Creek Community Development District.

By: _____

Title: _____

Date: _____

FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

ELEVENTH 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 any 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.	$ 335,000.00	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	$ 187,000.00	Proposals have been recevied for resurfacing, new fencing, landscape demolition and resinstall, and paver section
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

Amenity Meeting Room Enhancement:

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.

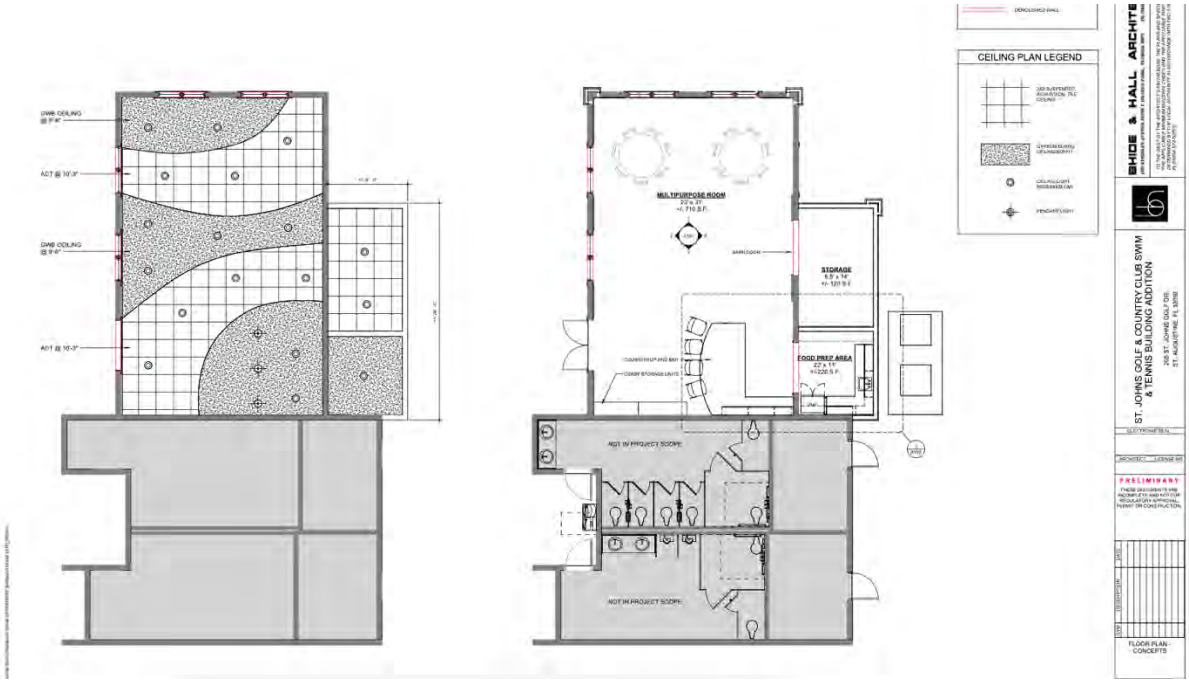
The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs 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:

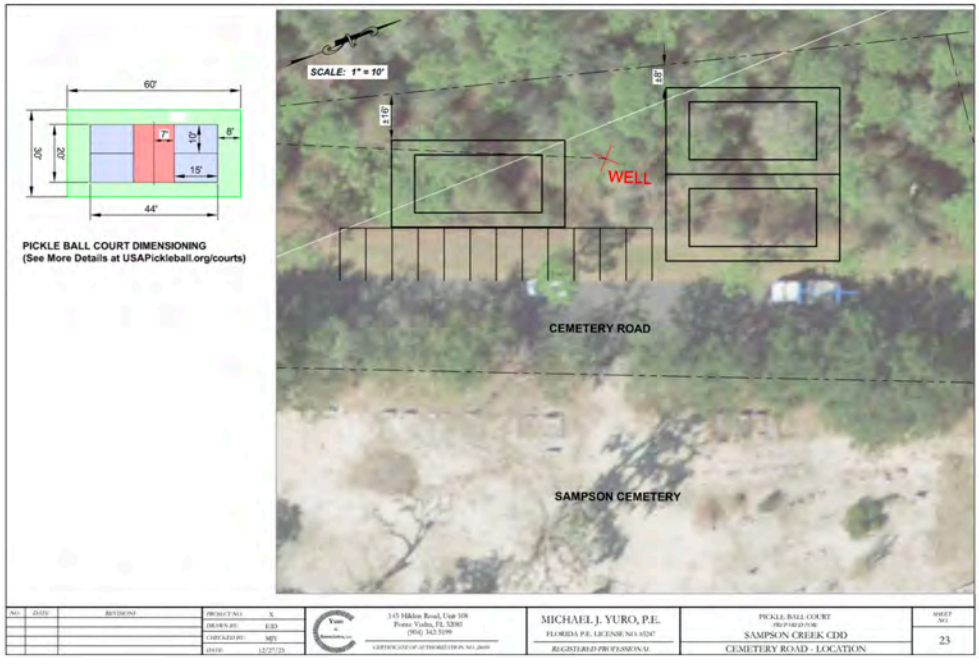
The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

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
Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD
November 15, 2025 at 12:23 AM
To: Daniel Laughlin, **Cc:** Chad Bishop

Hey Daniel!

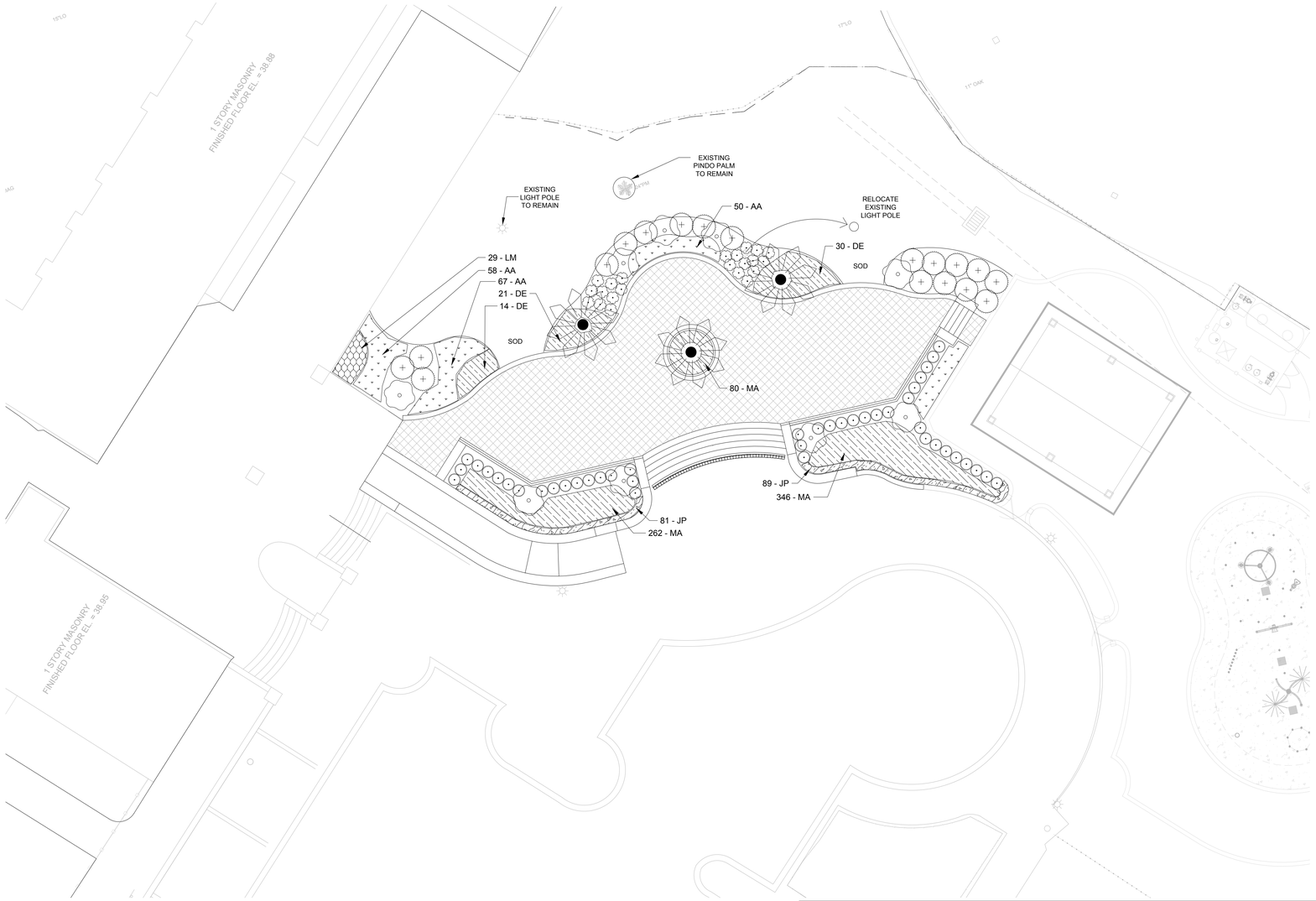
I apologize for the delays but I have attached the two proposals and the designs for your review. I have included my design and the updated pricing and also the plans and pricing for Matthews plans that I received from their Landscape Architect. Please let me know if you have any questions. The reason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

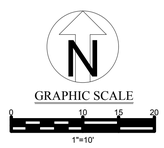
Thanks!

UrbanEdge
Professional Landscaping

walk thru design video.wmv

Chad Bishop
Phone: 904.515.8265
www.urbanedgelawn.com





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.
CAMPBELL, FLORIDA P.E. #72185

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

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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.

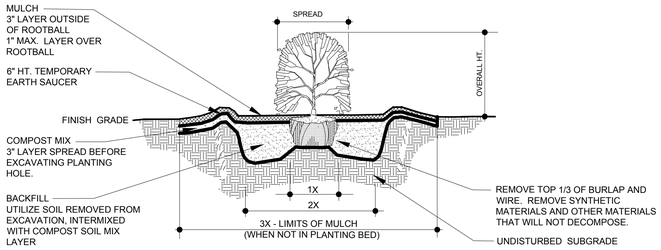
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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.

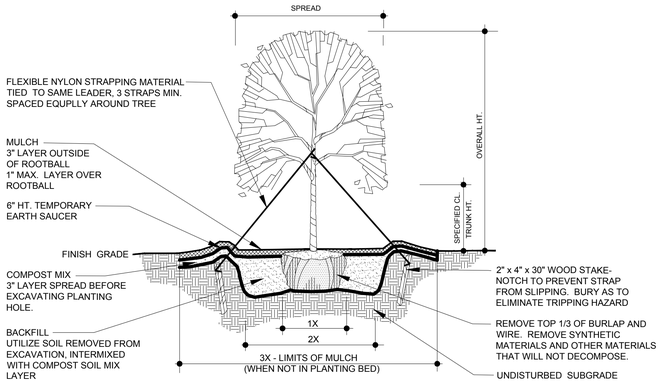
19. There will be special care to all existing trees to be retained on site to avoid construction damage.



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

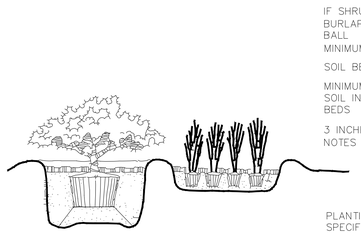
N.T.S.



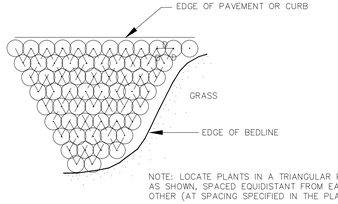
NOTES:
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- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT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

TREE PLANTING - SINGLE TRUNK

N.T.S.

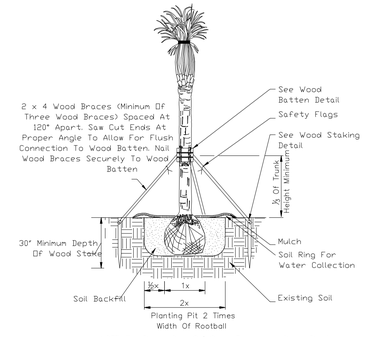


SHRUB AND GROUND COVER PLANTING DETAIL



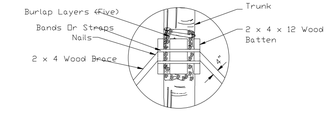
NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

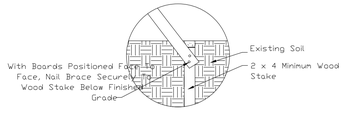


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

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

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

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

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

SHEET No.
L2
OF 6

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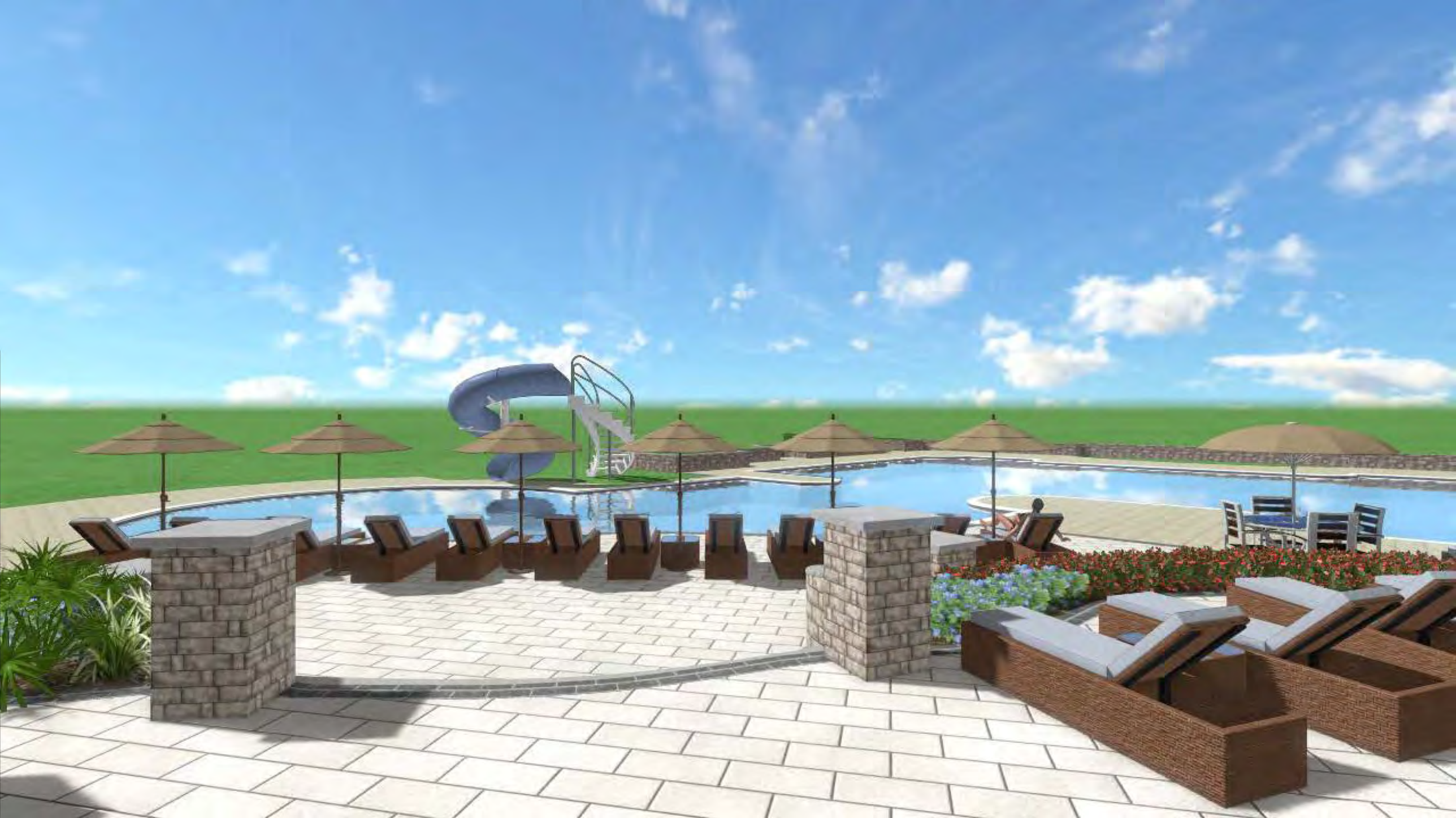


































B.

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 both vendors (Court Surfaces has merged with NIDY so now two vendors) to get the pricing for the options for the vendors will provide. I have broken each vendor's options with their reasoning behind their options above the table. If there are any confusion or items that you would like to be added to this table, please let me know and I will re-format it!

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. At our previous CDD meeting, Stacy, Sean's other colleague also felt like a re-surfacing was an option. Attached is the most updated proposal with the resurfacing, new fencing, bottom bar addition to the fencing, and root barrier.

Fast-Dry Courts Options:

	Tennis Courts Resurfacing with Fiberglass Membrane:	Tennis Courts Rebuild with Fiberglass Membrane	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Root Barrier Pricing	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Basketball Courts Rebuild with Fiberglass Membrane
	$54,500	$282,500	$47,500	$5,750	$2,595	$12,102/ 6,959	$32,924	$35,305/ $23,708*	$95,500
THIS ROW USED FOR RESURFACING TOTALS	$54,500	N/A	$102,000	$107,750	$110,345	$122,447/ $117,304	$155,371/ $150,228	$190,676/ $185,533	Both Projects Total: $286,176/ $281,033
THIS ROW USED FOR REBUILDING TOTALS	N/A	$282,500	$334,000	$350,700		$361,400	$400,900		Both Projects Total: $511,900

***Not included in total pricing**

NIDY (COURT SURFACES PREVIOUSLY, NOW MERGED WITH NIDY):

Bryan with Court Surfaces which is now 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, 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 one-year warranty for the cracks repaired; however, it would not cover the expense of new cracks that form. Bryan has submitted a proposal for re-surfacing using the RiteWay application. He is working with his team to create the fencing proposal with the additional pricing of the bottom bar and aims to have it submitted by tomorrow (8/14/26).

Court Surfaces Courts Options:

	Tennis Courts Resurfacing with RiteWay:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Basketball Courts Rebuild
	$55,820	$365,385	,		$12,102/ 6,959	$32,924	$35,505/ $23,708*	$105,750
THIS ROW USED FOR RESURFACING TOTALS	$55,820	N/A			$67,922/ $62,779	$100,846/ $95,703	$136,351/ $131,208	Both Projects Total: $242,101/ $236,958
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

***Not included in total pricing**

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC

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

Job #22747 *August 7, 2026*

PROPOSAL

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

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

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

Dear Stephanie:

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

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

Although we highly recommend rebuilding your asphalt tennis courts, Fast-Dry Courts offers the more economical and short-term approach to extend the useful life of your courts by resurfacing four (4) asphalt tennis courts, in two 2-court batteries, each measuring 120' x 120' with each court having two additional 6' x 40' viewing areas. Saw cut and remove ± 33 square feet of root infested asphalt (per diagram - assume 1" thickness), cut out and remove visible roots, and patch with cold mix asphalt. Fiberglass new-to-old asphalt seams. Pressure clean to remove mildew and flood entire surface; grind open ± 60 linear feet of "wormed" fiberglass cracks on court #4; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4-coat acrylic color system***, including 2 coats of acrylic resurfacer, 2 coats of acrylic court paint and playing lines to USTA specifications; repaint net posts (black) and install four (4) new Six Star II tennis nets with center straps for the total cost of **$54,500.00.** *A 1-year workmanship guarantee is offered with this work, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are excluded.*

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

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Pompano Beach, FL 33069



Root Barrier

Furnish and install 120 linear feet of 29-inch-deep root barrier, as required, outside the fence line for the total cost of **$2,595.00**. *NOTE: Owner is responsible for removal of all landscaping (including root systems) and irrigation outside the courts to ensure site is ready/available for installation prior to FDC mobilizing to the site.*

Chain Link Mesh Replacement

Replace 1,032 linear feet of 10' tall, 40 linear feet of transitional (10' to 4'), and 40 linear feet of 4' tall chain link mesh utilizing new 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and heavy-mil spec attaching hardware (2-1/2" terminals); while mesh is removed we will clean and paint all fence framework with acrylic DTM paint (black) for the additional cost of **$47,500.00**. All waste materials will be hauled away.

Bottom Rail

A basic approach to your court fencing is to apply the scope outlined above. However, here at FDC, we approach each job with the intent to add value for our customers. FDC **highly recommends substituting the tension wire with 544 linear feet of 1-5/8" O.D. CQ20 bottom rail at the court ends and diagonals**. This is to better support the fence during high winds (especially if it has a windscreen) and to prevent future curvature/selvage, thus adding value. This bottom rail application is **$5,750.00** in addition to the scope above, and it will help extend the lifespan of your court fencing.

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

Basketball Courts

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

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

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

Sincerely,

Fast-Dry Courts
Stacy Kraus
Account Executive

August 13, 2026

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

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

Nidy Sports Construction proposes to resurface four (4) existing tennis courts at Sampson Creek CCD. The work includes surface preparation, repair of approximately 1,000 linear feet of cracking using the RiteWay crack repair system, application of a **flexible court coating system**, and restriping of all four tennis courts. The flexible coating system is being recommended to help extend the service life of the courts and delay the appearance of minor non-structural cracking compared with a standard acrylic color system.

SCOPE OF WORK

Resurface Four Existing Tennis Courts

1. Mobilize labor, supervision, materials, and equipment to the site.
2. Pressure wash and flood the court surfaces as needed to remove dirt, mildew, loose material, and surface contaminants and to identify low areas requiring attention.
3. Scrape, grind, and machine sand the court surfaces as necessary to remove loose material and smooth rough or uneven areas prior to coating.
4. Patch minor birdbaths, rough areas, and localized surface imperfections using outdoor court-grade patching materials. Patch edges will be scraped, ground, and feathered as needed to create smooth transitions.
5. Prepare and repair approximately 1,000 linear feet of identified cracking using the RiteWay crack repair system. Crack areas will be cleaned and prepared in accordance with the repair system requirements before installation.
6. Apply one (1) coat of sand/acrylic resurfacer mix over the prepared court surfaces in accordance with manufacturer recommended coverage rates.
7. Apply two (2) coats of a flexible outdoor court-grade color coating system over the court surfaces. The flexible coating is intended to provide greater tolerance for minor surface movement and help delay reflection of non-structural cracking through the finished surface compared with standard acrylic coating.
8. Finished colors will be the Owner's choice of up to two manufacturer-standard court colors, to be confirmed before application.
9. Layout and paint four (4) sets of regulation 2-inch-wide white tennis playing lines.
10. Clean the work area and remove Nidy construction debris upon completion.

PRICING

Description	Price
Resurface four (4) existing tennis courts, including surface preparation, minor patching, approximately 1,000 LF of RiteWay crack repair, flexible court coating system, and four sets of regulation tennis lines.	**$55,820.00**

This price is good for thirty (30) days.

NOTES / ASSUMPTIONS

- The lump-sum price includes repair of approximately 1,000 linear feet of cracking with the RiteWay crack repair system.
- RiteWay and the flexible coating system are intended to improve crack performance and reduce or delay visible reflection of minor non-structural cracking. Neither system can prevent cracks caused by structural movement, base or subgrade failure, settlement, moisture, drainage conditions, or other bottom-up movement.
- Flexible coating is recommended for these courts because its increased flexibility can help extend useful surface life and keep minor non-structural cracks from becoming visible as quickly as with a standard acrylic color coating.
- One application of patching/leveling material is included for minor birdbaths and rough areas. Patching is intended to reduce water depth and improve drying time but may not eliminate all ponding.
- Proposal assumes reasonable site access and an on-site water source are available for the work.
- Existing nets, net posts, sleeves, fencing, gates, lighting, drainage, and other court accessories are excluded from replacement or repair unless specifically stated in this proposal.
- The work area must remain closed during preparation, repair, resurfacing, coating, striping, and curing. Irrigation that contacts the courts must be disabled during the work.

ACCEPTANCE

Proposal Price: $55,820.00

Authorized Signature: _____

Date: _____

Printed Name / Title: _____

By signing this proposal, the customer acknowledges they have read and accept the scope of work, pricing, notes, and terms and conditions outlined herein.

TERMS AND CONDITIONS

Scope of Work. This proposal covers only the work specifically described herein and is based on site information and conditions visible or reported at the time of proposal. Any deviation, concealed condition, or additional work requested by the Owner shall be treated as a change in scope and may require written approval and additional pricing.

Damages and Delays. Nidy Sports Construction will perform the work in a professional manner consistent with industry standards. Nidy is not responsible for damage to undisclosed utilities, irrigation, landscaping, fencing, or work caused by third parties, nor for delays resulting from weather, acts of God, Owner delays, restricted access, material availability, or other conditions beyond its control.

Permitting. Permitting, surveys, engineering, testing, and design services are excluded unless specifically stated in the scope.

Warranty. Nidy Sports Construction warrants materials and workmanship supplied by Nidy for one (1) year from completion, subject to proper maintenance, normal use, and the specific limitations of the crack repair and coating systems.

Warranty Exclusions. Nidy is responsible for top-down workmanship only. Existing or new cracking caused by structural movement, moisture, drainage, ponding, asphalt/slab/base/subgrade failure, settlement, root intrusion, or other bottom-up conditions is not a defect in Nidy materials or workmanship. Damage by others, misuse, pressure washing by others, chemical contamination, vandalism, irrigation, and acts of God are excluded.

Weather and Scheduling. Pressure washing, crack repair, patching, resurfacing, color coating, and striping are weather dependent. Rain, moisture, temperature, humidity, and unsuitable surface conditions may affect scheduling and completion dates.

Validity. This proposal is valid for thirty (30) days from the proposal date.

D.

August 11, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
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 remove all landscaping around both tennis courts. This quote has 2 options, one for tree removal and another to keep trees

Oak Tree Removal
Miscellaneous

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

Total price for Oak Tree Removal: $12,102_____ Initial

No tree Re
Miscellaneous

Description
Demolition of all plantings surrounding the Tennis Court
Dumpster
Equipment
Irrigation repairs

Total price for No tree Re: $6,959_____ Initial

[tableMiscMedia]

- 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
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

E.

August 11, 2026

475 West Town Place
St. Augustine , FL 32092

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

Scope of Work
: This proposal is to re landscape both tennis courts. A seperate proposal will be given for irrigation.

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
River Rock	6	Yards

Miscellaneous:

Description
Equipment

Total price* : $32,924_____ Initial

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

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

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

Additional watering: **YES _____ NO _____**

Terms and Conditions

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

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

Acceptance of Proposal:

Stephanie Taylor

_____

_____

_____

Date: _____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

F.

August 11, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Tennis court drainage
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 add channel drainage around both tennis courts. This will help divert the surface water from the court.

Materials:

Description	Quantity	UM/Size
Channel Drainage	70	Quantity
Concrete	150	Bags

Miscellaneous:

Description
Equipment
Demo/ Grade

Total price* : **$56,514_____ 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
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

August 13, 2026

475 West Town Place
St. Augustine , FL 32092

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

Scope of Work: This proposal is to install a french drain around both tennis courts. This will help divert the surface ground water away from the courts.

Materials:

Description	Quantity	UM/Size
Corrugated Drain Pipe	15	quantity
57 rock	40	Yards
Drain Boxes 18x 18	16	quantity

Miscellaneous:

Description
Demo/Grade
Equipment
Irrigation re route

Total price* : $23,708_____ 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
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

G.

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**

TWELFTH 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.

FIFTEENTH 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, **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.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	GMS
Wes Haber *(via phone)*	Kutak Rock, LLP
Carl Allen *(via phone)*	DCCM
Stephanie Taylor	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Stacy Kraus	Fast Dry Courts
Residents	

The following is a summary of the actions taken at the July 16, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation of Mike Davis

Mr. Oliver presented a resignation from Mr. Mike Davis, who resigned as of June 17, 2026.

On MOTION by Mr. Geary seconded by Mr. Yuro with all in favor the resignation of Mr. Mike Davis was accepted.

- **Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild** *(Item 8C)*
- **Tennis Court Landscaping Demo** *(Item 8D)*
- **Tennis Court Relandscaping** *(Item 8E)*

The meeting was recessed at 5:03 p.m., so that Board Members could tour the tennis courts. Ms. Stacy Kraus of Fast Dry Courts discussed resurfacing versus reconstruction of the tennis courts, as well as related repairs to fencing, tree root barriers, dead spots on the courts and drainage issues. After the discussion on the tennis courts, the Board and Ms. Kraus proceeded to the basketball courts for a similar discussion. No Board action was taken.

The meeting was reconvened at 5:47 p.m.

FIFTH ORDER OF BUSINESS Amenities Booking Requests

This item was discussed after Item 6A.

SIXTH ORDER OF BUSINESS Staff Reports

A. Landscaping Team – Report

Mr. Oscar Meranda of Ruppert Landscape reported that his crew has been performing the normal trimming cycle of mowing the common areas and ponds, but they would start with the roadway trimming of the Loropetalums, as they caused vision issues. The annuals were being detailed; however, they would be reducing the irrigation, as the flowers were getting too much water and would be adding fertilizer. There were turf issues with the new enhancements. Mr. Geary questioned how much time the turf needed to stabilize. Mr. Meranda anticipated it taking two to three weeks, but he reported that some St. Augustine died on Leo Maguire Parkway, which Ruppert would replace. They would include some pellets to assist with the moisture.

Mr. Leary felt that Ruppert was doing a phenomenal job with the plant material and sod installation, but there was a communication issue between the installers, as he did not see any consistent water on the sod and suspected that there were inconsistent coverage issues. Mr. Meranda explained that once the installation occurred, they had their Irrigation Department assess all of the irrigation heads, but they could not come out for a week and a half, which was unacceptable. Mr. Meranda would provide Mr. Leary's feedback to their Irrigation Department. Mr. Leary noted that the grass has not been cut by the sidewalk. Mr. Meranda noticed this on their drive through and would handle it. Mr. Leary requested a proposal for new plant material at the entrance to St. Johns Golf Drive, in an area that eroded. Ms. Taylor suggested to Ruppert that they do half of a mulch bed.

- **Public Comment** *(Item 3)*

Mr. Oliver opened the public comment period. Resident Phillip Wirth of 919 Brookhaven Drive requested trash cans to remove trash on Brookhaven Drive. Mr. Yuro requested that two trash cans be purchased to tether to the fence. Mr. Wirth would attach one trash can at the cemetery and another one to the light post on the north side. In addition, Mr. Wirth reported mowing deficiencies in Brookhaven. Ms. Weitzel noticed that the area in front of the tower had not been mowed. Mr. Yuro pointed out that the CDD did not own the area in front of the tower, but the CDD owned the berm, which was not being mowed and requested that their CDD maintenance person address it.

A Resident read a statement from Ms. Sheila Monroe who could not attend this meeting, regarding her interest in serving on the Board. Ms. Monroe apologized for not attending this meeting, as she had a previously planned vacation. There being no further comments, Mr. Oliver closed the public comment period.

- **Organizational Matters** *(Item 4)*
  - **Consideration of Appointing a New Supervisor to Fill the Vacancy** *(Item 4B)*

Mr. Oliver reported that resumes were received from Mr. Michael Schwebel, Mr. Matthew Geyer and Ms. Sheila Monroe, which were included in the agenda package. They were not required to be in attendance, in order to be considered; however, Mr. Schwebel was an attorney and was in a trial in West Palm Beach. Ms. Weitzel recalled that Ms. Monroe attended

the last meeting and seemed interested. Mr. Yuro did not know any of these candidates but felt that all of them were qualified. He liked how Mr. Geyer had been part of the community for eight years and that Ms. Monroe attended the last meeting and had someone speak on her behalf at this meeting. Mr. Geary felt that Ms. Monroe was interested in serving by her attendance and that Mr. Geyer had a beneficial skillset. Mr. Leary felt that Mr. Schwebel would be a great addition, due to his strong background. Ms. Weitzel was in favor of appointing Ms. Monroe, as she has been involved in the community and attended many events. Mr. Yuro pointed out that there would be two empty seats in November. Mr. Oliver clarified that Mr. Davis' seat would only be through the rest of this term and three seats would be up for election in November, due to no one qualifying. The Board would have 90 days to fill these seats.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the appointment of Ms. Sheila Monroe to fill the Board vacancy in Seat 1 was approved.

- **Oath of Office for Newly Appointed Supervisor** *(Item 4C)*
- **Consideration of Resolution 2026-05 Designating Officers** *(Item 4D)*

Ms. Weitzel requested that Mr. Schwebel and Mr. Geyer be notified of the Ms. Monroe's appointment to the open seat. Mr. Oliver would contact Ms. Monroe and request that she attend the next meeting to receive the Oath of Office.

- **Amenities Booking Requests** *(Item 5)*

There being no comments, the next item followed.

B. Attorney

Mr. Haber reported that at the Legislative Session, the bill that was passed, increasing the limits on the amount of damages that people could recover on lawsuits brought against CDDs, was not signed by the Governor. Therefore, there would be less exposure for the CDD, but when the District's insurer generates rates for the upcoming year, they should take this into consideration, and the amount of the increase would be less than expected.

C. Engineer – Acceptance of the Public Facilities Report

Mr. Allen provided the annual Public Facilities Report, which was included in the agenda package. Mr. Oliver explained that this report was completed every seven years on the CDD's recreation improvements, so that the CDD was in compliance. Ms. Weitzel questioned why a representative from the engineering firm had not been present in person for the past several meetings. Mr. Oliver confirmed that there had been turnover.

D. District Manager

Mr. Oliver reminded the Board that the public hearing on the budget was scheduled for the August 20th meeting. A mailed notice was sent to all property owners. This facility would be a precinct for the August 18th election.

E. General Manager

1. Amenities and Operations Report
2. Lake Doctors
3. Athletic Field Report
4. Amenity Center Sign
5. Proposal for Pool Lights

Ms. Taylor presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. A proposal was presented from C-Buss for two underwater pool lights near the water slide that were out, in the amount of $2,957.94. This expenditure would be paid out of the Repairs and Maintenance (R&M) line item.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal for pool lights in a not-to-exceed amount of $3,000 was approved.

Ms. Taylor reported that the picnic table and bench slats have been ordered. Extra ones were ordered in case of future breaks. According to the Golf Course General Manager, the wooden bridge closest to the Amenity Center, would be painted by the golf course in August or September. They just completed the parking lot median upkeep. During the greens renovation, golf course maintenance carts caused a few cracks on the golf cart path next to the multi-purpose field. The golf course would repair the cracks, but not until August, when the kids were back at school. Ms. Weitzel pointed out that residents had dead trees in their backyard that were on golf

course property. Ms. Taylor recommended that they contact the Golf Course General Manager. The wooden bridge by CR 210 was repainted and she was waiting for the sidewalk repair list. Sidewalk repairs would continue into July and August, weather permitting. Mr. Yuro reported that a sidewalk in front of his house needed to be shaved, as it had a 4-inch lip. Ms. Taylor was obtaining a proposal from another vendor, as their current vendor was not communicative. She was also looking for another vendor for the Amenity Center sign and would provide a proposal to the Board in August.

Ms. Taylor reported that there was two more weeks of camp and three weeks until kids were back in school. The lifeguards have been having ongoing training. On the Fourth of July, there was a golf cart parade, which 20 golf carts participated in. There was a coffee truck and two face painters. Afterwards, there was a pool party, which was heavily attended. Music on the Pool Deck was this Saturday, July 25th was Resident Appreciation Day, August 3rd was Back to School Goodie Bags, August 6th was Kindergarten Adventures, August 8th was Last Splash Before Class and Family Feud Night was rescheduled for August 22nd. The monument by CR 210 would be worked on, once the kids were back to school. In September, the tree canopies over sidewalks and roadways would be lifted.

SEVENTH ORDER OF BUSINESS **Consideration of Response to Request for Qualifications for Engineering Services**

Mr. Oliver recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services. There was one response. Mr. Leary questioned how many companies Mr. Laughlin solicited. Mr. Oliver indicated that Mr. Laughlin solicited seven firms but questioned whether the Board must go through the RFQ process again, if they rejected this bid. Mr. Haber reported that if the Board rejected all bids, they must go through the Consultants Competitive Negotiations Act (CCNA) process again.

Mr. Leary felt that Alliant was a solid company and would provide the CDD with more consistent service, as the issue with the current engineering firm, was that they had issues with their stability, service and turnover. He requested that Alliant attend a meeting and introduce themselves. Ms. Weitzel noted that Alliant was based out of Minnesota and asked if engineering firms were typically from other states. Mr. Yuro indicated that it was not unusual for an engineering company to have their headquarters in another state and although Alliant had CDD experience, they were only specialized in traffic and surveying and nothing drainage related.

Their current engineering firm had history with the CDD, but the people who had the history, were no longer with the firm. *There was Board consensus for the District Manager to request that Alliant come to a meeting and introduce themselves.*

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

A. Pool Deck Renovation
B. Amenity Meeting Room Upgrade
C. Tennis Court Resurfacing and Basketball Court Rebuild
D. Tennis Court Landscape Demo
E. Tennis Court Relandscaping
F. Paver Installation Between Tennis Courts

Mr. Yuro recalled that several items had been identified as placeholders, but believed the Board wanted to prioritize tennis court resurfacing before proceeding with other projects. Mr. Geary placed a higher priority on the pool deck renovation and amenity meeting room upgrade because they affected more of the community and were used more frequently than the tennis courts, which were used by only a handful of people. Mr. Yuro questioned whether tennis court resurfacing should be considered a maintenance item rather than a capital expense. Mr. Oliver indicated that, with $788,000 in the Capital Project Fund, $285,000 in the R&M Fund, and $496,000 in the Construction Fund, the Board could proceed with the tennis court resurfacing and amenity meeting room upgrade.

Ms. Weitzel questioned whether there were enough funds for all four projects. Mr. Leary confirmed that there were sufficient funds in the Capital Projects Fund to do the amenity meeting room upgrade, which was $335,000, the pool deck project, which was $165,000, the tennis court resurfacing, which was $50,000, the fencing, which was $50,000 and the basketball court resurfacing, which was $100,000. There would also be an additional $200,000 coming into Capital Reserves this year. Ms. Weitzel suggested using those funds for the drainage issues. Mr. Yuro was in favor of the pool deck renovation, amenity meeting room upgrade and tennis court resurfacing and that the Board proceed with these projects at this time, but preferred that Mr. Laughlin confirm the financial aspects, so that the Board could take action at the next meeting. Mr. Leary felt good about their meeting with Fast Dry earlier and requested that Fast Dry include patches for root intrusion, that the fencing has the bottom bar and the landscaping include removal of the bushes, but not the trees in their final estimate.

There was Board consensus for the District Manager to provide final numbers for the amenity meeting room upgrade, including fixtures, fittings, lighting and window treatments, the pool deck renovations and tennis court resurfacing at the next meeting, as well as provide options for taking out a loan.

NINTH ORDER OF BUSINESS **Contracts Review**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors' Request**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Public Comments**

There being no comments, the next item followed.

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

A. Minutes of June 18, 2026 Meeting
B. Financial Statements as of June 30, 2026
C. Check Register

Mr. Oliver presented the minutes of the June 18, 2026 Board of Supervisors meeting, Financial Statements as of June 20, 2026 and Check Register for July 16, 2026, totaling $150,688.

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

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – August 20, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Oliver reported that the next meeting was scheduled for August 20, 2026 at 6:00 p.m. at this location, which was the public hearing on the budget.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

B.

Sampson Creek Community Development District

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



Thursday, August 13, 2026

Financial Services Dashboard Status Report - July 2026 EOM Report

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

Last Updated: 8/13/26

% of Fiscal Year Completed: 83.33%

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

Topic	Status
Financial State Of The Union: [PERIODS INCLUDED: October 01, 2025 thru July 31, 2026]	10) In Good Order

Balance Sheet - General Fund

		Status
Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	$ 331,113.27	10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	$ 109,180.71	10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	**$ 440,293.98**	10) In Good Order
FYTD Tax Assessments Collected	**$ 1,854,733** 100.66%	10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	Status
Total Revenues	**$ 1,232,236**	**$ 1,244,409**	101%	10) In Good Order
[PERIODS INCLUDED: October 01, 2025 thru July 31, 2026]				
Total	**$ 1,135,698**	**$ 990,811**	87%	10) In Good Order
Administrative	$ 159,079	$ 142,288	89%	20) Watch Item
Field Operations	$ 976,619	$ 848,524	87%	20) Watch Item

General Fund - Material Line items

Administrative

Engineer	$ 15,000	$ 21,389	143%	20) Watch Item
Attorney	$ 23,963	$ 16,837	70%	10) In Good Order

Field Operations

Security Operations	$ 83,500	$ 62,726	75%	10) In Good Order
Repairs & Maintenance	$ 32,849	$ 29,898	91%	20) Watch Item
Electric	$ 82,500	$ 71,886	87%	10) In Good Order
Landscape	$ 248,398	$ 220,351	89%	20) Watch Item

Recreation Facility

Onsite Staffing	$ 193,091	$ 162,909	84%	10) In Good Order

Long Term Debt

	10/1/25	Principal Payments	7/31/26	Status
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	Status
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	$ 285,876	$ -	$ (63,261)	10) In Good Order

Series 2020 Construction Account

	10/1/25	Actual to Date	Interest Income	7/31/26	Status
Account Balance	$ 526,195	$ 41,836	$ 13,445	$ 497,804	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 - July 2026 EOM Report

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

Last Updated: 8/13/26

% of Fiscal Year Completed: 83.33%

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

Topic	Status

2023-2024 Capital Reserve Repairs

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

2024-2025 Capital Reserve Repairs

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

2025-2026 Capital Reserve Repairs

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

Sampson Creek

Community Development District

Unaudited Financial Reporting

July 31, 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
July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 40,014	$ -	$ -	$ 40,014
Petty Cash Account	$ 348	$ -	$ -	$ 348
Capital Projects Account	$ -	$ -	$ 15,475	$ 15,475
Due from General Fund	$ -	$ -	$ 3,680	$ 3,680
Deposits	$ 820	$ -	$ -	$ 820
Investments:				
US Bank Custody	$ 459,479	$ -	$ -	$ 459,479
State Board of Administration	$ -	$ -	$ 266,337	$ 266,337
Series 2016				
Reserve	$ -	$ 193,381	$ -	$ 193,381
Revenue	$ -	$ 75,750	$ -	$ 75,750
Construction	$ -	$ -	$ 7,248	$ 7,248
Series 2020				
Reserve	$ -	$ 112,710	$ -	$ 112,710
Revenue	$ -	$ 68,854	$ -	$ 68,854
Construction	$ -	$ -	$ 498,188	$ 498,188
Total Assets	**$ 500,661**	**$ 450,696**	**$ 790,928**	**$ 1,742,285**
Liabilities:				
Accounts Payable	$ 56,687	$ -	$ -	$ 56,687
Due to Capital Reserve	$ 3,680	$ -	$ -	$ 3,680
Total Liabilites	**$ 60,367**	**$ -**	**$ -**	**$ 60,367**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 820	$ -	$ -	$ 820
Restricted for:				
Debt Service - Series 2016	$ -	$ 269,131	$ -	$ 269,131
Debt Service - Series 2020	$ -	$ 181,564	$ -	$ 181,564
Capital Projects - Series 2016	$ -	$ -	$ 7,248	$ 7,248
Capital Projects - Series 2020	$ -	$ -	$ 497,804	$ 497,804
Assigned for:				
Capital Reserves	$ -	$ -	$ 285,876	$ 285,876
Unassigned	$ 439,474	$ -		$ 439,474
Total Fund Balances	**$ 440,294**	**$ 450,696**	**$ 790,928**	**$ 1,681,918**
Total Liabilities & Fund Balance	**$ 500,661**	**$ 450,696**	**$ 790,928**	**$ 1,742,285**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,216,236	$ 1,216,236	$ 1,224,299	$ 8,063
Interest Income	$ 15,000	$ 12,500	$ 14,768	$ 2,268
Clubhouse Income	$ 1,000	$ 833	$ 5,342	$ 4,509
Total Revenues	**$ 1,232,236**	**$ 1,229,569**	**$1,244,409**	**$ 14,840**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 8,400	$ 1,600
FICA Expense	$ 918	$ 765	$ 643	$ 122
Engineering	$ 15,000	$ 12,500	$ 21,389	$ (8,889)
Dissemination	$ 2,337	$ 1,948	$ 1,948	$ 0
Arbitrage	$ 1,200	$ 1,000	$ 600	$ 400
Assessment Roll	$ 5,843	$ 5,843	$ 5,843	$ 0
Attorney	$ 23,963	$ 19,969	$ 16,837	$ 3,133
Annual Audit	$ 4,000	$ 3,800	$ 3,800	$ -
Trustee Fees	$ 8,869	$ 8,869	$ 8,889	$ (21)
Management Fees	$ 67,702	$ 56,418	$ 56,418	$ (0)
Information Technology	$ 1,169	$ 974	$ 974	$ (0)
Telephone	$ 400	$ 333	$ 677	$ (344)
Postage	$ 600	$ 500	$ 888	$ (388)
Printing & Binding	$ 400	$ 333	$ 680	$ (347)
Insurance	$ 12,053	$ 12,053	$ 10,885	$ 1,168
Legal Advertising	$ 1,350	$ 1,125	$ 1,649	$ (524)
Other Current Charges	$ 1,000	$ 833	$ 1,322	$ (488)
Office Supplies	$ 100	$ 83	$ 272	$ (188)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 159,079**	**$ 137,522**	**$ 142,288**	**$ (4,765)**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field				
General Manager (Vesta)	$ 193,091	$ 160,909	$ 162,909	$ (2,000)
Landscape Maintenance (Brightview Landscape)	$ 166,398	$ 138,665	$ 97,360	$ 41,305
Landscape Maintenance (St Johns Golf)	$ 30,000	$ 25,000	$ 26,397	$ (1,397)
Landscape Maintenance Contingency	$ 52,000	$ 43,333	$ 96,593	$ (53,260)
Lake Maintenance	$ 30,000	$ 25,000	$ 25,600	$ (600)
Security	$ 83,500	$ 69,583	$ 62,726	$ 6,857
Lifeguards/Pool Monitors	$ 46,434	$ 40,685	$ 40,685	$ -
Pool Maintenance	$ 35,000	$ 29,167	$ 36,540	$ (7,373)
Splash Pad Maintenance/Chemicals	$ 6,000	$ 5,000	$ 5,000	$ -
Janitorial Maintenance	$ 22,500	$ 18,750	$ 17,375	$ 1,375
Electric	$ 82,500	$ 68,750	$ 71,886	$ (3,136)
Water	$ 18,500	$ 15,417	$ 19,049	$ (3,633)
Refuse Service	$ 500	$ 417	$ -	$ 417
Permits	$ 2,000	$ 1,667	$ 575	$ 1,092
Fitness Equipment Lease	$ 27,000	$ 22,500	$ 22,123	$ 377
Repairs & Maintenance	$ 32,849	$ 27,374	$ 29,898	$ (2,524)
Street & Tennis Court Lighting Maintenance	$ 5,000	$ 4,167	$ -	$ 4,167
Repairs & Replacements-Amenity Center	$ 20,000	$ 16,667	$ 23,224	$ (6,558)
Tennis Court Maintenance	$ 2,500	$ 2,083	$ -	$ 2,083
Supplies	$ 12,500	$ 10,417	$ 14,834	$ (4,417)
Special Events	$ 25,000	$ 24,354	$ 24,354	$ -
Holiday Decorations	$ 15,000	$ 15,000	$ 14,571	$ 429
Property Insurance	$ 45,091	$ 45,091	$ 41,961	$ 3,130
Telephone/Internet/Cable TV	$ 14,000	$ 11,667	$ 13,596	$ (1,929)
Website Maintenance	$ 1,056	$ 880	$ 907	$ (27)
Office Supplies	$ 700	$ 583	$ 359	$ 224
Contingencies	$ 7,500	$ 6,250	$ -	$ 6,250
Subtotal Field Expenditures	**$ 976,619**	**$ 829,375**	**$ 848,524**	**$ (19,149)**
Total Operations & Maintenance	**$ 976,619**	**$ 829,375**	**$ 848,524**	**$ (19,149)**
Total Expenditures	**$ 1,135,698**	**$ 966,897**	**$ 990,811**	**$ (23,914)**
Excess (Deficiency) of Revenues over Expenditures	**$ 96,538**		**$ 253,598**	
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)**		**$ 109,181**	
Fund Balance - Beginning	**$ 54,124**		**$ 331,113**	
Fund Balance - Ending	**$ 0**		**$ 440,294**	

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	$ 12,182	$ -	$ -	$ 1,224,299
Interest Income	$ -	$ 735	$ 493	$ 641	$ 2,163	$ 2,456	$ 2,487	$ 2,162	$ 1,997	$ 1,634	$ -	$ -	$ 14,768
Clubhouse Income	$ -	$ 428	$ -	$ 415	$ -	$ 3,120	$ -	$ 319	$ 785	$ 275	$ -	$ -	$ 5,342
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ 103,404**	**$ 139,241**	**$ 863,140**	**$ 54,881**	**$ 43,654**	**$ 11,022**	**$ 2,481**	**$ 12,496**	**$ 14,090**	**$ -**	**$ -**	**$ 1,244,409**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 800	$ 800	$ 1,000	$ 1,000	$ 800	$ 800	$ 800	$ 600	$ 800	$ -	$ -	$ 8,400
FICA Expense	$ 77	$ 61	$ 61	$ 77	$ 77	$ 61	$ 61	$ 61	$ 46	$ 61	$ -	$ -	$ 643
Engineering	$ 5,941	$ 2,489	$ 954	$ 1,582	$ 990	$ 1,417	$ 1,248	$ 709	$ 3,368	$ 2,691	$ -	$ -	$ 21,389
Dissemination	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ 195	$ -	$ -	$ 1,948
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ 600
Assessment Roll	$ 5,843	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,843
Attorney	$ 4,774	$ -	$ 1,543	$ -	$ 3,768	$ -	$ -	$ 3,252	$ -	$ 3,500	$ -	$ -	$ 16,837
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	$ 5,642	$ -	$ -	$ 56,418
Information Technology	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ -	$ -	$ 974
Telephone	$ 53	$ 66	$ 68	$ 76	$ 80	$ 65	$ 72	$ 76	$ 42	$ 80	$ -	$ -	$ 677
Postage	$ -	$ 159	$ -	$ -	$ 26	$ -	$ 38	$ -	$ -	$ 664	$ -	$ -	$ 888
Printing & Binding	$ 47	$ 3	$ 16	$ 13	$ 25	$ 9	$ -	$ 36	$ 9	$ 521	$ -	$ -	$ 680
Insurance	$ 10,885	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,885
Legal Advertising	$ 71	$ 70	$ 70	$ 70	$ 71	$ 74	$ 73	$ 140	$ 247	$ 762	$ -	$ -	$ 1,649
Other Current Charges	$ 100	$ 119	$ 103	$ 111	$ 146	$ 128	$ 145	$ 140	$ 176	$ 152	$ -	$ -	$ 1,322
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61	$ -	$ 211	$ -	$ -	$ 272
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 34,900**	**$ 9,702**	**$ 9,550**	**$ 8,863**	**$ 20,362**	**$ 8,488**	**$ 12,817**	**$ 11,208**	**$ 11,023**	**$ 15,376**	**$ -**	**$ -**	**$ 142,288**

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	$ 16,291	$ -	$ -	$ 162,909
Landscape Maintenance (Brightview Landscape)	$ 9,748	$ 9,748	$ 9,748	$ 9,632	$ 9,748	$ 9,748	$ 9,748	$ 9,748	$ 9,748	$ 9,748	$ -	$ -	$ 97,360
Landscape Maintenance (St Johns Golf)	$ 2,611	$ 2,565	$ 2,689	$ 2,580	$ 2,587	$ 2,627	$ 2,639	$ 2,635	$ 2,710	$ 2,754	$ -	$ -	$ 26,397
Landscape Maintenance Contingency	$ 383	$ 5,361	$ 806	$ 3,783	$ 2,073	$ 44,170	$ 400	$ 129	$ 36,748	$ 2,741	$ -	$ -	$ 96,593
Lake Maintenance	$ 4,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ -	$ -	$ 25,600
Security	$ 7,066	$ 6,446	$ 6,312	$ 7,357	$ 5,716	$ 1,638	$ 7,638	$ 6,707	$ 7,398	$ 6,449	$ -	$ -	$ 62,726
Lifeguards/Pool Monitors	$ -	$ -	$ -	$ -	$ 230	$ 1,875	$ 3,644	$ 4,627	$ 14,068	$ 16,240	$ -	$ -	$ 40,685
Pool Maintenance	$ 3,276	$ 2,891	$ 4,346	$ 2,933	$ 3,338	$ 2,974	$ 4,729	$ 5,622	$ 2,874	$ 3,557	$ -	$ -	$ 36,540
Splash Pad Maintenance/Chemicals	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ -	$ 5,000
Janitorial Maintenance	$ 2,661	$ 1,611	$ 1,611	$ 1,611	$ 1,826	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ -	$ -	$ 17,375
Electric	$ 6,637	$ 6,635	$ 7,335	$ 7,381	$ 7,055	$ 7,269	$ 7,097	$ 7,321	$ 7,597	$ 7,559	$ -	$ -	$ 71,886
Water	$ 1,416	$ 4,218	$ 2,832	$ 1,217	$ 2,412	$ 111	$ 1,527	$ 1,720	$ 2,129	$ 1,468	$ -	$ -	$ 19,049
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	$ 2,212	$ -	$ -	$ 22,123
Repairs & Maintenance	$ 1,700	$ -	$ 1,125	$ 920	$ 12,154	$ 1,213	$ 1,419	$ 4,691	$ 6,389	$ 288	$ -	$ -	$ 29,898
Street & Tennis Court Lighting Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Replacements-Amenity Center	$ -	$ -	$ 171	$ 2,215	$ 165	$ 841	$ 1,303	$ 4,527	$ 7,537	$ 6,465	$ -	$ -	$ 23,224
Tennis Court Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 2,421	$ 909	$ 1,482	$ 1,821	$ 2,583	$ 606	$ 1,728	$ 388	$ 1,221	$ 1,675	$ -	$ -	$ 14,834
Special Events	$ 5,120	$ -	$ 3,406	$ 4,430	$ 3,044	$ 475	$ 2,177	$ 1,798	$ 922	$ 2,983	$ -	$ -	$ 24,354
Holiday Decorations	$ -	$ 7,273	$ 7,253	$ -	$ -	$ -	$ -	$ -	$ -	$ 45	$ -	$ -	$ 14,571
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	$ 1,352	$ -	$ -	$ 13,596
Website Maintenance	$ 99	$ 99	$ 99	$ 99	$ 99	$ -	$ 198	$ -	$ 99	$ 115	$ -	$ -	$ 907
Office Supplies	$ -	$ -	$ -	$ -	$ 219	$ -	$ 49	$ -	$ 74	$ 17	$ -	$ -	$ 359
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 123,995**	**$ 86,429**	**$ -**	**$ -**	**$ 848,524**
Total Operations & Maintenance	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 123,995**	**$ 86,429**	**$ -**	**$ -**	**$ 848,524**
Total Expenditures	**$ 144,474**	**$ 79,914**	**$ 81,462**	**$ 77,645**	**$ 96,399**	**$ 106,452**	**$ 81,553**	**$ 86,090**	**$ 135,018**	**$ 101,805**	**$ -**	**$ -**	**$ 990,811**
Excess (Deficiency) of Revenues over Expendi	**$ (144,474)**	**$ 23,490**	**$ 57,779**	**$ 785,495**	**$ (41,518)**	**$ (62,798)**	**$ (70,530)**	**$ (83,609)**	**$ (122,522)**	**$ (87,715)**	**$ -**	**$ -**	**$ 253,598**
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)**	**$ (122,522)**	**$ (87,715)**	**$ -**	**$ -**	**$ 109,181**

Sampson Creek

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 552,515	$ 552,515	$ 556,164	$ 3,649
Interest	$ 2,500	$ 2,083	$ 11,869	$ 9,786
Total Revenues	**$ 555,015**	**$ 554,598**	**$ 568,033**	**$ 13,435**
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**		**$ 14,058**	
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)**		**$ (16,524)**	
Fund Balance - Beginning	**$ 86,325**		**$ 285,656**	
Fund Balance - Ending	**$ 63,027**		**$ 269,131**	

Sampson Creek

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 73,780	$ 73,780	$ 74,269	$ 489
Interest	$ 750	$ 625	$ 5,045	$ 4,420
Total Revenues	**$ 74,530**	**$ 74,405**	**$ 79,314**	**$ 4,909**
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**		**$ 6,364**	
Net Change in Fund Balance	**$ 1,580**		**$ 6,364**	
Fund Balance - Beginning	**$ 61,026**		**$ 175,200**	
Fund Balance - Ending	**$ 62,607**		**$ 181,564**	

Sampson Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 5,000	$ 4,167	$ 7,497	$ 3,330
Misc. Income	$ -	$ -	$ -	$ -
Total Revenues	**$ 5,000**	**$ 4,167**	**$ 7,497**	**$ 3,330**
Expenditures:				
Capital Outlay	$ 63,797	$ 53,164	$ 136,009	$ (82,845)
Total Expenditures	**$ 63,797**	**$ 53,164**	**$ 136,009**	**$ (82,845)**
Excess (Deficiency) of Revenues over Expenditures	**$ (58,797)**		**$ (128,512)**	
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**		**$ 46,488**	
Fund Balance - Beginning	**$ 232,934**		**$ 239,388**	
Fund Balance - Ending	**$ 349,137**		**$ 285,876**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 13,445	$ 13,445
Total Revenues	**$ -**	**$ -**	**$ 13,445**	**$ 13,445**
Expenditures:				
Capital Outlay	$ -	$ -	$ 41,836	$ (41,836)
Total Expenditures	**$ -**	**$ -**	**$ 41,836**	**$ (41,836)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (28,391)**	
Net Change in Fund Balance	**$ -**		**$ (28,391)**	
Fund Balance - Beginning			**$ 526,195**	
Fund Balance - Ending			**$ 497,804**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 195	$ 195
Total Revenues	**$ -**	**$ -**	**$ 195**	**$ 195**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 195**	
Net Change in Fund Balance	**$ -**		**$ 195**	
Fund Balance - Beginning			**$ 7,053**	
Fund Balance - Ending			**$ 7,248**	

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
07/08/26	Distribution #11	$ 18,560.61	$ (270.53)	$ 376.62	$ 18,454.52	$ 12,181.73	$ 5,533.81	$ 738.98	$ 18,454.52
	TOTAL	**$ 1,960,121.80**	**$ 73,283.53**	**$ 37,736.75**	**$ 1,854,732.67**	**$ 1,224,299.26**	**$ 556,163.99**	**$ 74,269.38**	**$ 1,854,732.63**

100.00%	**Gross Percent Collected**
$ (0.00)	**Balance Remaining to Collect**

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 20, 2026

GENERAL FUND		
DATE	***CHECK NUMBERS***	***AMOUNT***
07/22/26	9194-9201	$10,393.04
08/06/26	9202-9211	$62,176.66
08/13/26	9212-9221	$20,937.09
AUTOPAY		
07/31/26	8062-8067	$4,660.33
08/12/26	8068-8071	$8,378.20
Total		**$106,545.32**

*** CHECK DATES 07/11/2026 - 08/13/2026 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/26	00506	7/21/26	68470 SVCS 07/26	202607	310-51300-42000		*	664.00		
		7/21/26	68470 SVCS 07/26	202607	310-51300-51000		*	210.85		
		7/21/26	68470 SVCS 07/26	202607	310-51300-42500		*	516.21		
						CHEROKEE PRINTING INC			1,391.06	009194
7/22/26	00048	7/10/26	53466483 SVCS 07/26	202607	320-57200-54600		*	138.15		
						CINTAS CORPORATION			138.15	009195
7/22/26	00496	7/10/26	59783736 GYM EQUIPMENT LEASING	202607	320-57200-44000		*	2,212.29		
						DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29	009196
7/22/26	00340	7/09/26	195430 SVCS 06/26	202606	310-51300-31100		*	3,367.50		
						MATTHEWS DESIGN GROUP, INC.			3,367.50	009197
7/22/26	00505	7/18/26	06G87601 SUPPLIES 07/26	202607	320-57200-54600		*	293.05		
						PRIMO BRANDS			293.05	009198
7/22/26	00421	6/30/26	062026 BERMUDA MAINT 06/26	202606	320-54100-46201		*	2,709.66		
		7/09/26	072026 SOCCER FIELD REPAIR SUPPL	202607	320-54100-46201		*	155.73		
						ST JOHNS GOLF & COUNTRY CLUB			2,865.39	009199
7/22/26	00275	6/02/26	97592 ALARM PERMIT RENEWAL 7/26	202607	320-57200-45400		*	12.50		
						ST. JOHNS COUNTY SHERIFFS OFFICE			12.50	009200
7/22/26	00253	7/12/26	78180419 MONITORING 07/22-10/21/26	202607	320-57200-45400		*	113.10		
						VECTOR SECURITY INC.			113.10	009201
8/06/26	00469	7/25/26	6784 POOL SVCS 08/26	202608	320-57200-45200		*	5,182.65		
						CBUSS ENTERPRISES			5,182.65	009202
8/06/26	00397	8/01/26	SAMPSON2 SECURITTY SVCS 07/26	202607	320-57200-34501		*	5,504.00		
						CENTRAL SECURITY AGENCY			5,504.00	009203

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/26	00048	7/31/26	93836945	202607	320-57200-54600			*	328.00		
			ZOLL 3AED AUTOMATIC AGREE								
							CINTAS CORPORATION			328.00	009204
8/06/26	00319	7/28/26	1110618-	202608	320-57200-41000			*	449.49		
			SVCS 08/26								
							COMCAST			449.49	009205
8/06/26	00507	6/24/26	1932	202606	320-57200-49400			*	960.00		
			MERMAID/PIRATE EVENT								
							GIRLY-GIRL PARTEA'S, INC.			960.00	009206
8/06/26	00285	8/01/26	JAK08260	202608	320-57200-45300			*	1,611.00		
			SVCS 08/26								
							JANI-KING OF JACKSONVILLE			1,611.00	009207
8/06/26	00031	8/01/26	3925261B	202608	320-54100-46300			*	2,360.00		
			WATER MGMT 08/26								
							THE LAKE DOCTORS, INC.			2,360.00	009208
8/06/26	00497	5/29/26	839167	202605	320-54100-46202			*	770.00		
			REPAIR SOCCER FIELD 05/26								
		7/31/26	856538	202607	320-54100-46200			*	9,747.58		
			LANDSCAPE MAINT 07/26								
		8/29/26	839154	202605	320-54100-46202			*	933.31		
			REPAIR MAINLINE 05/26								
		8/29/26	839160	202605	320-54100-46202			*	1,038.00		
			REPLACED GATE VALVE 05/26								
							RUPPERT LANDSCAPE LLC			12,488.89	009209
8/06/26	00501	7/31/26	00078224	202607	310-51300-48000			*	433.28		
			#12501431								
		7/31/26	00078224	202607	310-51300-48000			*	72.72		
			#12438698								
		7/31/26	00078224	202607	310-51300-48000			*	98.56		
			#12438725								
		7/31/26	00078224	202607	310-51300-48000			*	157.04		
			#12438760								
							USA TODAY MEDIA CORP.			761.60	009210
8/06/26	00377	7/31/26	433991	202607	320-57200-45100			*	16,240.12		
			LIFEGUARD 07/26								
		8/01/26	433730	202608	320-54100-34000			*	16,290.91		
			SVCS 08/26								
							VESTA PROPERTY SERVICES, INC			32,531.03	009211

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/13/26	00469	6/25/26	6555	202607	320-57200-45200			*	4,056.88		
			JULY 26 POOL MAINTENANCE								
							CBUSS ENTERPRISES			4,056.88	009212
8/13/26	00048	8/07/26	53526030	202608	320-57200-54600			*	73.71		
			FIRST AID SUPPLIES 08/26								
							CINTAS CORPORATION			73.71	009213
8/13/26	00319	8/04/26	1110956-	202608	320-57200-41000			*	914.38		
			SVCS 08/26								
							COMCAST			914.38	009214
8/13/26	00496	8/10/26	59825076	202608	320-57200-44000			*	2,212.29		
			GYM EQUIPMNT LEASING 8/26								
							DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29	009215
8/13/26	00131	8/01/26	437	202608	310-51300-34000			*	5,641.83		
			MGMT FEE 08/26								
		8/01/26	437	202608	310-51300-35100			*	97.42		
			INFO TECH 08/26								
		8/01/26	437	202608	310-51300-31300			*	194.75		
			DISSEMINATION AGENT SVCS								
		8/01/26	437	202608	310-51300-42000			*	79.54		
			POSTAGE 08/26								
		8/01/26	437	202608	310-51300-42500			*	22.95		
			COPIES 08/26								
		8/01/26	437	202608	310-51300-41000			*	26.94		
			TELEPHONE 08/26								
							GOVERNMENTAL MANAGEMENT SERVICES			6,063.43	009216
8/13/26	00340	8/10/26	195533	202607	310-51300-31100			*	2,300.00		
			SERVICE THRU 7/31/2026								
		8/10/26	195536	202607	310-51300-31100			*	390.75		
			SERVICE THRU 7/31/2026								
							MATTHEWS DESIGN GROUP, INC.			2,690.75	009217
8/13/26	00019	8/11/26	69563957	202608	320-57200-54500			*	129.00		
			QRTLY PEST CONTROL 08/26								
							NADER'S PEST RAIDERS, INC.			129.00	009218
8/13/26	00497	8/10/26	863651	202608	320-54100-46202			*	2,145.00		
			LANDSCAPE MAINT 08/26								
							RUPPERT LANDSCAPE LLC			2,145.00	009219
8/13/26	00421	7/31/26	073126	202607	320-54100-46201			*	2,597.92		
			JULY 26 BERMUDE MAINT.								
							ST JOHNS GOLF & COUNTRY CLUB			2,597.92	009220

*** CHECK DATES 07/11/2026 - 08/13/2026 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/13/26	00103	8/06/26	24101 SPECIAL EVENT 08/26	202608	320-57200-49400				*	53.73		
								ST. JOHNS COUNTY SCHOOL DISTRICT			53.73	009221

TOTAL FOR BANK A 93,506.79

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/31/26	00022	7/17/26	14873242	202607	320-54100-43100				*	64.39		
			SERVICE THRU 7/15/2026									
								JEA			64.39	008062
7/31/26	00022	7/21/26	82743242	202607	320-54100-43100				*	1,403.54		
			SERVICE THRU 7/15/2026									
								JEA			1,403.54	008063
7/31/26	00467	7/09/26	I-070926	202607	320-57200-34500				*	273.00		
			OFF-DUTY POLICE-07/09/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008064
7/31/26	00467	7/20/26	I-072026	202607	320-57200-34500				*	273.00		
			OFF-DUTY POLICE-07/19/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008065
7/31/26	00467	7/23/26	I-072326	202607	320-57200-34500				*	273.00		
			OFF-DUTY POLICE-07/22/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008066
7/31/26	00431	7/09/26	3470-070	202606	320-57200-41050				*	115.00		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-54500				*	288.08		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-54600				*	915.43		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-51000				*	16.99		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-49400				*	927.92		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-52005				*	44.98		
			CC PURCHASES THRU 7/9/26									
		7/09/26	3470-070	202606	320-57200-54502				*	65.00		
			CC PURCHASES THRU 7/9/26									
								TRUIST BANK			2,373.40	008067
8/12/26	00016	8/06/26	JULY26	202607	320-54100-43000				*	7,559.20		
			SERVICE THRU 08/06/2026									
								FLORIDA POWER & LIGHT			7,559.20	008068
8/12/26	00467	8/01/26	I0801263	202608	320-57200-34500				*	273.00		
			OFF-DUTY POLICE-08/01/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008069
8/12/26	00467	8/03/26	I0803263	202608	320-57200-34500				*	273.00		
			OFF-DUTY POLICE-08/02/26									
								ROLLKALL TECHNOLOGIES LLC			273.00	008070

*** CHECK DATES 07/11/2026 - 08/13/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00467	8/10/26	I0810263	202608	320	57200-34500			ROLLKALL TECHNOLOGIES LLC	*	273.00	273.00	008071
			OFF-DUTY POLICE-08/10/26										

TOTAL FOR BANK Z 13,038.53

TOTAL FOR REGISTER 106,545.32

CHEROKEE PRINTING, INC.
3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

Invoice

Date	Invoice #
7/21/2026	68470

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

Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	7/21/2026	

Quantity	Item Code	Description	Amount
		Sampson Creek CDD	
800	CASS Certify	Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	75.00
1	Form Layout	Form layout & preparation	37.50
800	Printing	Laser 1 sheet front & back	280.00
800	Fold	Fold Materials	51.54
800	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	72.17
820	Printing	#10 Window envelope printed one color black ink	210.85
800	Postage	Postage	664.00

001.310.51300.42000 $664.00
001.310.51300.51000 $210.85
001.310.51300.42500 $516.21

Total $1,391.06

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 # 5346648305
Invoice Date 07/10/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7065281049
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	
43039		FINGERTIP BANDAGE SM		1	BAG	$15.28	$15.28	
44249		ELASTIC STRIP SMALL		1	BAG	$14.63	$14.63	
91019		COLD PACK, SMALL, 1/BOX		1	BOX	$8.89	$8.89	
280020		LENS/SCREEN WIPES 100/BX		1	BOX	$33.50	$33.50	
621099		INSTANT ELECTROLYTE LEMON LIME		1	BOX	$28.12	$28.12	
621166		QUIKHEAL STRIP REFILL		1	BAG	$11.78	$11.78	
						Unit Subtotal:	**$112.20**	
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	**$138.15**	
						Tax	**$0.00**	

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
			Invoice Total	**$138.15**	

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

Note



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

Remittance Section

Invoice Number:	597837366
Due Date:	08/24/2026
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

21000059783736600022122791

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

Gym Equipment Leasing
1.320.57200.44000

Contract Number:	500-50749980
Invoice Number:	597837366
Account Number:	4411036
Site Number:	14732817
Invoice Date:	07/10/2026
Period of Performance:	07/24/2026 - 08/23/2026
Due This Period:	$2,212.29

Important Messages

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Asset Details

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

Asset Amount Total: $2,212.29

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

July 09, 2026
Invoice # 195430

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 June 30, 2026

Phase 0001 General Services

	Hours	Rate	Amount	
QA/QC Manager	2.00	150.00	300.00	
Professional Engineer	1.00	135.00	135.00	
Sr. CAD	22.25	90.00	2,002.50	
Designer	1.50	75.00	112.50	
Landscape Architect	5.75	140.00	805.00	
Administrative	.25	50.00	12.50	
Total Labor				**3,367.50**
			Total Due:	**3,367.50**

001.310.51300.31100

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,367.50	203,287.77	206,655.27
Expense	0.00	4,773.08	4,773.08
Unit	0.00	1,441.25	1,441.25
Totals	**3,367.50**	**209,502.10**	**212,869.60**

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.

PRIMO BRANDS™

Account Number:	8760160068
Invoice Number:	06G8760160068
Activity From:	06/17/26 - 07/16/26
Billing Date:	07/18/26
Delivery Address:	SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE FL 32092

Previous Balance	$1,691.22
Payments / Credits	$1,691.22
Current Activity from 06/17/26 - 07/16/26	$293.05
Total Account Balance as of 07/18/26	$293.05

To pay your bill and view your upcoming deliveries, visit us at
readyrefresh.com

Supplies
320-57200-54600

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		1,691.22
7/06	GA0316307		PAYMENT RECEIVED		-1,691.22
7/09	4693504732	7	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	73.43
		7	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		11	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
7/14	4691547345	16	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	167.84
		16	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		1	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	6.49	6.49
		18	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
7/07	G0238308		RENT (07/07-08/03)		13.98
			SALES TAX		1.33

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.

Total Account Balance as of 07/18/26 **$293.05**

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 - 06G8760160068

Total Amount Due by 08/07/26 **$293.05**

Amount Enclosed: $

5070876016006820029305002930515

ADDRESS SERVICE REQUESTED

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

700204-050-0*C* --5-D-A-C 43,200

Field Maintenance
320-54100-46201

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	6/30/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	June - Bermuda Commons Maintenance Equal Billings	$ 2,458.00	$ 2,458.00
			$ -
1	Irrigation (10% of 01624-42404)	$ 231.10	$ 231.10
1	Irrigation (10% of 13950-74402)	$ 3.58	$ 3.58
1	Irrigation (10% of 43044-14404)	$ 9.82	$ 9.82
1	Irrigation (10% of 44869-53401)	$ 3.58	$ 3.58
1	Irrigation (10% of 76486-92403)	$ 3.58	$ 3.58
			$ -
	#421		
		SubTotal	$ 2,709.66
		Shipping	
		Tax Rate(s) 6.50%	
		TOTAL	$ 2,709.66

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

Field Maintenance
320-54100-46201

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	7/9/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	Soccer Field Irrigation Repair supplies	$ 155.73	$ 155.73
			$ -
	Includes Site One Landscape 168398860-001 & 168398860-002		
	#421		
		SubTotal	$ 155.73
		Shipping	
		Tax Rate(s) 6.50%	
		TOTAL	$ 155.73

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

St. Johns County Sheriff's Office
Alarm Program
P.O.BOX 142916
Irving, TX 75014
Customer Service: 1-888-471-9138

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

MAKE CHECKS AND MONEY ORDERS PAYABLE TO
St. Johns County Sheriff's Office, Alarm Program

PERMIT NO: **8344**	INVOICE NO: **97592**	INVOICE DATE: **02-Jul-2026**

NAME: **Haley Hadd**

THIS INVOICE: $12.50	TOTAL DUE: $12.50	SHOW AMOUNT PAID HERE : $

MDG2026 00003010 01

Haley Hadd
5385 N Nob Hill Rd
FL, FL 33351

REMIT TO ADDRESS

St. Johns County Sheriffâ¬"s Office Alarm Program
P.O.Box 142916
Irving, TX 75014

0 124 0000008344 0097592 0001250

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT

St. Johns County Sheriff's Office
Alarm Program
P.O.BOX 142916
Irving, TX 75014
Customer Service: 1-888-471-9138

PERMIT NO: 8344	INVOICE DATE: 02-Jul-2026
INVOICE NO: 97592	DUE DATE: 01-Aug-2026
PERMIT EXPIRATION DATE: 01-Aug-2026	

Alarm Location: SAMPSON CREEK CDD,219 ST JOHNS GOLF DRIVE, St. Augustine, FL, 32092

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
1	Alarm Permit Renewal Charges (Reduced by 50% due to No False Alarm during previous registration year				$12.50
				Total Amount Payable	$12.50

Please send only checks or money orders. To pay this bill online, please visit http://www.famspermit.com/StJohnsCounty. You can enroll to Go Paperless and you can also login,

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay

Pursuant to the **St. Johns County, FL Ordinance No. 2010-15**, the residents and businesses within the unincorporated St. Johns County Sheriff's Office are required to register their alarm systems annually for a fee.

Failure to renew your alarm system within 30 days shall result in additional administrative penalties and revocation of the alarm permit.

You can also access the alarm registration/management site by selecting the "Alarm Registration" link provided at www.sjso.org.

Payment not received within 60 days of invoice date will incur a late fee. If paying by check, please allow 14 business days for mail and processing time.

To contact the St. Johns County Sheriff's Office, please call 904-209-3120.

***Credit card payments are now accepted online at www.famspermit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.**

001.320.57200.45400

100000 01 01 003010 003218 P

VECTOR SECURITY.

9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number:	78180419
Invoice Date:	07/12/2026
Branch:	72
Account Number:	**6415195**
Due Date:	**08/11/2026**

Guard Service
320-57200-xxxxx45400

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32092					
Service From: 07/22/2026 To: 10/21/2026					
MONITORING - INTRUSION	3.00	29.68	89.04	0.00	89.04
Service From: 07/22/2026 To: 10/21/2026					
SERVICE AGMT INTRUSION SYS	3.00	8.02	24.06	0.00	24.06
Site Subtotal			113.10	0.00	113.10

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
$113.10	$0.00	$113.10	$0.00	$113.10

Important Messages

Sales scams are on the rise. Learn how to protect yourself.

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5SJVK8HF

VECTOR SECURITY.

9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

Invoice

Customer Name:	SAMPSON CREEK CCD
Invoice Number:	78180419
Invoice Date:	07/12/2026
Account Number:	**6415195**
Due Date:	**08/11/2026**
Amount Due:	**$113.10**

Amount Enclosed: $ _____

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

SAMPSON CREEK CCD
5385 N NOB HILL ROAD
SUNRISE FL 33351-4761

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462

☐ Check box and fill out reverse side to correct billing address.

0000000072000000064151954007818041900000000113103

How to Reach Customer Care

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462

VECTOR SECURITY®



KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:
vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____
New Address: _____
_____
City: _____ State: _____ Zip: _____
Effective Date: _____

Old Phone Number: (_____) _____-_____
New Phone Number: (_____) _____-_____
Effective Date: _____
Email Address: _____
Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.

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.	40254946072226
Payment Selection	Account Balance
Payment Amount	$64.39
Bank Account	Wells Fargo
Posting Date	07/22/2026

Total: $64.39

Total Amount Paid:
$64.39

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: 07/17/26 Cycle: 15	**Amount Due** **$64.39** Please pay by 08/10/26 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation	$	64.39
Total New Charges	$	64.39

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

Previous Balance	$	101.91
Payment(s) Received		-101.91
Balance Before New Charges		0.00
New Charges		64.39
A late payment charge will be assessed for unpaid balance.	$	64.39



MESSAGES

Please pay $64.39 by 08/10/26 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: **07/17/26**

Please pay by 08/10/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
$64.39	

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

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

0232148732420000000000000400000643901010000000150001O

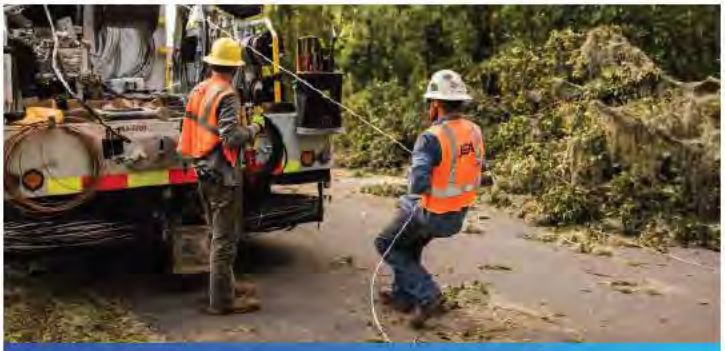
Visit jea.com to:

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

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.





Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 1487324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 07/17/26 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: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	31	309	Regular	3/4	0 GAL

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

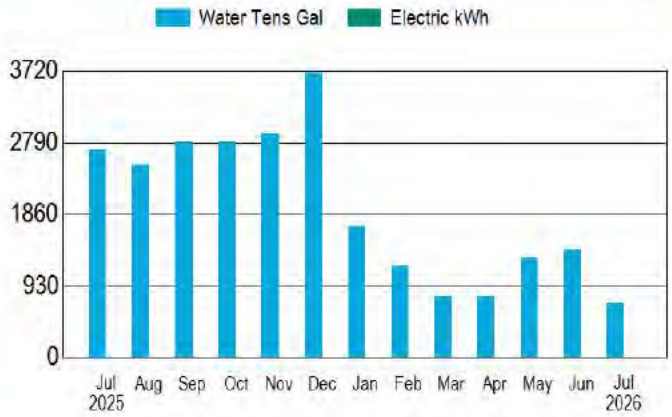
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 784 EAGLE POINT DR APT IR01
Service Period: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	31	2663	Regular	3/4	7000 GAL

Basic Monthly Charge	$	18.23
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.93
Total Current Irrigation Charges	**$**	**46.16**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	27,000	14,000	7,000	226

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: 07/21/26 Cycle: 15	**Amount Due** **$1,403.54** Do not pay. AutoPay will process your payment on 08/12/26.

TOTAL SUMMARY OF CHARGES

Water	$	515.72
Sewer		153.39
Irrigation		734.43
Total New Charges	$	1,403.54

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

Previous Balance	$	2,027.18
Payment(s) Received		-2,027.18
Balance Before New Charges		0.00
New Charges		1,403.54
Do not pay. AutoPay will process your payment on 08/12/26.	$	1,403.54



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: **07/21/26**

Do not pay. AutoPay will process your payment on 08/12/26.	TOTAL AMOUNT PAID
$1,403.54	

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

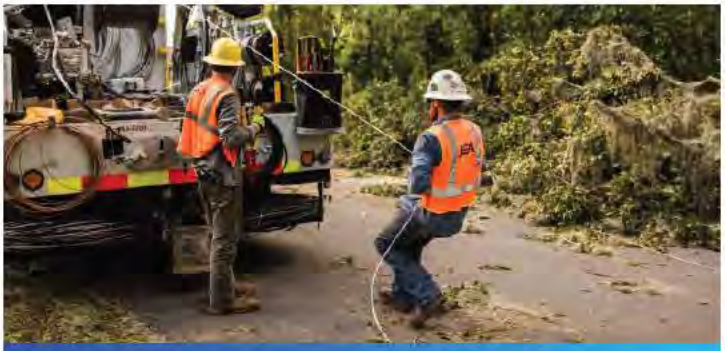
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- Understand Your Bill

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.





Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

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:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

Phone: (904) 665-6000 Online: jea.com **SAMPSON CREEK COMMUNITY**

Account #: 8274324200
Bill Date: 07/21/26
Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1054 EAGLE POINT DR	I	**$30.20**	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		11.97			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	31	520	Regular	3000 GAL

1148 STONEHEDGE TRAIL LN APT 1	I	**$66.13**	Irrigation 1 - Commercial	06/22/26 - 07/21/26	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)		10.71			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012958	29	399	Regular	9000 GAL

1401 CRESTED HERON CT	I	**$335.84**	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		257.27			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101588398	31	171	Regular	55000 GAL

219 SAINT JOHNS GOLF DR	W	**$451.72**	Swimming Pool - Water	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		78.40			
Water Consumption Charge		373.32			

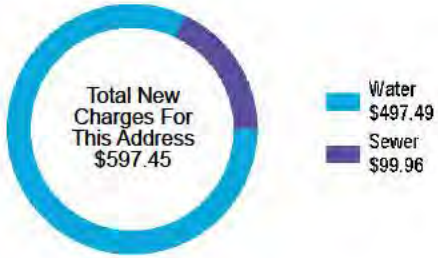
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	31	6430	Regular	122000 GAL

219 SAINT JOHNS GOLF DR	W	**$45.77**	Commercial - Water/Sewer	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		27.54			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	31	26	Regular	9000 GAL

219 SAINT JOHNS GOLF DR	S	**$99.96**	Commercial - Water/Sewer	06/14/26 - 07/15/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		46.53			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	31	26	Regular	9000 GAL

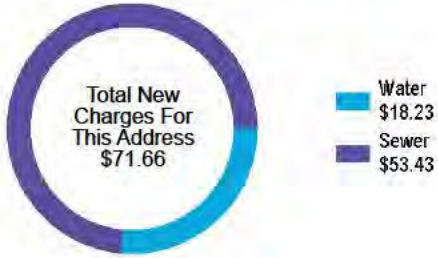


Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	$18.23	Commercial - Water/Sewer	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	31	151	Regular	0 GAL

219 SAINT JOHNS GOLF DR APT 1	S	$53.43	Commercial - Water/Sewer	06/14/26 - 07/15/26	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	31	151	Regular	0 GAL



380 SAINT JOHNS GOLF DR	I	$26.21	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		7.98			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514034028	31	57	Regular	2000 GAL

825 HAMPTON CROSSING WAY	I	$30.47	Irrigation 1 - Residential	06/14/26 - 07/15/26	Residential Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1-7 KGal @ $4.08)		12.24			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83711246	31	434	Regular	3000 GAL

884 EAGLE POINT DR APT 1	I	$51.42	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		27.48			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		23.94			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83715860	31	417	Regular	6000 GAL

885 EAGLE POINT DR	I	$89.04	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		42.87			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81849996	31	708	Regular	15000 GAL

982 EAGLE POINT DR	I	$105.12	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		58.95			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82580203	31	1551	Regular	18000 GAL

Invoice # I-070926-2500

Created Date: 7/9/2026
Due Date: 7/9/2026

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
6875762	**St. Johns Golf** Traffic	[redacted] [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-072026-2757

Created Date: 7/20/2026
Due Date: 7/20/2026

From

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

Bill To

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

Job ID	Job Name	Date & Time	Officer	Rate	Hours	Fees	Total
6918405	**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-072326-2812

Created Date: 7/23/2026
Due Date: 7/23/2026

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
6934435	**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**

District Credit Card Receipt Report 2025-2026					
Card Holder:	Sampson Creek CDD		Month:	June 10 2026 - July 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Constant Contact	6/9/2026	1.320.57200.41050	$ 115.00	$ 115.00	Web Email Subscription
Home Depot	6/10/2026	1.320.57200.54500	$ 23.95	$ 23.95	Repairs & Maintenance - Adhesive
Amazon	6/11/2026	1.320.57200.54600	$ 299.30	$ 299.30	Supplies- Paper Goods
Home Depot	6/12/2026	1.320.57200.54500	$ 11.68	$ 11.68	Repairs & Maintenance - Repair Supplies
Home Depot	6/16/2026	1.320.57200.54500	$ 28.96	$ 28.96	Repair & Maintenance- Flagpole Supplies
Amazon	6/16/2026	1.320.57200.54600	$ 38.99	$ 38.99	Supplies- Toilet Paper
Amazon	6/16/2062	1.320.57200.51000	$ 16.99	$ 16.99	Office Supplies- Post-It Notes
Dunkin Donuts	6/18/2026	1.320.57200.49400	$ 40.79	$ 40.79	Special Events- Golden Mornings
Amazon	6/18/2026	1.320.57200.49400	$ 83.62	$ 83.62	Event Supplies - Fathers Day
Amazon	6/18/2026	1.320.57200.54502	$ 65.00	$ 65.00	Repairs & Maintenance (Amenity) - Head Immobilizer
Amazon	6/21/2026	1.320.57200.49400	$ 247.00	$ 247.00	Event Supplies- 4th of July Supplies
Amazon	6/21/2026	1.320.57200.49400	$ 9.99	$ 9.99	Event Supplies- 4th of July Goody Bags
Amazon	6/22/2026	1.320.57200.54600	$ 165.92	$ 165.92	Supplies- Amenity Paper Goods
Amazon	6/22/2026	1.320.57200.54600	$ 37.90	$ 37.90	Supplies- Paper Towels
Amazon	6/23/2026	1.320.57200.52005	$ 44.98	$ 44.98	Holiday Décor- 4th of July Decorations
Amazon	6/23/2026	1.320.57200.54600	$ 35.07	$ 35.07	Supplies - Paper Towels
Amazon	6/23/2026	1.320.57200.54600	$ 100.50	$ 100.50	Supplies-Soap
Home Depot	6/29/2026	1.320.57200.54500	$ 40.45	$ 40.45	Repairs & Maintenance-Flagpole Supplies
Cronin Ace Hardwa	6/29/2026	1.320.57200.54500	$ 2.79	$ 2.79	Repairs & Maintenance - Repair Supplies
Amazon	6/29/2026	1.320.57200.49400	$ 24.00	$ 24.00	Event Supplies - 4th of July Event
Amazon	6/30/2026	1.320.57200.49400	$ 459.55	$ 459.55	Event Supplies- 4th of July Event
Amazon	6/30/2026	1.320.57200.54600	$ 35.07	$ 35.07	Supplies- Paper Towels
Amazon	7/1/2026	1.320.57200.49400	$ 62.97	$ 62.97	Event Supplies- Golf Cart Parade
Cronin Ace Hardwa	7/1/2026	1.320.57200.54500	$ 2.83	$ 2.83	Repairs & Maintenance - Fasteners
Amazon	7/2/2026	1.320.57200.54600	$ 211.98	$ 211.98	Supplies- Amenity Paper Goods
Walmart	7/3/2026	1.320.57200.54500	$ 177.42	$ 177.42	Special Events- 4th of July Event
Amazon	7/3/2026	1.320.57200.54600	$ 145.97	$ 145.97	Supplies - Gym Wupes
Amazon	7/4/2026	1.320.57200.54600	$ (49.28)	$ (49.28)	REFUND Supplies
Amazon	7/7/2026	1.320.57200.54600	$ (105.99)	$ (105.99)	REFUND Supplies
			$ 2,373.40	$ 2,479.39	

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: *07/14/2026*
User Name: *sampsoncreekamenities*

Payments from 06/08/2026 to 07/01/2026

Date	Description	Charge Amount	Credit Amount
06-09-2026 04:41:30 AM	Payment - Credit Card (MasterCard) **********9319		$115.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

320 - 57200 - 41050
Web Email Subscription



How doers get more done.

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

1324 00053 14521 06/10/26 08:41 AM
SALE CASHIER EARNESTINE

033886000475 MSNRY ADHSIV <A> 10.47N
10.10Z SIKABOND CONSTRCTN ADHESIVE
098168704296 2X10X8 #2 PT <A> 13.48N
2X10X8 #2 PT GC

SUBTOTAL	23.95
TAX + PIF	0.00
TAX E[illegible]	
TOTAL	$2[illegible].95

[illegible]9319 MASTERCARD

AUTH CODE 03900E/5531453
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: 5
1324 06/10/26 08:41 AM

1324 53 14521 06/10/2026 1363

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE GPI 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	09/08/2026

Repairs & Maintenance

320-57200-54500

amazon.com

Final Details for Order #111-9870556-4002669

Order Placed: June 8, 2026
Amazon.com order number: 111-9870556-4002669
Order Total: $299.30

Supplies
320 · $72.00 · $46.00

Shipped on June 9, 2026

Items Ordered	Price
1 of: *Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Sa turated (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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Exclusive Promotion Applied:	-$14.60
Total before tax:	$131.37
Sales Tax:	$0.00
Total for This Shipment:	**$131.37**

Shipped on June 10, 2026

Items Ordered	Price
1 of: *EcoL 6101421 Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML 6 pack/Case*	$109.95

Sold by and invoiced on behalf of: Plus Products 360 (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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$109.95
Shipping & Handling:	$0.00
Total before tax:	$109.95
Sales Tax:	$0.00
Total for This Shipment:	**$109.95**

Shipped on June 10, 2026

Items Ordered	Price
1 of: *Small Trash Bags 4 Gallon - 100 Count 4 Gallon Trash Bag, Small Garbage Bags for Office Bedroom Bathroom Trash Bags, Whi te 4 Gal Small Trash Can Liners*	$7.99

Sold by and invoiced on behalf of: BENEVAL (seller profile)
Condition: New

1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* $49.99
Sold by and invoiced on behalf of: Reli. (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business
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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$57.98
Shipping & Handling:	$0.00
Total before tax:	$57.98
Sales Tax:	$0.00
Total for This Shipment:	**$57.98**

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:	$313.90
Shipping & Handling:	$0.00
Promotion applied:	-$14.60
Total before tax:	$299.30
Estimated Tax:	$0.00
Grand Total:	**$299.30**

Credit Card transactions MasterCard ending in 9319: June 10, 2026: $299.30

To view the status of your order, return to Order Summary .

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THE HOME DEPOT

How doers get more done.

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

1324 00052 24266 06/12/26 08:34 AM
SALE CASHIER HILLARY

887480251715 FNDR WSHR <A>
FENDER WASHER SS 1/4
2@1.57 3.14N
092097241015 8 PK TAPCON <A> 6.97N
TAPCON 1 IN 1/4 HEX HEAD - 8 PK
887480[illegible] MACH SCREW <A> 1.57N
MCH SCR PHL FLT #10-32 X 3

SUBTOTAL 11.68
TAX + PIF 0.00
TAX EXEMPT
TOTAL $11.68
XXXXXXXXXXXX9319 MASTERCAR
USD$ 11.68
AUTH CODE 07622E/3520359 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: SIGN MOUNTS
1324 06/12/26 08:34 AM
1324 52 24266 06/12/2026 3129

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/10/2026

Repairs & Maintenance

320- 57200- 54500



How doers get more done.

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

1324 00052 36377 06/16/26 09:14 AM
SALE CASHIER SUSAN

093581607058 FLAGPOLE <A> 10.98N
VF WOODEN FLAGPOLE
093581295101 1IN BRACKET <A> 17.98N
1 IN. CAST ALUM FLAGPOLE BRACKET

SUBTOTAL	28.96
TAX	0.00
TAX EXEMPT	
TOTAL	$28.96
XXXXXXXXXXXX9319 MASTERCARD	
	USD$ 28.96
AUTH CODE 05189E/9521078	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	MASTERCARD

P.O.#/JOB NAME: FLAGPOLE UPGRADE
1324 06/16/26 09:14 AM



1324 52 36377 06/16/2026 1472

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/14/2026

Repairs & Maintenance

320- 57200- 54500

amazon.com

Final Details for Order #111-6183425-5895420

Order Placed: June 15, 2026
Amazon.com order number: 111-6183425-5895420
Order Total: $38.99

Supplies
320-57200-54600

Shipped on June 15, 2026

Items Ordered	Price
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, White (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: Deal House USA (seller profile) Seller Credentials: Classified Small Business - SBA Standard 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:	$38.99
Shipping & Handling:	$0.00
Total before tax:	$38.99
Sales Tax:	$0.00
Total for This Shipment:	**$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:	$38.99
Shipping & Handling:	$0.00
Total before tax:	$38.99
Estimated Tax:	$0.00
Grand Total:	**$38.99**

Credit Card transactions
MasterCard ending in 9319: June 15, 2026: $38.99

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-9528053-6469821

Order Placed: June 15, 2026
Amazon.com order number: 111-9528053-6469821
Order Total: $16.99

Office Supplies
320-57200-51000

Shipped on June 16, 2026

Items Ordered	Price
1 of: *Post-it Super Sticky Notes, 24 Sticky Note Pads, 3 x 3 in., School Supplies, Office Products, 2X the Sticking Power, Supernova Neons Collection* Sold by and invoiced on behalf of: Amazon.com Condition: New	$16.99

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:	$16.99
Shipping & Handling:	$0.00
Total before tax:	$16.99
Sales Tax:	$0.00
Total for This Shipment:	**$16.99**

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:	$16.99
Shipping & Handling:	$0.00
Total before tax:	$16.99
Estimated Tax:	$0.00
Grand Total:	**$16.99**

Credit Card transactions — MasterCard ending in 9319: June 16, 2026: $16.99

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 5320
6/18/2026 9:36 AM

Drive Thru

1 Donut	1.89
1 12 Donuts	14.79
1 Box Hot Orig Cof	23.99
Mastercard	$40.79
**********9319	

Tran Type : Purchase
Entry Mode : TAPPED
Auth Code : 03492E
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	$40.67
Tax	$0.12
Payment	$40.79
Change Due	**$0.00**

---------- Check Closed ----------
6/18/2026 9:40 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: 32003-50098-0906-1866

****

Additional Discounts Will Not Be Applied to Promotional Offers

****

Thank You. Come Back Again.

Check # 5320

Total Items: 3

Special Events

320- 57200- 49400

amazon.com

Final Details for Order #112-7156934-8548236

Special Events
320 - 57200 - 49400
~~Supplies~~
~~320 - 57200 - 57200~~

Order Placed: June 17, 2026
Amazon.com order number: 112-7156934-8548236
Order Total: $83.62

Shipped on June 17, 2026

Items Ordered — **Price**

2 of: *DeeBee's Organics Classic SuperFruit Freezie Pops, No Added Sugars, No Artificial Flavors or Colors (Pack of 50)* — $26.45
Sold by and invoiced on behalf of: Deebee's Organics (seller profile)
Seller Credentials: 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:	$52.90
Shipping & Handling:	$0.00
Total before tax:	$52.90
Sales Tax:	$0.00
Total for This Shipment:	**$52.90**

Shipped on June 17, 2026

Items Ordered — **Price**

3 of: *Fla-Vor-Ice Popsicle Variety Pack of 1.5 Oz Freezer Bars, Assorted Flavors, 100 Count* — $10.24
part 1 of Fla-Vor-Ice Popsicle Variety Pack of 3.5 Oz Freezer Bars, Assorted Flavors, 100 Count
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:	$30.72
Shipping & Handling:	$0.00
Total before tax:	$30.72
Sales Tax:	$0.00
Total for This Shipment:	**$30.72**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Item(s) Subtotal:	$83.62
Shipping & Handling:	$0.00
Total before tax:	$83.62
Estimated Tax:	$0.00

United States	**Grand Total: $83.62**
Credit Card transactions	MasterCard ending in 9319: June 17, 2026: $83.62

To view the status of your order, return to Order Summary .

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Final Details for Order #112-9954004-1349036

Amenity Repairs & Maintenance
320-57200-54502

Order Placed: June 17, 2026
Amazon.com order number: 112-9954004-1349036
Order Total: $65.00

Shipped on June 18, 2026

Items Ordered	Price
1 of: *Rise Aquatics Head Immobilizer Replacement Kit - Lightweight Design with Bright Attention-Getting Color.Comes with 2 Immobilizers and 1 Head Strap.* Sold by and invoiced on behalf of: TheLifeguardStore (seller profile) Seller Credentials: 889 Certification, Registered Small Business Business Price Condition: New	$65.00

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:	$65.00
Shipping & Handling:	$0.00
Total before tax:	$65.00
Sales Tax:	$0.00
Total for This Shipment:	**$65.00**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$65.00
Shipping & Handling:	$0.00
Total before tax:	$65.00
Estimated Tax:	$0.00
Grand Total:	**$65.00**

Credit Card transactions
MasterCard ending in 9319: June 18, 2026: $65.00

To view the status of your order, return to Order Summary .

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Final Details for Order #111-0951811-8733013

Order Placed: June 18, 2026
Amazon.com order number: 111-0951811-8733013
Order Total: $247.00

Special Events
370 - 57200 - 49400

Shipped on June 19, 2026

Items Ordered	Price
1 of: *200 PCS 4th of July Glow Sticks Bulk with Connectors,Red White Blue 3 Colors In 1 Glow in The Dark Stick, Light Up Bracelets & Necklaces for Kids & Adults, 250th Anniversary USA Party Favor Supplies* Sold by and invoiced on behalf of: Hamag (seller profile) Condition: New	$29.99
1 of: *100PCS 4th of July Accessories, 250th Anniversary Patriotic Beads Necklace Bulk, Fourth of July Red Blue Silver Necklace Party Favors, Beads for Veterans Day Parade Party Celebration Favors Decor* Sold by and invoiced on behalf of: Bsusor (seller profile) Condition: New	$17.99
1 of: *6 Pack 20 Inch Patriotic Inflatable Beach Balls Bulk, 4th of July Confetti Red White and Blue Large Beach Ball for Kids Adults 250th Anniversary Beach & Summer Pool Party Decorations Pool Toys Games* Sold by and invoiced on behalf of: GBD TECH (seller profile) Condition: New	$25.99
1 of: *iGeeKid 100 Pack 4th of July Party Favors Mini Bubble Wands, Patriotic Red White Blue Star Bubbles Kids Birthday Gift for 250th Anniversary Fourth of July Party Supplies,Independence Day Decorations* Sold by and invoiced on behalf of: iGeeKid Fan Shop (seller profile) Condition: New	$28.99
1 of: *SOMUAERT 4th of July Waterproof Temporary Tattoos for Kids, 20 Sheets 90+ Patriotic Red White Blue USA Stickers with Fla g Star Eagle Fireworks, Independence Day Party Favors for Face Body Teens Adults* Sold by and invoiced on behalf of: dongguanshikuluogongyipinyouxiangongsi (seller profile) Business Price Condition: New	$5.89
1 of: *Moon Boat 100PCS 250th Anniversary Accessories Party Favors: 4th/Fourth of July Patriotic Silicone Rubber Bracelets Bulk Wristbands American Memorial Day Decorations Gifts Supplies* Sold by and invoiced on behalf of: Easyplay (seller profile) Condition: New	$25.99
1 of: *Becfupo 100 Pcs Patriotic Hawaiian Flower Leis Necklaces Bulk, Red Blue White Hawaiian Leis Garlands For 4th of July Decoration, Independence Day Parade* Sold by and invoiced on behalf of: Becfupo (seller profile) Business Price Condition: New	$42.49
1 of: *Motionchic 200 Pcs American Flag Thunder Sticks Bulk USA Red White Blue Patriotic Flag Inflatable Noise Makers 4th of July Independence Day Celebration Parade Decoration for USA Patriotic Supply* Sold by and invoiced on behalf of: Geiyeier (seller profile) Condition: New	$39.99

Shipping Address:
Sampson Creek Amenity Center Office

Item(s) Subtotal: $217.32

219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Shipping & Handling:	$0.00
Total before tax:	$217.32
Sales Tax:	$0.00
Total for This Shipment:	**$217.32**

Shipped on June 21, 2026

Items Ordered — **Price**

2 of: *50 Pcs 4th of July Decorations DIY American Flag Pinwheels, 250th Anniversary Patriotic Craft Bulk, Blank Pinwheels for Independence Day, Memorial Day July of 4th Party Favors Supplies (Four Leaf)* $14.84
Sold by and invoiced on behalf of: Ywwhahfgfb (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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$29.68
Shipping & Handling:	$0.00
Total before tax:	$29.68
Sales Tax:	$0.00
Total for This Shipment:	**$29.68**

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:	$247.00
Shipping & Handling:	$0.00
Total before tax:	$247.00
Estimated Tax:	$0.00
Grand Total:	**$247.00**

Credit Card transactions — MasterCard ending in 9319: June 21, 2026: $247.00

To view the status of your order, return to Order Summary .

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Final Details for Order #112-9328411-1362617

Order Placed: June 20, 2026
Amazon.com order number: 112-9328411-1362617
Order Total: $9.99

Special Events
320 - 57200 - 49400

Shipped on June 21, 2026

Items Ordered	Price
1 of: *MASHAN 50 Pieces 4th of July Goodie Bags Bulk, Patriotic Gift Bags,Plastic Treat Gift Handles Bag with Red White Blue Star for Independence Day Memorial Day Veterans Day Decorations Party Supplies* Sold by and invoiced on behalf of: Rafaella Online (seller profile) Condition: New	$9.99

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:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Sales Tax:	$0.00
Total for This Shipment:	**$9.99**

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:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated Tax:	$0.00
Grand Total:	**$9.99**

To view the status of your order, return to Order Summary .

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Final Details for Order #111-9872739-4003406

Order Placed: June 22, 2026
Amazon.com order number: 111-9872739-4003406
Order Total: $165.92

Supplies
320-57200 - 54600

Shipped on June 22, 2026

Items Ordered	Price
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Trash Bags with Ties | Super Sizeable, Black, Serious Garbage Cleanup* 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
1 of: *Reli. 30 to 33 Gallon Trash Bags Heavy Duty | 250 Trash Bags with Ties | Super Sizeable, Black, Serious Garbage Cleanup* Sold by and invoiced on behalf of: Reli. (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$46.99
1 of: *Small Trash Bags 4 Gallon - 100 Count 4 Gallon Trash Bag, Small Garbage Bags for Office Bedroom Bathroom Trash Bags, Whi te 4 Gal Small Trash Can Liners* Sold by and invoiced on behalf of: BENEVAL (seller profile) Condition: New	$8.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.97
Shipping & Handling:	$0.00
Total before tax:	$105.97
Sales Tax:	$0.00
Total for This Shipment:	**$105.97**

Shipped on June 22, 2026

Items Ordered	Price
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, Wh ite (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: Amazon.com Condition: New	$59.95

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

Shipping Speed:

Item(s) Subtotal:	$59.95
Shipping & Handling:	$0.00
Total before tax:	$59.95
Sales Tax:	$0.00

FREE Prime Delivery

Total for This Shipment: $59.95

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal: $165.92
Shipping & Handling: $0.00

Total before tax: $165.92
Estimated Tax: $0.00

Grand Total: $165.92

Credit Card transactions

MasterCard ending in 9319: June 22, 2026: $165.92

To view the status of your order, return to Order Summary .

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Final Details for Order #111-0618922-9389056

Order Placed: June 22, 2026
Amazon.com order number: 111-0618922-9389056
Order Total: $37.90

Supplies
320-57200 - 541600

Shipped on June 22, 2026

Items Ordered	Price
1 of: *Pacific Blue Basic by Georgia-Pacific PRO Recycled Multifold 1-Ply Paper Towels, Brown, 9.4" x 9.2" (LxW), 250 Towels Per Pack, 16 Packs Per Case, 23304* 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: June 22, 2026: $37.90

To view the status of your order, return to Order Summary .

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Final Details for Order #111-3056372-2425069

Order Placed: June 23, 2026
Amazon.com order number: 111-3056372-2425069
Order Total: $44.98

Holiday Decor
320-57200-52005

Shipped on June 23, 2026

Items Ordered — **Price**

1 of: *4th of July Patriotic Bunting - American Flag Bunting 2 X 4 Ft, 250 Years American Flag, 4th of July Party Decorations, 1776-2026 250 Year American Anniversary Flag Indoor Outdoor Hanging Decor-2PCS* — $25.99
Sold by and invoiced on behalf of: Lfeik (seller profile)
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$25.99
Shipping & Handling:	$0.00
Total before tax:	$25.99
Sales Tax:	$0.00
Total for This Shipment:	**$25.99**

Shipped on June 23, 2026

Items Ordered — **Price**

1 of: *FLUUZE 250th Anniversary American Banner Flag, 4th of July Decorations,1776-2026 USA 250th Birthday Premium Banner with Grommets, Patriotic Decorations for Outdoor, Indoor, Yard, Garden, Porch* — $18.99
Sold by and invoiced on behalf of: FLUUZE (seller profile)
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$18.99
Shipping & Handling:	$0.00
Total before tax:	$18.99
Sales Tax:	$0.00
Total for This Shipment:	**$18.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Item(s) Subtotal:	$44.98
Shipping & Handling:	$0.00
Total before tax:	$44.98
Estimated Tax:	$0.00

United States	**Grand Total: $44.98**
Credit Card transactions	MasterCard ending in 9319: June 23, 2026: $44.98

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4639258-1529061

Order Placed: June 22, 2026
Amazon.com order number: 111-4639258-1529061
Seller's order number: 6117017716
Order Total: $35.07

Supplies
320 - 57200 - 54606

Shipped on June 22, 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: Fast and Precise by Staples (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 22, 2026: $35.07

To view the status of your order, return to Order Summary .

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Final Details for Order #111-9880603-3589057

Order Placed: June 22, 2026
Amazon.com order number: 111-9880603-3589057
Order Total: $100.50

Supplies
320- 57200 -54600

Shipped on June 23, 2026

Items Ordered	Price
1 of: *EcoL 6101421 Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML 6 pack/Case* Sold by and invoiced on behalf of: Blue River Industries (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$100.50

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:	$100.50
Shipping & Handling:	$0.00
Total before tax:	$100.50
Sales Tax:	$0.00
Total for This Shipment:	**$100.50**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$100.50
Shipping & Handling:	$0.00
Total before tax:	$100.50
Estimated Tax:	$0.00
Grand Total:	**$100.50**

Credit Card transactions — MasterCard ending in 9319: June 23, 2026: $100.50

To view the status of your order, return to Order Summary .

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How doers get more done.

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

1324 00053 61225 06/29/26 10:59 AM
SALE CASHIER BRADLEY

887480285918 WASHER <A> 1.57N
LOCK WASHER SS 1/4
887480266016 WASHER <A> 1.57N
FLAT WASHER SAE SS #10 12 PC
887480283716 MACH SCREW <A> 1.57N
MCH SCRW SS PHL FLT 1/4 X 1-1/2
093581295101 1IN BRACKET <A> 17.98N
1 IN. CAST ALUM FLAGPOLE BRACKET
093581290267 USA FLAG <A> 17.76N
VF US FLAG KIT 5' POLE W/ BRACKET

SUBTOTAL	40.45
TAX + PIF	0.00
TAX EXEMPT	
TOTAL	$40.45
XXXXXXXXXXXX9319 MASTERCARD	
	USD$ 40.45
AUTH CODE 07858E/6534237	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	MASTERCARD

P.O.#/JOB NAME: STORM REPAIR
1324 06/29/26 10:59 AM

1324 53 61225 06/29/2026 4148

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/27/2026

Repairs & Maintenance
320-57200-54500

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

06/29/26 12:02PM ANR 555 SALE

56	1	EA	.35	EA	N
MISC. FASTENERS					$.35
56	1	EA	.45	EA	N
MISC. FASTENERS					$.45
56	1	EA	$1.99	EA	N
MISC. FASTENERS					$1.99

TAX EXEMPT FOR SAMPSON CREEK

SUB-TOTAL:$ 2.79 TAX: $ .00
TOTAL: $ 2.79
BC AMT: $ 2.79

BK CARD#: XXXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 04787E AMT: $ 2.79
Host reference #:221398 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200000AB0C00000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0083
AC : 87B0ABF95FD0C03D
TxnID/ValCode: 779202

Repairs & Maintenance
320 - 57200 - 54500

amazon.com

Final Details for Order #112-2870570-7121827

Order Placed: June 26, 2026
Amazon.com order number: 112-2870570-7121827
Order Total: **$24.00**

Special Events
320-57200-49400

Shipped on June 29, 2026

Items Ordered	**Price**
1 of: *SEI Red Tie Dye Kit, Fabric Dye for Large Groups - 1 Quart (32 oz), Pre-Mixed Tye Dye, Water Based Clothes Dye for T-Shirts, Summer Activities, Birthday Parties* Sold by and invoiced on behalf of: Sew Easy Industries (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$24.00

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$24.00
Shipping & Handling:	$0.00
Total before tax:	$24.00
Sales Tax:	$0.00
Total for This Shipment:	**$24.00**

Payment information

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal:	$24.00
Shipping & Handling:	$0.00
Total before tax:	$24.00
Estimated Tax:	$0.00
Grand Total:	**$24.00**

Credit Card transactions — MasterCard ending in 9319: June 29, 2026: $24.00

To view the status of your order, return to Order Summary .

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Final Details for Order #112-1987373-7654648

Order Placed: June 26, 2026
Amazon.com order number: 112-1987373-7654648
Order Total: $459.55

Special Event
320-57200-49400

Shipped on June 27, 2026

Items Ordered	Price
1 of: *Foilswirl 2 Sets Inflatable Pool Cornhole Game for Independence Day Floating Bean Bag Toss Game with American Flag Theme Family Adult Pool Toy for 4th of July Backyard Beach Summer Outdoor Fun* Sold by and invoiced on behalf of: Quanluung (seller profile) Condition: New	$25.59
1 of: *EagleStone Inflatable Pool Float Set with Volleyball Net & Basketball Hoop,2-in-1 Floating Water Games for Kids Adults, Backyard Beach Summer Toys, Heavy-Duty PVC Family Pool Party Essentials* Sold by and invoiced on behalf of: MENGSHIBULUO (seller profile) Condition: New	$23.69

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$49.28
Shipping & Handling:	$0.00
Total before tax:	$49.28
Sales Tax:	$0.00
Total for This Shipment:	**$49.28**

Shipped on June 27, 2026

Items Ordered	Price
5 of: *4E's Novelty Patriotic Rubber Ducks (24 Pack) Bulk 2" - 4th of July Party Favors, Patriotic Party Supplies Gifts toys for Kids Adults Fourth of July, Jeep Ducking* Sold by and invoiced on behalf of: 4Es Novelty (seller profile) Seller Credentials: 889 Certification, Classified Small Business - Gartner Standard Business Price Condition: New	$20.75
1 of: *SEI Sky Blue Tie Dye Kit, Fabric Dye for Large Groups - 1 Quart (32 oz), Pre-Mixed Tye Dye, Water Based Clothes Dye for T-Shirts, Summer Activities, Birthday Parties* Sold by and invoiced on behalf of: Sew Easy Industries (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$24.00

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

Item(s) Subtotal:	$127.75
Shipping & Handling:	$0.00
Total before tax:	$127.75
Sales Tax:	$0.00

Shipping Speed:
Delivery in fewer trips to your address

Total for This Shipment: $127.75

Shipped on June 28, 2026

Items Ordered	Price
3 of: *Fruit of the Loom Big Cotton T Shirt, Boys-7 Pack-White, Large* Sold by and invoiced on behalf of: Amazon.com Condition: New	$15.99
1 of: *Franklin Sports Whirl Ball Arcade Game - Game Room Ready Tool Free Arcade Game - Auto Scoring Electronics with Arcade Ba ll Return Ramp Great for Kids and Family Fun!* Sold by and invoiced on behalf of: Amazon.com Condition: New	$30.86
2 of: *Liliful 35 Pcs 4th of July Bingo Game Cards 24 Players USA Patriotic Bingo Cards 250th Anniversary Themed Game for July 4th 250th Independence Day Card Games School Classroom Party Favors Supplies* Sold by and invoiced on behalf of: Xianewqla (seller profile) Condition: New	$11.99
2 of: *SECLENT 8 oz Squeeze Bottles, Plastic Condiment Squeeze Bottles for Sauces, Ketchup, Squirt Bottle for Dressing, Sauce B ottle for Syrup, Oil, Dressing, Mustard, Pancake Batter - 6 Pack* Sold by and invoiced on behalf of: SECLENT (seller profile) Condition: New	$10.79

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

Item(s) Subtotal:	$124.39
Shipping & Handling:	$0.00
Promotion applied::	-$1.20
Total before tax:	$123.19
Sales Tax:	$0.00
Total for This Shipment:	**$123.19**

Shipping Speed:
Delivery in fewer trips to your address

Shipped on June 29, 2026

Items Ordered	Price
4 of: *Fruit of the Loom Big Cotton T Shirt, Boys-7 Pack-White, Medium* Sold by and invoiced on behalf of: Amazon.com Condition: New	$15.99
4 of: *Fruit Of The Loom Boys Eversoft Cotton Undershirts, T Shirts & Tank Tops Underwear, T Shirt - Boys - 7 Pack - White, Small US* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$15.99
1 of: *Funscape Kids Inflatable Tic-Tac-Toe Pool Toy, Fun Swimming Pool Soft Ball Toss Game, Outdoor Yard Water Target Sports A*	$24.22

ctivity, Cool Summer Beach Party Gift 3 4 5 6 7 8 Yr Boy Girl Child-Tic-Tac-Toe
Sold by and invoiced on behalf of: iPlay, iLearn (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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$152.14
Shipping & Handling:	$0.00
Total before tax:	$152.14
Sales Tax:	$0.00
Total for This Shipment:	**$152.14**

Shipped on June 30, 2026

Items Ordered **Price**

1 of: *Tbsone 3 Pack 4th of July Patriotic Tablecloth, Disposable Red White and Blue Plastic Table Cloth, USA Party Decorations , Independence Day Supplies for Outdoor Picnic, Camping, Memorial, or Home* $7.19
Sold by and invoiced on behalf of: Tbsone (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:
Delivery in fewer trips to your address

Item(s) Subtotal:	$7.19
Shipping & Handling:	$0.00
Total before tax:	$7.19
Sales Tax:	$0.00
Total for This Shipment:	**$7.19**

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:	$460.75
Shipping & Handling:	$0.00
Promotion applied:	-$1.20
Total before tax:	$459.55
Estimated Tax:	$0.00
Grand Total:	**$459.55**

Credit Card transactions MasterCard ending in 9319: June 30, 2026: $459.55

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-2678926-0717860

Order Placed: June 29, 2026
Amazon.com order number: 111-2678926-0717860
Seller's order number: 6117313844
Order Total: $35.07

Supplies
320 - 57200 - 5460

Shipped on June 29, 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 29, 2026: $35.07

To view the status of your order, return to Order Summary .

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Final Details for Order #111-1307054-1392218

Order Placed: June 30, 2026
Amazon.com order number: 111-1307054-1392218
Order Total: $62.97

Special Events
320-57200-49400

Shipped on June 30, 2026

Items Ordered	Price
1 of: *250th Anniversary USA Decorations Pre-Assembled 4th of July Decorations Includes Triangle Banner USA Banner American Fla g Banner Star Glitter Tinsel Garland Memorial Day Anniversary Decor*	$14.99

Sold by and invoiced on behalf of: Bolake-US (seller profile)
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00
Total before tax:	$14.99
Sales Tax:	$0.00
Total for This Shipment:	**$14.99**

Shipped on July 1, 2026

Items Ordered	Price
2 of: *50 FT 4th of July Garland, Red White and Blue Patriotic Tinsel with American Flags, Indoor & Outdoor US Party Decor for Mantel, Stairs, Porch Railings, Golf Cart, Parade Float & America 250*	$23.99

Sold by and invoiced on behalf of: Qudoustar (seller profile)
Condition: New

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$47.98
Shipping & Handling:	$0.00
Total before tax:	$47.98
Sales Tax:	$0.00
Total for This Shipment:	**$47.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Item(s) Subtotal:	$62.97
Shipping & Handling:	$0.00
Total before tax:	$62.97
Estimated Tax:	$0.00

United States	**Grand Total: $62.97**
Credit Card transactions	MasterCard ending in 9319: July 1, 2026: $62.97

To view the status of your order, return to Order Summary .

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THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

07/01/26 1:55PM JOB 553 SALE

56	3	EA	.55	EA	N
MISC. FASTENERS					$1.65
4267977	2	EA	.59	EA	N
TUBE STRAP GALVZED 1/2"					$1.18

SUB-TOTAL:$ 2.83 TAX: $ .00
TOTAL: $ 2.83
BC AMT: $ 2.83

BK CARD#: XXXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 04566E AMT: $ 2.83
Host reference #:221895 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200002SEF000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0084
AC : F7BE1640000C883F
TxnID/ValCode: 780357

Bank card USD$ 2.83

Total Items:5

==>> JRNL# C21895/1
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!
****

Repairs & Maintenance
320 · 57200 · 54500

amazon.com

Final Details for Order #111-6618155-1281049

Order Placed: June 30, 2026
Amazon.com order number: 111-6618155-1281049
Order Total: $211.98

Supplies
320-57200-54600

Shipped on July 2, 2026

Items Ordered	Price
1 of: *Gym Equipment Wipes - Antiseptic Gym Cleaning Wipes, 4000 Count (4 Rolls), Alcohol Free Bulk Sanitizing Fitness Wipes for Equipment, Gyms, Studios & Facilities | HealthEwipes* Sold by and invoiced on behalf of: PetrA-1 (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$105.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Sales Tax:	$0.00
Total for This Shipment:	**$105.99**

Shipped on July 2, 2026

Items Ordered	Price
1 of: *Gym Equipment Wipes - Antiseptic Gym Cleaning Wipes, 4000 Count (4 Rolls), Alcohol Free Bulk Sanitizing Fitness Wipes for Equipment, Gyms, Studios & Facilities | HealthEwipes* Sold by and invoiced on behalf of: PetrA-1 (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$105.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Sales Tax:	$0.00
Total for This Shipment:	**$105.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address

Item(s) Subtotal:	$211.98
Shipping & Handling:	$0.00

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

Total before tax: $211.98
Estimated Tax: $0.00

Grand Total: $211.98

To view the status of your order, return to Order Summary .

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Give us feedback @ survey.walmart.com
Thank you! ID #:7WSJnXB1KTN

Walmart

WM Supercenter
904-417-9688 Mgr. JOHN
845 DURBIN PAVILION DR
SAINT JOHNS FL 32259
ST# 00928 OP# 009049 TE# 49 TR# 02133

ITEMS SOLD 13
TC# 2132 7018 2203 8900 3647 6

PWRBRNDSWT	034000464630	14.92 N
SWTRT MX BAG	079200079680	17.88 N
ATGMIXD	034000946860	14.92 N
VARBG 35.78	040000641200	14.96 N
SKITTLES MIX	022000297100	9.96 N
SKT GMY VB	022000333390	9.96 N
MIXED CHOCOL	040000598500	9.98 N
TIE DYE 10PK	017754320110	14.14 N
TIE DYE 10PK	017754320110	14.14 N
TIE DYE 10PK	017754320110	14.14 N
TIE DYE 10PK	017754320110	14.14 N
TIE DYE 10PK	017754320110	14.14 N
TIE DYE 10PK	017754320110	14.14 N

SUBTOTAL	177.42
TOTAL	177.42
MCARD TEND	177.42
CHANGE DUE	0.00

MASTERCARD- 9319 I I ACCR#02485E
177.42 TOTAL PURCHASE
REF # UIX56F299076
AID A0000000041010
TERMINAL # 28474801
*No Signature Required
07/03/26 16:34:55

Tax ID: T46079494549O
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: T46079494549O
Expiration Date: 2032-02-09
This Certifies that:
SAMPSON CREEK COMMUNITY
5358 N NOB HILL RD
SUNRISE FL 33351
is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

Get Free Delivery from this store with Walmart+
Scan to start a trial

Low prices You Can Trust. Every Day.
07/03/26 16:35:09

Special Events
320 - 57200 - 49400

amazon.com

Final Details for Order #111-2197661-4024213

Order Placed: June 29, 2026
Amazon.com order number: 111-2197661-4024213
Order Total: $145.97

Supplies
320 - 57200 - 5460

Shipped on July 3, 2026

Items Ordered	Price
1 of: *Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Sa turated (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**

Credit Card transactions — MasterCard ending in 9319: July 3, 2026: $145.97

To view the status of your order, return to Order Summary .

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07/07/2026	wnPNfdhbO4B5AJTc0xTS	Refund	$105.99	Sampson Creek CDD	Mastercard	9319	Sampson Creek CDD
07/04/2026	ITedTiw19ywKtAO9MfbD	Refund	$49.28	Sampson Creek CDD	Mastercard	9319	Sampson Creek CDD

REFUND Supplies

320-57200-54600

INVOICE

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

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

CBUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459156 CPC 1459428
904-710-8161

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.: 6784
Terms: Net 30
Invoice date: 07/25/2026
Due date: 08/24/2026

Pool Cleaning
320-57200-45200

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: AUGUST	1	$1,850.00	$1,850.00
2.	**CODE BROWN**	CODE BROWN SERVICE CALL, PER VISIT 07/17/2026	1	$225.00	$225.00
3.	**CAL HYPO**	PER LB	6	$6.95	$41.70
4.	**LIQUID BLEACH**	PER GAL	550	$4.98	$2,739.00
5.	**TRICHLOR**	PER LB	30	$8.35	$250.50
6.	**TILE SOAP**	PER GAL	1	$76.45	$76.45

Total **$5,182.65**

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

Invoice

CENTRAL
SECURITY AGENCY

Remit To:

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

Invoice Number:	SAMPSON2026-008
Invoice Date:	2026-08-01
Due Date:	2026-08-16
Terms:	Net 15
Dates of Service	2026-07-01 to 2026-07-31
Site	Sampson Creek CDD

INVOICE TOTAL	**$5,504.00**
OUTSTANDING BALANCE	**$5,504.00**

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, Security	160.00 hr	$32.00	$5,120.00
Security Services (hourly)(HOL) CDD Security	8.00 hr	$48.00	$384.00

Total Hours: 168.00

None

INVOICE TOTAL	**$5,504.00**
OUTSTANDING BALANCE	**$5,504.00**

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 # 9383694568
Invoice Date 07/31/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

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

Supplies
320-57200-54600

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110618	Jul 28, 2026	Aug 08, 2026 to Sep 07, 2026	1 of 4

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE, FL, 32092-1053

Previous balance		$438.53
Payment - thank you	Jul 20	-$438.53
Balance forward		**$0.00**
Regular monthly charges	Page 3	$443.22
Taxes, fees and other charges	Page 3	$6.27
New charges		**$449.49**
Amount due Aug 18, 2026		**$449.49**

Your bill explained

- Taxes, fees & other charges have increased by $2.96 on your account as a result of changes to your services.
- 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 28, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

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

001.320.57200.41000
Aug 2026

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

OFFICE SAMPSON CREEK CDD
ATTN STEPHANIE TAYLOR
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

Account number	**8495 74 140 1110618**
Payment due	Aug 18, 2026
Please pay	**$449.49**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741401111061800449496

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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 $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	
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.	$44.95	
Bundle Discount	-$19.95	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $6.27

Other charges $6.27

Federal Universal Service Fund	$2.82
Regulatory Cost Recovery	$3.45

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

You've saved $130.43 this month with your bundle and service discounts.

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: Your Business Voice portal is getting an update. Starting in August 2026, you'll manage your Business Voice service through the Business Voice portal - a new online experience. No action required.

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.

INVOICE

Girly-Girl Partea' Inc
245 Ashby Landing Way, St Augustine, FL 32086,
UNITED STATES
girlygirlpartea@gmail.com

Invoice No# : 1932
Invoice Date : Jun 24, 2026
Due Date : Jul 31, 2026

$960.00 USD

AMOUNT DUE

Special Events
320-57200-49400

BILL TO
Sampson Creek CDD
Stephanie Taylor
staylor@vestapropertyservices.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Aug 8, 2026	Swimming Mermaid Saturday, August 8·12:30 – 1:30pm 219 St Johns Golf Dr, St. Augustine, FL 32092, USA	1	$125.00	$125.00
2	Aug 8, 2026	Swimming Mermaid Saturday, August 8·12:30 – 1:30pm 219 St Johns Golf Dr, St. Augustine, FL 32092, USA	1	$125.00	$125.00
3	Aug 8, 2026	Mermaid Assistant Saturday, August 8·12:30 – 1:30pm 219 St Johns Golf Dr, St. Augustine, FL 32092, USA	1	$60.00	$60.00
4	Aug 8, 2026	Guy Pirate Saturday, August 8·12:00 – 2:00pm 219 St Johns Golf Dr, St. Augustine, FL 32092, USA	2	$100.00	$200.00
5	Aug 8, 2026	Girl Pirate Saturday, August 8·12:00 – 2:00pm 219 St Johns Golf Dr, St. Augustine, FL 32092, USA	2	$100.00	$200.00
6		Glitter Tattoos	2	$125.00	$250.00
				Subtotal	$960.00
				Shipping	$0.00
				TOTAL	**$960.00 USD**

NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Parteas for your celebration!

TERMS AND CONDITIONS

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment MUST be received 7

days PRIOR to your party/event date.

If applicable, mileage is calculated based on $0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at https://www.girlygirlparteas.com/terms-of-service/

Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of $1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event.

LATE BOOKING: Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations.

ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

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

Invoice	
Date	**Number**
08/01/2026	JAK08260034
Due Date	**Cust #**
08/31/2026	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
JAK08260034	08/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	08/31/2026

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR AUGUST	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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER | EXP. DATE

SIGNATURE | AMOUNT PAID

ADDRESSEE

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

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

Lake Maintenance
320-54100-46300

ACCOUNT NUMBER	DATE	BALANCE
707136	8/1/2026	$2,360.00

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

00000000014920001000000039526100000023600071

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 8/31/2026 **Invoice 395261B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	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

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Jul 31,2026	856538

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	Aug 30,2026	

Description	Price	Total
Landscape Management For July As Per Contract, Due Aug 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 Leonel Miranda Jr. Oscar 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#
May 29,2026	839167

Please Remit Payment to:

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

Landscape Maintenance
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jun 28,2026	4951972

Description	Price	Total
Mainline Repair by Soccer Field (1) 3" mainline repair	$770.00	$770.00

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:	$770.00
Sales Tax:	$0.00
Amount Due:	$770.00

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#
May 29,2026	839154

Please Remit Payment to:

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

Landscape Maintenance
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jun 28,2026	4918313

Description	Price	Total
Repair 3" Mainline Across from Stonhedge Scope of Work Controller 1 Zone 3 (1) Repair/Replace 2" standard valve. Mainline Repair Labor	$933.31	$933.31

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:	$933.31
Sales Tax:	$0.00
Amount Due:	$933.31

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#
May 29,2026	839160

Please Remit Payment to:

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

Landscape Maintenance
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jun 28,2026	4936783

Description	Price	Total
Replace 3" Gate Valve (POC)	$1,038.00	$1,038.00

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:	$1,038.00
Sales Tax:	$0.00
Amount Due:	$1,038.00

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	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822471	Jul 1- Jul 31, 2026	$761.60	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$761.60**	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: AUGUST 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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$247.44
7/13/26	PAYMENT - THANK YOU	-$247.44

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/27/26	SAG St Augustine Record	12501431	Budget Hearing		1	3.0000 x 12 in	$433.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/2/26	12438698	SAG St Augustine Record	Sampson Creek July Meeting		$72.72
7/8/26	12438725	SAG St Augustine Record	Notice of Rule Development		$98.56
7/15/26	12438760	SAG St Augustine Record	Notice of Rule Development		$157.04

001.310.51300.48000

USA TODAY CO.

LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Sampson Creek Cdd/Gms	764139	Jul 1- Jul 31, 2026	07/31/26

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	$761.60
Service Fee 3.99%	$30.39
*Cash/Check/ACH Discount	-$30.39
*Payment Amount by Cash/Check/ACH	$761.60
Payment Amount by Credit Card	$791.99

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Sampson Creek Cdd/Gms	764139	0007822471	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$761.60	$0.00	$0.00	$0.00	$0.00	$0.00	**$761.60**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7608	$791.99
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0000764139000000000000007822471000761606717 2

Invoice

Invoice #	433730
Date	08/01/2026
Terms	Net 30
Due Date	08/31/2026
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

Invoice # 433991
Date 07/31/2026

Terms Net 30

Due Date 08/30/2026

Memo Lifeguards

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	703.34	23.09	16,240.12

Total 16,240.12

001.320.57200.45100
July 2026

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

July-26

08744-67061	380 St. John's Golf Drive #IRR	$	30.80
16229-99512	219 St. John's Golf Drive #Pool	$	1,525.83
19350-09421	211 St. John's Golf Drive #LITES	$	109.46
46974-44356	9402 Leo Maguire Pkwy #2	$	31.93
55613-33054	2125 County Road 210 W	$	44.61
59216-52565	205 St. John's Golf Drive	$	85.27
61084-35154	944 Leo Maguire Parkway #1	$	32.46
80369-00598	205 St. John's Golf Drive #Swimclub	$	943.08
72556-88074	Leo Maguire Parkway #Streetlights	$	4,477.20
33381-88364	1574 Drury Court #1	$	278.56
Total		**$**	**7,559.20**

*****V#16**

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

Electric Bill Statement
For: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 08744-67061
Service Address:
380 SAINT JOHNS GOLF DR #IRR
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$30.80
TOTAL AMOUNT YOU OWE

Aug 27, 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 October 27, 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 August 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

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	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		30.80
Payment received - Thank you		–30.80
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$15.80	
Non-fuel energy charge:		
	$0.094600 per kWh	
Fuel charge:	$0.032020 per kWh	
Electric service amount	30.00	
Gross receipts tax (State tax)	0.77	
Taxes and charges	0.77	
Regulatory fee (State fee)	0.03	
Total new charges		$30.80
Total amount you owe		**$30.80**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Sep 4, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	0	0	0
Service days	30	32	30
kWh/day	0	0	0
Amount	$30.80	$30.80	$25.66

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

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

Download now

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

Take survey

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: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 16229-99512
Service Address:
219 SAINT JOHNS GOLF DR # POOL
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$1,525.83
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $1,379.55 withdrawn instead of $1,525.83.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,612.67
Payments received	-1,612.67
Balance before new charges	0.00
Total new charges	1,525.83
Total amount you owe	**$1,525.83**

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 $1,379.55 instead of $1,525.83 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 27, 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 August 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

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.

16229-99512	$1,525.83	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,612.67
Payment received - Thank you		–1,612.67
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$486.34	
Fuel: *($0.032010 per kWh)*	$500.41	
Demand: *($15.03 per KW)*	$465.93	
Electric service amount	1,486.39	
Gross receipts tax (State tax)	38.15	
Taxes and charges	38.15	
Regulatory fee (State fee)	1.29	
Total new charges		$1,525.83
Total amount you owe		**$1,525.83**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	98120		82487		15633
Demand KW	30.56				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	15633	16973	14716
Service days	30	32	30
kWh/day	521	530	490
Amount	$1,525.83	$1,612.67	$1,366.74

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

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

Download now

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

Take survey

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: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 19350-09421
Service Address:
211 SAINT JOHNS GOLF DR # LITES
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$109.46
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

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

BILL SUMMARY

Amount of your last bill	112.33
Payments received	-112.33
Balance before new charges	0.00
Total new charges	109.46
Total amount you owe	**$109.46**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 27, 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 August 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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19350-09421	$109.46	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		112.33
Payment received - Thank you		–112.33
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)*	$69.06	
Fuel: *($0.032020 per kWh)*	$23.37	
Electric service amount	106.63	
Gross receipts tax (State tax)	2.74	
Taxes and charges	2.74	
Regulatory fee (State fee)	0.09	
Total new charges		$109.46
Total amount you owe		**$109.46**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	70215		69485		730

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	730	752	743
Service days	30	32	30
kWh/day	24	23	24
Amount	$109.46	$112.33	$107.23

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: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 33381-88364
Service Address:
1574 DRURY CT # 1
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$278.56
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	246.85
Payments received	-246.85
Balance before new charges	0.00
Total new charges	278.56
Total amount you owe	**$278.56**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 27, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
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The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

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	$278.56	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		246.85
Payment received - Thank you		–246.85
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)*		$192.13
Fuel: *($0.032020 per kWh)*		$65.03
Electric service amount		271.36
Gross receipts tax (State tax)		6.96
Taxes and charges		6.96
Regulatory fee (State fee)		0.24
Total new charges		$278.56
Total amount you owe		**$278.56**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07753		05722		2031

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	2031	1787	1601
Service days	30	32	30
kWh/day	68	56	53
Amount	$278.56	$246.85	$215.82

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: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 46974-44356
Service Address:
9402 LEO MAGUIRE PKWY # 2
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$31.93
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.98
Payments received	-31.98
Balance before new charges	0.00
Total new charges	31.93
Total amount you owe	**$31.93**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 27, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
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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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46974-44356	$31.93	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		31.98
Payment received - Thank you		–31.98
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$13.87	
Non-fuel: *($0.094600 per kWh)*	$2.26	
Fuel: *($0.032020 per kWh)*	$0.77	
Electric service amount	31.10	
Gross receipts tax (State tax)	0.80	
Taxes and charges	0.80	
Regulatory fee (State fee)	0.03	
Total new charges		$31.93
Total amount you owe		**$31.93**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	17099		17075		24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	24	25	24
Service days	30	32	30
kWh/day	1	1	1
Amount	$31.93	$31.98	$26.90

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 55613-33054
Service Address:
2125 COUNTY ROAD 210 W
SAINT AUGUSTINE, FL 32095

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

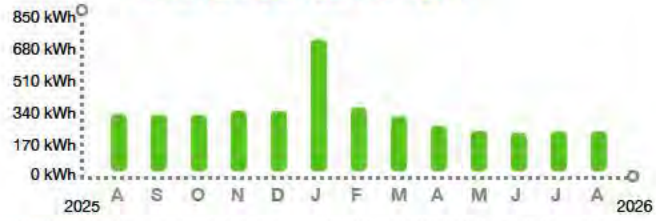
CURRENT BILL

$44.61
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	44.74
Payments received	-44.74
Balance before new charges	0.00
Total new charges	44.61
Total amount you owe	**$44.61**

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	$44.61	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		44.74
Payment received - Thank you		–44.74
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)*	$21.85	
Fuel: *($0.032020 per kWh)*	$7.40	
Electric service amount	43.45	
Gross receipts tax (State tax)	1.12	
Taxes and charges	1.12	
Regulatory fee (State fee)	0.04	
Total new charges		$44.61
Total amount you owe		**$44.61**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02037		01806		231

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	231	232	331
Service days	30	32	30
kWh/day	8	7	11
Amount	$44.61	$44.74	$55.10

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 59216-52565
Service Address:
205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$85.27
TOTAL AMOUNT YOU OWE

Aug 28, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	79.05
Payments received	-79.05
Balance before new charges	0.00
Total new charges	85.27
Total amount you owe	**$85.27**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 28, 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 August 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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59216-52565	$85.27	Aug 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		79.05
Payment received - Thank you		–79.05
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)*	$51.45	
Fuel: *($0.032020 per kWh)*	$17.42	
Electric service amount	83.07	
Gross receipts tax (State tax)	2.13	
Taxes and charges	2.13	
Regulatory fee (State fee)	0.07	
Total new charges		$85.27
Total amount you owe		**$85.27**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	62135		61591		544

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	544	496	716
Service days	30	32	30
kWh/day	18	15	23
Amount	$85.27	$79.05	$103.83

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 61084-35154
Service Address:
944 LEO MAGUIRE PKWY #1
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$32.46
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.50
Payments received	-32.50
Balance before new charges	0.00
Total new charges	32.46
Total amount you owe	**$32.46**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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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61084-35154	$32.46	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.50
Payment received - Thank you		–32.50
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$12.99	
Non-fuel: *($0.094600 per kWh)*	$3.31	
Fuel: *($0.032020 per kWh)*	$1.12	
Electric service amount	31.62	
Gross receipts tax (State tax)	0.81	
Taxes and charges	0.81	
Regulatory fee (State fee)	0.03	
Total new charges		$32.46
Total amount you owe		**$32.46**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20808		20773		35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	35	36	34
Service days	30	32	30
kWh/day	1	1	1
Amount	$32.46	$32.50	$27.42

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: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 72556-88074
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$4,477.20
TOTAL AMOUNT YOU OWE

Aug 27, 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.)

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 27, 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 August 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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Visit **FPL.com/PayBill** for ways to pay.

72556-88074	$4,477.20	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		4,477.20
Payment received - Thank you		–4,477.20
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	4,468.66	
Gross receipts tax (State tax)	4.74	
Taxes and charges	4.74	
Regulatory fee (State fee)	3.80	
Total new charges		$4,477.20
Total amount you owe		**$4,477.20**

FPL automatic bill pay - DO NOT PAY

**** Your electric service amount includes the following charges:**

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

METER SUMMARY

Next bill date Sep 4, 2026.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	2302	2302	2302
Service days	30	32	30
kWh/day	77	72	77
Amount	$4,477.20	$4,477.20	$4,219.69

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

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

Download now

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

Take survey

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.

For: 07-07-2026 to 08-06-2026 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224	39	3500	F	154		2,002	
Energy					0.600000		92.40
Non-energy							
Fixtures					9.610000		1,479.94
Maintenance					1.650000		254.10
C861225	73	6000	F	12		300	
Energy					1.000000		12.00
Non-energy							
Fixtures					9.610000		115.32
Maintenance					1.650000		19.80
PMF0001				166			
Non-energy							
Fixtures					10.780000		1,789.48
UCNP				11,449			
Non-energy							
Maintenance					0.054620		625.34

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 07-07-2026 to 08-06-2026 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		104.40
					Non-energy sub total		4,283.98
					Sub total	2,302	4,388.38
					Energy conservation cost recovery		1.15
					Capacity payment recovery charge		0.14
					Environmental cost recovery charge		1.36
					Transition rider credit		–2.39
					Storm protection recovery charge		7.37
					Fuel charge		72.65
					Electric service amount		**4,468.66**
					Gross receipts tax (State tax)		4.74
					Regulatory fee (State fee)		3.80
					Total	**2,302**	**4,477.20**

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: Jul 7, 2026 to Aug 6, 2026 (30 days)
Statement Date: Aug 6, 2026
Account Number: 80369-00598
Service Address:
205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$943.08
TOTAL AMOUNT YOU OWE

Aug 27, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $724.89 withdrawn instead of $943.08.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	928.64
Payments received	-928.64
Balance before new charges	0.00
Total new charges	943.08
Total amount you owe	**$943.08**

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 $724.89 instead of $943.08 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 27, 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 August 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

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	$943.08	Aug 27, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		928.64
Payment received - Thank you		–928.64
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$265.81	
Fuel: *($0.032010 per kWh)*	$273.49	
Demand: *($15.03 per KW)*	$345.69	
Electric service amount	918.70	
Gross receipts tax (State tax)	23.58	
Taxes and charges	23.58	
Regulatory fee (State fee)	0.80	
Total new charges		$943.08
Total amount you owe		**$943.08**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Sep 4, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00221		91677		8544
Demand KW	23.06				23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2026	Jul 7, 2026	Aug 6, 2025
kWh Used	8544	8321	8513
Service days	30	32	30
kWh/day	284	260	283
Amount	$943.08	$928.64	$895.28

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

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

Download now

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

Take survey

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.

Invoice # I-080326-3113

Created Date: 8/3/2026
Due Date: 8/3/2026

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
6989116	**St. Johns Golf** Traffic and preence	[redacted] [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-080126-3040

Created Date: 8/1/2026
Due Date: 8/1/2026

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
6984876	**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-081026-3273

Created Date: 8/10/2026
Due Date: 8/10/2026

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
7030835	**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

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

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

CBUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459156 CPC 1459428
904-710-8161

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.: 6555
Terms: Net 30
Invoice date: 06/25/2026
Due date: 07/25/2026

Pool Cleaning
320-57200-45200

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: JULY	1	$1,850.00	$1,850.00
2.	**LIQUID BLEACH**	PER GAL	360	$4.98	$1,792.80
3.	**SULFURIC ACID**	PER GAL	30	$9.98	$299.40
4.	**TILE SOAP**	PER GAL	1.5	$76.45	$114.68

Total **$4,056.88**

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

Overdue 07/25/2026

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 # 5352603008
Invoice Date 08/07/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7066000475
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	
32069		WOUND CLOSURE		1	BOX	$21.26	$21.26	
55555		HARD SURFACE DISINFEC SVC		1	EA	$10.95	$10.95	
100039		TRIPLE ANTIBIOTIC OINT SM		1	BAG	$15.55	$15.55	
						Unit Subtotal:	**$47.76**	
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	**$73.71**	
						Tax	**$0.00**	
						Invoice Total	**$73.71**	

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax

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

Note



COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110956	Aug 04, 2026	Aug 14, 2026 to Sep 13, 2026	1 of 4

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$913.64
Payment - thank you	Jul 20	-$913.64
Balance forward		**$0.00**
Regular monthly charges	Page 3	$900.97
Taxes, fees and other charges	Page 3	$13.41
New charges		**$914.38**
Amount due Aug 25, 2026		**$914.38**

Your bill explained

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

Need help?

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

001.320.57200.41000
Aug 2026

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937

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

Account number	**8495 74 140 1110956**
Payment due	Aug 25, 2026
Please pay	**$914.38**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574140111095600914382

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 $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 $13.41

Other charges $13.41

Federal Universal Service Fund	$6.13
Regulatory Cost Recovery	$7.28

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.

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

Comcast Business Update: Your Business Voice portal is getting an update. Starting in August 2026, you'll manage your Business Voice service through the Business Voice portal - a new online experience. No action required.

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:	598250764
Due Date:	09/24/2026
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

2100005982507640002212297

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:	598250764
Account Number:	4411036
Site Number:	14732817
Invoice Date:	08/10/2026
Period of Performance:	08/24/2026 - 09/23/2026
Due This Period:	$2,212.29

Gym Equipment Leasing
1.320.57200.44000

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

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

Invoice

Invoice #: 437
Invoice Date: 8/1/26
Due Date: 8/1/26
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 -August 2026	001.310.51300.34000		5,641.83	5,641.83
Information Technology -August 2026	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - August 2026	001.310.51300.31300		194.75	194.75
Postage	001.310.51300.42000		79.54	79.54
Copies	001.310.51300.42500		22.95	22.95
Telephone	001.310.51300.41000		26.94	26.94

Total	$6,063.43
Payments/Credits	$0.00
Balance Due	$6,063.43

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

August 10, 2026
Invoice # 195536

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

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 July 31, 2026

Phase 0001 General Services

		Hours	Rate	Amount	
Sr. CAD		3.00	90.00	270.00	
	Total Labor				**270.00**

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls		120.75	
	Total Reimbursables	**120.75**	**120.75**
	Total Due:		**390.75**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	270.00	206,655.27	206,925.27
Expense	120.75	4,773.08	4,893.83
Unit	0.00	1,441.25	1,441.25
Totals	**390.75**	**212,869.60**	**213,260.35**

001.310.51300.31100

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.

Project Manager Ivan Lamos

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

Sampson Creek Community Development District
Sharyn Henning
5385 North Nob Hill Road
Sunrise, FL 33351

August 10, 2026
Invoice # 195533

Project 0000075920.0000 16080.08 - Sampson Creek CDD Public Facilities Report

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

- Public Facilities report
- Coordination and submittal

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 July 31, 2026

Phase 0001 2026 Public Facilities Report

Fee

Total Fee	4,600.00			
Percent Complete	50.00	Total Earned	2,300.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	2,300.00	
		Total Fee		**2,300.00**
			Total Due:	**2,300.00**

Billed to Date

001.310.51300.31100

	Current Due	Prior Billed	Billed to Date
Fee	2,300.00	0.00	2,300.00
Totals	**2,300.00**	**0.00**	**2,300.00**

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.

Service Slip/Invoice

INVOICE:	69563957
DATE:	08/11/2026
ORDER:	69563957

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

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

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

Repairs & Maintenance
320-57200-54500

Work Date	Time	Target Pest	Technician		Time In
08/11/2026	08:34 AM		TCIESIA94G	Tyler Ciesielski	

Purchase Order	Terms	Last Service	Map Code		Time Out
		08/11/2026	SJG	Lic:JE501658	

Service	Description	Price
CPC-QTRLY	Pest Control Service	$129.00

Quarterly Pest Control- Playground & Golf Cart Storage
Please treat the playground, playground amenities and the east facing golf cart storage wall. Lockbox code 1357
Treated areas as needed.

Do not touch treated areas until dry.

Thank you for choosing Naders Pest Raiders!

SUBTOTAL	$129.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$129.00
AMOUNT DUE	**$129.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Aug 10,2026	863651

Please Remit Payment to:

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

Landscape Maintenance
320-54100-46202

Stephanie Taylor

Sampson Creek CDD

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

Agreement with:

Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Sep 09,2026	5055456

Description	Price	Total
St. Jons Golf Dr. Aeration Aerate the Bermuda along St Johns Golf Dr. from the amenity center entrance to the cart path. Total of 6,000 square ft. Aeration with the application of organic material is a soil improvement practice that will boost airflow, drainage and microbial activity in the root zone. The material enriches the turf, creating a healthier environment. Aerator and Spreader Command Material Labor Irrigation Adjustments	$2,145.00	$2,145.00

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

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

Thank you for your business!

Subtotal:	$2,145.00
Sales Tax:	$0.00
Amount Due:	$2,145.00

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.

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	7/31/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	July - Bermuda Commons Maintenance Equal Billings	$ 2,458.00	$ 2,458.00
			$ -
1	Irrigation (10% of 01624-42404)	$ 120.18	$ 120.18
1	Irrigation (10% of 13950-74402)	$ 3.08	$ 3.08
1	Irrigation (10% of 43044-14404)	$ 10.50	$ 10.50
1	Irrigation (10% of 44869-53401)	$ 3.08	$ 3.08
1	Irrigation (10% of 76486-92403)	$ 3.08	$ 3.08
			$ -
	V#421		
	Landscape Maintenance 320-54100-46201		
		SubTotal	$ 2,597.92
		Shipping	
		Tax Rate(s) 6.50%	
		TOTAL	$ 2,597.92

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

School Invoice

Invoice Date: 8/6/2026

Bill To:

Bookkeeper
986 - Sampson Creek Amenity Center
219 St. Johns Golf Drive St. Augustine, FL 32092

For Trips Between:

9/1/2025 and 8/5/2026 11:59:59 PM

Trip Type	Trip Number	Trip Name	Trip Date	Trip Requestor	Trip Amount	Paid	Pay Sent
Other	24101	Sampson Creek CDD	08/04/2026	PAMELA PARKER	$ 53.73	-	No
				Sub Totals:	$ 53.73	-	
					Amount Due:	$ 53.73	

Please Make Checks Payable To:

St Johns County School District
40 Orange Street
St. Augustine, FL 32084
Attention: Bookkeeper/Accounting Department

Chargebacks Go To Transportation Field Trip Coordinator:

Tammie Whitfield
Field Trip Coordinator
904-547-7812

Please find attached your field trip invoices. I have reviewed each invoice for your school. If I missed something, please contact me. Just a reminder, each driver is paid from the time they leave their parking compound, until they return back to their parking compound after each trip. This may reflect a difference in drive time totals. The system will round calculations to 4 decimal places in the background, but for display purposes can only round to 2 decimal places. The "Trip Amount" or "Amount Due" will be the most accurate when rounding occurs.

Special Events
320-57200-49400

BusPlanner Trips

School Invoice

Invoice Date: 8/6/2026

Trip Details

Trip #: 24101
Name: Sampson Creek CDD
School: 986 - Sampson Creek Amenity Center - 986 - Sampson Creek Amenity Center
Trip Type: Other
Number of Students: 30 (3 to a seat)
Number of Adults: 0 (2 to a seat)
Start Date: 8/4/2026 5:00 PM
Return Date: 8/4/2026 6:00 PM

Destinations

Pickup	Destination	Pickup Date
986 - Sampson Creek Amenity Center 219 St. Johns Golf Drive St. Augustine, FL 32092	986 - Sampson Creek Amenity Center 219 St. Johns Golf Drive St. Augustine, FL 32092	8/4/2026 5:00 PM
986 - Sampson Creek Amenity Center 219 St. Johns Golf Drive St. Augustine, FL 32092	986 - Sampson Creek Amenity Center 219 St. Johns Golf Drive St. Augustine, FL 32092	8/4/2026 5:45 PM

Cost Summary

Trip: Sampson Creek CDD
Billing Date: 07/28/2026
Reference ID:
Total Distance: 0.0000
Notes:
Comments: Taking kindergarteners around the neighborhood.

Description	Quantity	Rate	Total
Driver Cost: Tristin Woolsey (Operator Flat Rate)	2.00	$ 21.34	$ 42.68
Driver Cost: Tristin Woolsey(Operator Overtime Rate)	0.00	$ 32.01	$ 0.00
Vehicle Cost: 2440 (Yellow Bus)	17.00	$ 0.65	$ 11.05
		Total Amount Due:	**$ 53.73**

Date Paid	Paid with Batch #	Total Paid
		$ 0.00
	Total Amount Paid:	**$ 0.00**
	Remaining Due:	**$ 53.73**