

Sampson Creek
Community Development District

SEPTEMBER 17, 2026

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

September 10, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, September 17, 2026, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (*regarding agenda items listed below*)
- IV. Amenities Booking Requests
- V. Staff Reports
 - A. Landscape Team
 - 1. Report
 - 2. Proposal for Shade Tolerant Landscaping at Amenity Center Exit
 - 3. Proposal for Installation of Sod on Leo Maguire
 - B. Attorney
 - C. Engineer
 - D. District Manager
 - E. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors

3. Athletic Field Report
 4. Proposals for Lifting Tree Canopies
 5. Proposal for Amenity Center and Cemetery Signs
 6. Proposal for Sidewalk Repairs
 7. Proposals for Meeting Room Flooring
 8. Proposal for Repainting Meeting Room
 9. Proposal for Meeting Room Ceiling
- VI. Ratification of Agreement with Alliant Engineering for Professional Engineering Services
- VII. 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 Rock and Sod
 - G. Tennis Court Drainage Improvements
 - H. Basketball Court Drainage Improvements
- VIII. Contracts Review
- IX. Supervisors' Request
- X. Public Comments
- XI. Approval of Consent Agenda
- A. Minutes of the August 20, 2026 Meeting
 - B. Financial Statements as of August 31, 2026
 - C. Check Register

XII. Discussion of Security Matters*

XIII. Next Scheduled Meeting – October 15, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XIV. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

FOURTH 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 Court____
- **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:

4. Request Details

- Please provide specific details about the request:

Use the Amenity Center meeting room for LPA football photos and up to three
uses for game play review on practice rain outs.

- Why is this request being made?

Following procedure to request use of the Amenity Center

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

5. Request Timeline

- Start Date: _____ 9/18/26 _____
- End Date: _____ 11/18/26 _____
- Times Requested: _____ 4 PM - 7 PM & TBD _____
- Any other additional information:
Rain out dates will be coordinated with the General Manager and not interfere
with already scheduled rentals.

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: _____ Kevin Struble _____

Date: _____ 9/10/26 _____

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): TOM CHERRY
- Address: 728 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): _____

If **Yes**, please proceed with the request. 6 MEMBERS ARE RESIDENTS.

If **No**, please provide details here: MEETING ATTENDANCE VARIES FROM 10-14.

4. Request Details

- Please provide specific details about the request:
USE MEETING ROOM FOR A MEETING
- Why is this request being made?
NO ROOM OWNED BY GROUP

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

5. Request Timeline

- Start Date: 6:30 pm
- End Date: 8:00 pm
- Times Requested: 3RD. TUESDAY EACH MONTH
- Any other additional information: _____

6. Participation Details

- Total number of participants: 10-14
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 6

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: _____

Thomas D. Cherry
Sept. 1, 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):** _____ Kim Loferski _____
- **Address:** _____ 906 Eagle Point Drive
- **Legal Association Name:** _____ FCTA _____

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):

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

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

4. Request Details

- Please provide specific details about the request: Fall/Spring Mixed Doubles Team that has been approved by the CDD
- Why is this request being made?

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

5. Request Timeline

- Start Date: 9/11/26
- End Date: 12/18/26
- Times Requested: 6:30-9:30 pm
- Any other additional information: 3 courts used on occasional Friday nights. 4-6 Fridays needed for the entire season, including playoffs and raindates

6. Participation Details

- Total number of participants: 14
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 12

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: Kimberly Loferski Date 8/28/26

**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):** Nancy Scranton
- **Address:** 1816 Forest Glen Way
- **Legal Association Name (if applicable):** Tennis League Play

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:

4. Request Details

- Please provide specific details about the request:
Tennis team league play for A3 schedule. They have played here for multiple years

- Why is this request being made?
Tennis team league play

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

5. Request Timeline

- Start Date: 9/1/26
- End Date: 5/15/26
- Times Requested: Thursday matches
- Any other additional information:

6. Participation Details

- Total number of participants: 13
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 10

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: Nancy Scranton

Date: 9/4/26

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): Brenda Byman
- Address: 436 Saint Johns Golf Dr.
- Legal Association Name (if applicable): NA

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:

4. Request Details

- Please provide specific details about the request:

B Tennis Team will need to reserve 4 courts
830-noon on FRIDAYS for home matches (10)

- Why is this request being made?

Home match schedule provided w dates
Begin Sept 11, 2026 through May 28, 2027

10 dates total. To participate in First Coast Tennis
Assoc (FCTA) league.

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

5. Request Timeline

- Start Date: Sept 11 2026
- End Date: May 28 2027
- Times Requested: 830 - NOON FRIDAYS,
- Any other additional information:
match home schedule provided already
in separate email.

6. Participation Details

- Total number of participants: a match w include 8 SJCC
Players and 8 players from visiting
team.
- Number of participants who are residents with current access to Sampson Creek
CDD amenities: per match 5-7 players

7. Other Communities

- Has this request been made to other communities? (Y/N): NO
 - If yes, please specify the communities and the status of those requests:

Submitter's Signature:



Date:

9/2/26

**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): Jessica Shelton
- Address: 357 Saint Johns Golf 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:

4. Request Details

- Please provide specific details about the request:

Cl tennis matches. Will need 4 courts from 8:15-1:00 on home match days. Schedule to be provided.

- Why is this request being made?

FCTA tennis league

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

5. Request Timeline

- Start Date: 9/15
- End Date: 4/20
- Times Requested: 8:15 am - 1:00 pm
- Any other additional information:

6. Participation Details

- Total number of participants: 8 players plus coaches
- Number of participants who are residents with current access to Sampson Creek CDD amenities: Depends on week but home team will have ~ 75% residents

7. Other Communities

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

All FLTA communities

Submitter's Signature:

Date:

9/8/20

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):** ____Kim Loferski____
- **Address:** _906 Eagle Point Drive_____
- **Legal Association Name (if applicable):** FCTA_____

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):

__Yes__ If Yes, please proceed with the request.

If No, please provide details here:

4. Request Details

- Please provide specific details about the request: 4 courts requested on Thursdays mornings from approximately 9-12 on home match days.
- Why is this request being made? Match play.

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

5. Request Timeline

- Start Date: 9/17/2026
- End Date: 4/22/2027
- Times Requested: 9am - noon
- Any other additional information: Occasional rain outs will need to be rescheduled

6. Participation Details: I am not sure of the total number of participants in the FCTA League. The CDD ruled in 2024 that the entire league (A1,A3,B and C) would be considered when determining the number of resident participants. While some teams, like the A1 team, have less than 60 percent residents on the roster due to the high level rating required for participation, resident participation is significantly higher than 60 percent across all teams in the league. There was a spreadsheet submitted to the CDD with all player participants. That has not changed significantly.

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: Kim Loferski

Date: 9/10/26

FIFTH ORDER OF BUSINESS

A.

1.



RUPPERT
LANDSCAPE

Sampson Creek CDD: Monthly Report

September 2026

Fungus/Pest/Fertilizer:

- Herbicide and pre-emergent sprayed in all landscape beds on weekly visits
- Herbicide was applied to crack weeds between road and gutter as well as sidewalk down Leo Maguire.
- Growth regulator sprayed on all viburnum and ligustrum trees at amenities and soccer field.

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
- Fallen tree in common area cut up on Pepper Stone Ct and fallen tree cut up at outflow structure.
- Hedges trimmed at Amenity center, around soccer field and basketball court and tennis court.
- Ornamental Grasses trimmed off walkways around gym and pool deck.
- Palms removed at gym entrance and replaced with hibiscus
- French drain box dug out to investigate blockage (Total pipe is packed with dirt and roots)
- Ornamental grass cut off sidewalk on Leo Maguire

- Agapanthus spent blooms removed
- Brown ornamental grasses cut back in common areas and Leo Maguire.
- Deficient sod replaced Leo Maguire

Irrigation:

- The system is scheduled to run on Monday, Wednesday, Thursday, and Sunday
- Adjusted heads for proper coverage
- Locate all battery timers around amenity center.
- Creating maps for all irrigation zones and valve locations.

Annual Flowers: Changeout is scheduled for the week of September 21. We will pull flowers the day before the scheduled change.

2.



September 09, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie

Re: Amenities center landscape

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 shade tolerant plantings on the exit side of the amenities center. This will help fill in the area where the grass is declining due to exposed root growth.

Plants:

Plant Description	Quantity	UM/Size
Agapanthus	25	3 gal
Fashion Azelas	20	7 gal
Philodendron	9	15 gal

Materials:

Description	Quantity	UM/Size
Brown Mulch	7	Yards

Miscellaneous:

Description
Irrigation adjustments

Total price* : \$5,515 _____ Initial

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

- 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** _____

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

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:

3.



August 25, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie

Re: St augustine sod Leo Maguire PKWY

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 2 pallets of st Augustine sod on Leo Maguire Pkwy.

Materials:

Description	Quantity	UM/Size
St Augustine Sod	2	pallets

Miscellaneous:

Description
Demo/ Grade

Total price* : \$1,307_____ 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 LLC
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- 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.

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

- 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.

1.



Monthly General Manager's Report

Meeting Date : 09-17-2026

Submitted by: *Stephanie Taylor & Jason Davidson*

AMENITIES BOOKING REQUESTS/Board Action Needed:

After the CDD meeting, I reached out to Melinda Howell to get more details about the field request she submitted. She is coordinating with a different location for the football fundraiser tournament; however, I do have multiple requests for the Board to review.

-Kevin Struble is asking for a one-time meeting room rental on September 18th for the LPA football team to take their photos and up to three uses of the meeting room to review game play during practice rain outs. The majority of the team are residents here, and they have used the room for their parent meeting with no issues.

-Tom Cherry would like to renew his yearly amenity request for the meeting room. They meet once a month on the third Tuesday evening. They have been using the room for their monthly meetings for multiple years with no issues from residents or onsite staff.

-Kim Loferski is submitting a request form for the Fall & Spring Mixed Doubles tennis team. Their matches on Friday evenings starting at 6:30 PM with typically 4-6 home matches per season. They have played here in previous seasons and would like to continue.

-Nancy Scranton is submitting a request form for the A3 women's tennis team. Their matches are on Thursday mornings starting at 9 AM. They have played here in previous seasons and would like to continue.

-Brenda Byman is submitting a request form for the B women's tennis team. Their matches are on Friday mornings starting at 8:30 AM. They have played here in previous seasons and would like to continue.

-Jessica Shelton is submitting a request form for the C women's tennis team. Their matches are on Tuesday mornings starting at 8:15 AM. They have played here in previous seasons and would like to continue.

-Kim Loferski is submitting a request form for the A1 women's tennis team. Their matches are on Thursdays mornings starting at 9 AM. They have played here in previous seasons and would like to continue.

HOLIDAY LIGHTING/Board Action Needed:

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. 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!

One item not included in the renderings but 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. We currently place banners on 6 streetlight poles. Matt and Christine are working with the same vendor who makes the banners for the City of St. Augustine. The new brackets are \$537 and 4 seasonal banners per streetlight pole is \$1,578 (a different banner per season would be installed to the 6 streetlight poles). There will be a recurring fee of \$300 per year for the 4 installations of the banners throughout the year. The supplies will be \$2,115 for the brackets and banners and \$300 for the installation so a total of **\$2,415**. This is within the holiday decoration budget for this fiscal year.

TREE CANOPIES/Board Action Needed:

I have reached out to a few tree service companies for a proposal for the lifting of the canopies for both the sidewalks and the roadways. There are some low hanging tree canopies throughout the neighborhood on both the roadways and the sidewalks that will need to be addressed soon. The last time the tree canopies were serviced was 2023 (approximately \$38,000 for the majority of the neighborhood) and prior to that it was 2020. I have reached out to the same two vendors who submitted a proposal earlier this year for an updated proposal. Taylor

Tree Services submitted an updated proposal of \$56,560, and Quill's Tree Services was able to keep their original proposal price of \$45,000. These funds would be coming from the capital reserves.

AMENITY CENTER SIGN & CEMETERY SIGN/Board Action Needed:

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 all 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. Thanks to Jen Hayes, I have reached out to Arete, the vendor who created the current signs, for a proposal. Mike with Arete let me know that the price of aluminum has almost quadrupled in the past year alone, which explains the much higher proposal prices compared to previously.

Name of Vendor	Fast-Signs	Sun-Dancer Signs	Arete	Arete Smaller Upgrade	Arete Re-Paint Current Sign
Project Pricing	\$12,463.84	\$7,950	\$8,775	\$6,350	\$250

I have also asked Arete if they are able to create another Sampson Cemetery sign to replace the one that is missing on Leo Maguire as well as two post caps for the amenity center signposts. Mike is looking into both items for the Board. They unfortunately do not carry the more ornate bracket that we currently have, but we would be able to install the bracket included in the proposal; it would just be missing the bottom ornate piece. The new bracket total is \$585 and the new sign is \$150 for a total of \$735.



Sign by Amenity Center



Cemetery Sign



The Missing Bracket

SIDEWALK REPAIRS/Board Action Needed:

The St. Johns Golf Drive sidewalk repair project has been completed. Andrew with Precision Sidewalk has created the next proposal for the entirety of Eagle Point Drive. I will have this project list in September's CDD meeting for Board review. This project would need a NTE of \$28,000 and would come capital reserves.

In addition to the sidewalk repairs, I am also working with Cleve with Terra Grade for proposals of the sidewalk panels that need to be replaced. I received the proposal for the sidewalk panel replacement on Meadow View Lane where the kids wait for the school bus. The total for the two sidewalk panel replacements is \$3,500. After receiving this proposal, I am coordinating with Cleve to submit proposals by each street.

MEETING ROOM PROPOSALS/Board Action Needed:

We currently have what is considered floating floors, and our current conditions are very common for this type of flooring. All options will be a glue down option which is a more durable option. Please note that we do have the elections scheduled November 2nd – 4th in the meeting room as it is an election year. I am reaching out to the three vendors who submitted a proposal previously for the flooring for an updated proposal to submit to the Board for the September meeting.

Name of Vendor:	Seamless Floors	Fantastic Floors	Amazing Floors
Project Pricing:	\$4,028.49	\$5,207.68	\$6,375.14

I have also reached out to Mark with Tropical Pressure Washing and Painting. He is the vendor who completed the wooden bridge repainting and the repainting of the lap lane cabana structure. He submitted a proposal for repainting the walls, trim, baseboards, and doors in the meeting room. To repaint the room with two coats of paint, the total comes to \$2,400.

Lastly, I reached out to a vendor about the ceiling. The ceiling is currently a drop ceiling, allowing piping and ceiling access for maintenance. Changing the ceiling from a drop ceiling to a more traditional ceiling found in a residential home would be more expensive, but I can look into that option if the Board would prefer. I am working with a vendor to find a tile that has a classier look but still provides the same noise reduction as the current tiles do. Based on research, the best material for noise reduction and keeping the heat from seeping into the room from the ceiling is mineral fiber. Options are rather limited, so I went with replacing the tiles with the same look. The ceiling tile supply cost would be \$2,703, and the installation would be \$1,969 for a total of \$4,672.



Close up of the ceiling tile



Example of ceiling tile installed

TENNIS COURTS & BASKETBALL COURTS/Board Action Needed:

The tennis courts and basketball courts table has been updated with the parameters from the July meeting. Both Fast-Dry Courts and NIDY (formerly Court Surfaces) have submitted a proposal for the re-surfacing. I am also adding in the additional features discussed in the prior meeting such as the additional pricing for fencing all four tennis courts in entirety, adding shade structures, and adding in furniture. Kyle from Ruppert is working on the renderings for the drainage and re-landscaping options for both the tennis courts and the basketball courts. I will send over all the information to our District Engineer for final approval prior to the September CDD meeting.

VIRTUAL MEETING EQUIPMENT/No Board Action Needed:

I reached out to a sister location who purchased the equipment needed for the CDD meetings to be accessed virtually. After speaking with my colleague, creating a space where virtual meetings could happen was rather extensive. When they renovated their meeting space, they had installed a drop-down screen on one side of the room, a TV on the opposite side, a camera to view half of the room, and microphones for each supervisor and staff that spoke at the meeting. Based on the research I found, conference phones do not have the ability to mute callers, we would instead need to do either a Teams or Zoom meeting to have the ability to mute the audience. We could begin with a call in option via Zoom; we would need to purchase microphones for the meetings. Based on feedback, we could then look at purchasing camera equipment needed for a truly virtual meeting.

ENTRANCE MONUMENT/No Board Action Needed:

Supervisor Weitzel mentioned wanting to see a rendering of an updated entrance monument to better fit our community. I will be reaching out to vendors to discuss logistics of updating the sign. My goal is to have some renderings and estimates by the October meeting.

POOL EVALUATION/No Board Action Needed:

Over the past few months, we have been using more chlorine than anticipated for our pool size. While it is very common to use more chlorine during the Summer months, we are going through even more chlorine than in previous years. After speaking with Clayton about this situation, I have scheduled pool leak detection company to come assess the pool for any leaks that would be contributing to this increased use of chlorine. American Leak Detectors came out Wednesday morning (9/2/2026) and found 4 leaks where the lights are installed into the pool walls. This is just due to normal wear and tear/pressure from the water over the years. They were able to patch all 4 light leaks. Clayton will also be replacing the line that feeds the chlorine from the tank to the pool pump controller. Between those two items, I am hopeful that this will fix our high consumption of chlorine. I will keep the Board posted on this matter.

STREETLIGHT POLE/No Board Action Needed:

The supplies were delivered to the vendor last week. I am very happy to say that Beacon Electrical is installing the streetlight pole today (9/9/26) so this project will be completed by the CDD meeting next Thursday.

LANDSCAPING/No Board Action Needed:

Kyle and I have been meeting weekly to discuss landscaping items with a ride through the community every other week. Every week, Kyle and I discuss items that need to be addressed. He then schedules them out, aiming for them to be completed prior to our next meeting, if possible. In addition to the maintenance here at Sampson Creek, Kyle is also working on the renderings for the tennis courts drainage/re-landscaping as well as the basketball courts drainage/re-landscaping. He is also creating proposals for two pallets of St. Augustine sod for Leo Maguire and a proposal for dirt area to the right before the stop sign as you are leaving the amenity center parking lot. I spoke with Ruppert about the Bermuda grass and its current state. We have agreed upon maintaining the Bermuda grass at 3 inches instead of 2.5 inches at this time. While it will be a little taller compared to previous maintenance, it will allow for a cleaner cut. Ruppert will also be using a push mower in this area to reduce any possibility of scalping. If the brown patches do not bounce back and green up, the Bermuda will be replaced.

There is also some St. Augustine grass that will be replaced on Leo Maguire. A couple irrigation repairs require new sod, and some of the new sod that was installed has died so Ruppert will be replacing that sod as well at no cost.

GOLF COURSE UPDATES/No Board Action Needed:

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. I am happy to say that the pothole in the parking lot has been filled earlier this week.

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.

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



2.

SAMPSON CREEK CDD SJGCC

09/10/2026

August is pretty much a repeat of July's overview – heat, rain and algae. However, I feel the ponds look pretty good, sans any algae flare-ups which are being dealt with during our bi-weekly visits. The team continues to work hard to stay in front of any pond issues despite the oppressive heat.

I hope you enjoy the August 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 August:

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	Aug 11th	20,23,24A,26 25A 21,25	Algae treatments Bulkhead vegetation Algae + shoreline weeds
2	Luis Gallant	Aug 6th	4,8,19 7,10 2,3,5,6*	Algae treatments Shoreline weeds Pond dye added
3	Garrett Potter	Aug 17th	1,9,12 13 14	Algae Pond dye added Shoreline weeds
	Second Visit			
4	Marc Thigpen	Aug 25th	24A,25,26 24 20,21,23	Algae treatments Shoreline weeds Algae + Shoreline weeds
5	Luis Gallant	Aug 26th	4,6,8,10 2,3,5	Shoreline weeds Dye added
6	Garrett Potter	Aug 11th	1,12A 9,13 12,14A	Algae treatments Algae + shoreline weeds Shoreline weeds
	Notes			

*Beneficial bacteria/probiotic applied



Pond 1 (Entrance)



Pond 4 (Algae bloom that was addressed at the beginning of August.)



Pond 7



Pond 10



Pond 12



Pond 13



Pond 17



Pond 20



Pond 21



Pond 25



Pond 25A



Stephanie,

I apologize for this report being a couple of days late. I totally wrote the wrong suspense date on my calendar.

On another note, we did get the 25A bulkhead sprayed in August – overall, I thought the pond was looking as good as I've seen it in a while.

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 was aerified for the 2nd time on August 19th with a three-quarter inch hollow tine on 2.5in spacing. The two aerifications this summer along with the sand topdressing back in June have allowed for good playing conditions all summer. The weeds have been sprayed out with a post emerge herbicide called Tribute Total at a rate of 1.5oz/Acre. The watering schedule has been adjusted down to two nights a week because of all the rain that the field has received this past month. Edging along the cart path and trimming around the wooden barriers is being completed once a week.

We will look to prepare the field for winter overseeding the last week of October. This will include a vertical mow along with scalping down the bermudagrass to allow for better and quicker germination of the winter ryegrass. We will try to complete this work on Wednesday, October 28th, if we could please have the field closed that day. And we will plan on seeding the field the following day if this works for everyone and weather permitting. The field will need to be closed for at least one week after seeding because of the daily watering schedule to germinate the seed.

4.



Quills Tree Services

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida
32259
+1 904-788-1185 | brent@quillstreeservices.com |
www.quillstreeservices.com

RECIPIENT:

Saint Johns country club

219 Saint Johns Golf Drive
St. Augustine, Florida 32092
Phone: 9045999093

Estimate #484

Sent on

Mar 15, 2026

Total

\$45,000.00

Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning- Amenities Center	Elevate tree canopies of seven live oaks in the amenities center parking lot, by sidewalk, to approximately 10'.	1	\$700.00	\$700.00
Tree Pruning- Leo Maguire pkwy	Trim tree canopies around both sidewalks down Leo Maguire Parkway from SR 210 down to Stone Hedge Trail Lane. - Tree canopies will be lifted to a height of approximately 10 feet. - Low vegetation encroaching on sidewalk from wood line will be cut back to approximately 5 feet beyond sidewalk.	1	\$9,000.00	\$9,000.00
Tree Pruning- Stone Hedge Trail Lane/ Cross Point Way	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$2,500.00	\$2,500.00
Tree Pruning/ Eagle Point Drive	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$15,000.00	\$15,000.00
Tree Pruning- Drury Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,500.00	\$1,500.00
Tree Pruning- Remington Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,200.00	\$1,200.00
Tree Pruning-Saint Johns Golf Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$9,500.00	\$9,500.00



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Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning- Highland View Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,200.00	\$1,200.00
Tree Pruning- Pepper Stone Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,000.00	\$1,000.00
Tree Pruning- Meadow View Lane	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,500.00	\$1,500.00
Tree Pruning- Brookhaven Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,900.00	\$1,900.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable).	1	\$0.00	\$0.00
			Total	\$45,000.00

This quote is valid for a period of 14 days from the date of issuance. After this timeframe, the prices and terms outlined may be subject to modification, necessitating the issuance of a new quote.

Additionally, when evaluating proposals from other tree service companies, we recommend taking a few minutes to review their insurance credentials. This will minimize your legal exposure.

Tree service companies are mandated by State Law to maintain General Liability and Workers' Compensation Insurance. If these coverages are not in place and an injury occurs on your property, the homeowner may be held liable for the resulting damages. Furthermore, professional tree service companies are required to remove all debris from the property upon completion of their work. It is not acceptable for them to leave debris on the side of the road for municipal removal. Homeowners' Associations are increasingly aware of this unethical practice in St. Augustine and the surrounding areas.

If you have any questions regarding this quote or insurance coverage, please do not hesitate to contact us at brent@quillstreeservices.com.

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

Estimate

ADDRESS
Sampson Creek CDD

ESTIMATE #	DATE	
16988	08/31/2026	

ACTIVITY	QTY	RATE	AMOUNT
Tree Work Updated on 8/31/2026 Along roadway's in community elevate Oak trees from over roadway up to 14-15 over roadway 8-10 over sidewalk on 707 Oak trees If there is a limb that has been HIT by a truck it will be cut back and or removed Example " moving, trash amazon truck" No large cuts will make unless approved by management when onsite Haul away tree debris	1	56,560.00	56,560.00

Customer is responsible for requesting 811 for all utility locates for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or association if required. Please don't hesitate to call our office at 904-692-2008 if you have any questions or concerns.

TOTAL **\$56,560.00**

Accepted By

Accepted Date

If you would like schedule your tree work, for fastest response, please reply to this email or click approved and our office staff will contact you.

5.



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

ESTIMATE
EST-108070

fastsigns.com/299

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
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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
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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
<i>Credit Card Surcharge:</i>				3.00%
<i>Total with Surcharge:</i>				\$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



Contact Information:

Sampson Creek CDD, Stephanie Taylor
219 Saint Johns Golf Drive
Saint Augustine, FL 32092

Invoicing Address:

Sampson Creek CDD, Stephanie Taylor
219 Saint Johns Golf Drive
Saint Augustine, FL 32092
☎ (765) 238-0923

Shipping Address:

Sampson Creek CDD, Stephanie Taylor
219 Saint Johns Golf Drive
Saint Augustine, FL 32092
☎ (765) 238-0923

Order # SO25392

Order Date:

09/02/2026

Incoterm:

FOB

Salesperson:

Mike Speicher

Image	Description	Quantity	Unit Price	Taxes	Amount
Cast Aluminum Sign Plaque 36" H x 48" W					
	CMS-ALM (Size: Custom, Shape: SO1, Background Color: Black, Faux Bronze Finish - Not Recommended for White: Yes, Mounting Hardware: Yes-Specify Post sizes and Material, Mounting: Front, Double Sided: No) Cast Aluminum Sign Plaque One Background Color, Raised Belt Sanded Copy.	1.000 Unit(s)	8,675.00	6.5%	\$ 8,675.00
	[Modification Fee-S] Modification - Design & Manufacture Sign to have special mounting brackets per previous order. Reference SO6859	1.000 Unit(s)	100.00	6.5%	\$ 100.00
Subtotal					\$ 8,775.00

Cast Aluminum Sign Plaque 30" H x 42" W

	CMS-ALM (Size: Custom, Shape: SO5, Background Color: Black, Faux Bronze Finish - Not Recommended for White: Yes, Mounting: Front, Double Sided: No) Cast Aluminum Sign Plaque One Background Color, Raised Belt Sanded Copy.	1.000 Unit(s)	6,250.00	6.5%	\$ 6,250.00
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[Modification Fee-F] Modification - Design & Manufacture
Sign to have special mounting brackets per previous order.
Reference SO6859

1.000 100.00 6.5% \$ 100.00
Unit(s)

Subtotal \$ 6,350.00

Refinishing Current Sign

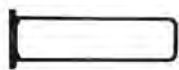


[REFIN] Refinishing. Customer to ship sign back to Arete Industries. Sign to be sandblasted to original metal and then repainted and finished with a faux bronze treatment

1.000 250.00 Exempted \$ 250.00
Unit(s) Tax (Sale)

Subtotal \$ 250.00

Yardarm Mounting Bracket



HI-Street-Frame (Mounting: Yardarm, Street Sign Shape: Rectangular, Street Blade Size: 36"w x 12"h, Street Blade Color: Green, Street Blade Font Color: White, Sign Frame/Back Color: TBD, Intensity Upgrade: No) Rectangle/Rounded Shape, Extruded Aluminum Frame. Includes (1) Double Sided Street Blade.

1.000 585.00 6.5% \$ 585.00
Unit(s)



[Modification Fee-S] Design & Order Street Sign to be 36" x 12" H double sided

1.000 150.00 6.5% \$ 150.00
Unit(s)

DOUBLED SIDED SIGN Copy to be:

Arrow pointing to the left (center aligned) w/ SAMPSON CEMETERY stacked to the right of the arrow

Subtotal \$ 735.00

Untaxed Amount	\$ 16,110.00
Taxes	\$ 1,030.91
Total	\$ 17,140.91

TERMS AND CONDITIONS: TERMS: This quotation is subject to acceptance within 30 days from the date of the quotation. Arete Industries must approve all changes, deletions or additions to this proposal and any changes therefore will be reflected in the final invoice. Unless otherwise indicated, prices are FOB Odessa, Florida and shipments will be sent once payment is received in full. Unless otherwise indicated, this quotation does not include applicable sales or other taxes, if any. The status of the agreement shall be deemed to Pasco County, Florida and shall be governed by the laws of the State of Florida. If it becomes necessary to institute legal action or use any outside agency to enforce collection of amounts due under this agreement, buyer agrees to reimburse seller for all costs and attorney's fees. **PAYMENT:** Unless otherwise noted above, a deposit of 50% is required with the signed copy of this agreement. Balance due prior to shipping. Late payments will be assessed a late payment fee of 1.5% per month (18 % annual interest rate) on any unpaid balance.



6.



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

ST. JOHNS GOLF AND COUNTRY CLUB for SAMPSON CREEK CDD



PRECISION SIDEWALK SAFETY CORP • JULY 16, 2026

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

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

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



PREPARED FOR:

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

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

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

Site Review Summary

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

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

Changes in level measuring $\frac{1}{4}$ " – 2" high in the customer-specified area at St. Johns Golf and Country Club were inventoried and a total of 281 hazards meeting the specifications were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a few PSSC-repairable hazards in a sample area on Eagle Point Drive were marked with a blue lumber crayon (**see Figures 2, 3, & 4 in Photo Examples below**). A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $\frac{12}{8}$ inches ($1\frac{1}{2}$ inches) high.

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

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

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



A few previous repairs utilizing a grinder have also been attempted at St. Johns Golf and Country Club (**see Figure 6**). Several of those locations that have a change in level at least 1/4" high where the adjacent slabs abut are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope to meet ADA compliance. To meet slope requirements for each repair, PSSC must take into account both the measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard and properly slope the repair. Any previous grind locations that do not have a change in level of at least 1/4" high between 2 panels – even if the grind was not done with an ADA-compliant 1:12 slope – are **excluded** from this proposal.

Brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At St. Johns Golf and Country Club, this situation exists where sidewalks abut homeowner driveways (**see Figure 7**). As discussed with Ms. Taylor, PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. In the case of St. Johns Golf and Country Club, the CDD is responsible for the sidewalks while individual homeowners are responsible for the driveways. Therefore, Ms. Taylor directed PSSC to **include** repairs to the concrete sidewalks adjacent to driveways composed of ungrouted pavers in order to eliminate the change in level that exists at this time.

As directed, hazards found on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal (**see Figure 8**).

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

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



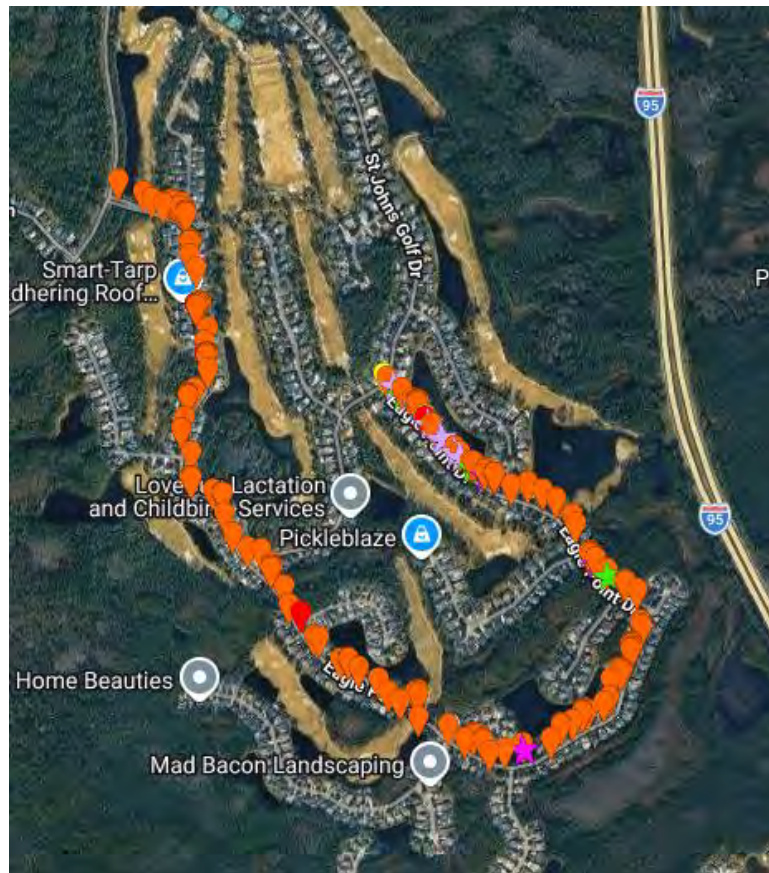
Methodology – Preparing This Estimate

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

<u>CATEGORY</u>	<u>SPECIFICATION</u>
Least Severe	1/4 inch
Severe	3/8 inch to 7/8 inch
Most Severe	1 inch to 2 inches

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

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



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Light Pink Stars** represent previous repairs made by PSSC that will need to be re-repaired due to aggressive tree root activity or ground settlement. The **Green Stars** represent locations that were previously repaired with a grinder that will need to be repaired again by PSSC to remove remaining portions of the hazards and provide proper slope. The **Light Purple Stars** represent hazards adjacent to non-grouted brock paver driveways.

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Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **There was at least one hazard over 2 inches in height (see Figure 9) and at least one panel that was badly broken (see Figure 10) observed during our review of the customer-specified sidewalks of St. Johns Golf and Country Club. Since PSSC does not provide demolition and replacement, locations such as these are excluded from this proposal.**

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

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

Our initial proposal identified **281 PSSC-repairable hazards** measuring ¼" – 2" in height on the customer-specified sidewalks of St. Johns Golf and Country Club (shown in Table 1 below).

TABLE 1: SPECIFIED AREA AT ST. JOHNS GOLF AND COUNTRY CLUB 281 TRIP HAZARDS BY HEIGHT CATEGORIES				
LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Eagle Point Drive	2	272	7	281
TOTAL				



Photo Examples

Figure 2



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

Figure 3



Example of a $\frac{7}{8}$ " "Severe" hazard on Eagle Point Drive. This hazard is also in the sample area marked for the community.

Figure 4



Example of a $1\frac{1}{2}$ " high "Most Severe" hazard located on Eagle Point Drive. This hazard is also in the sample area marked for the community.



Figure 5

Example of a “Severe” hazard on Eagle Point Drive that was previously repaired by PSSC. Locations such as this must be repaired again due to aggressive tree root activity or ground settlement.



Figure 6



Example of a “Severe” hazard on Eagle Point Drive that was previously angled off by a grinder leaving portions of the hazard in place, grooves in the repaired area, and damaging the adjacent panel. This hazard must be repaired properly by PSSC to remove remaining portions of the hazard and provide the ADA-compliant 1:12 slope.

Figure 7

Example of a $\frac{1}{2}$ ” high “Severe” hazard located on a panel adjacent to a non-grouted brick paver driveway on Eagle Point Drive. As directed by the community, these types of hazards are **included** in this proposal.



Figure 8



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

Figure 9

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



Figure 10



Example of a panel which is badly broken on Eagle Point Drive. Locations such as this are **excluded** from this proposal.



Pricing Summary

Table 2 below provides an estimated price range to repair the 281 hazards measuring $\frac{1}{4}$ " – 2" high that PSSC can repair on the customer-specified sidewalks of St. Johns Golf and Country Club, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

Sampson Creek CDD can select from the following two pricing options, depending upon when the signed authorization is returned to PSSC. **PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 281 hazards meeting the specification is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do only a portion of the work, this discount will not be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 281 HAZARDS $\frac{1}{4}$ " to 2" IN CUSTOMER-SPECIFIED AREA AT ST. JOHNS GOLF AND COUNTRY CLUB	
1:12 REPAIR SLOPE	REPAIR PRICE
Price if signed authorization is returned to PSSC by August 30, 2026	\$25,904 – \$26,940
Price if signed authorization is returned to PSSC by October 14, 2026	\$27,267 – \$28,358

Precision Sidewalk Safety estimates that the work can be completed in 3 – 4 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **We request that the community make arrangements for all vehicles to be moved away from the sidewalks in order for our crew to make the repairs. We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

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

Figure 11: Precision Sidewalk Safety Work Example



Savings Summary

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

TABLE 3: REPAIR METHOD COMPARISON FOR ST. JOHNS GOLF AND COUNTRY CLUB			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	3 - 4 Days	None
Grinding	No	14 - 16 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	47 – 51 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

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

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 12 shows results from a typical grind.

Figure 12: Typical Results from a Grinder



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Demolition and Replacement

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

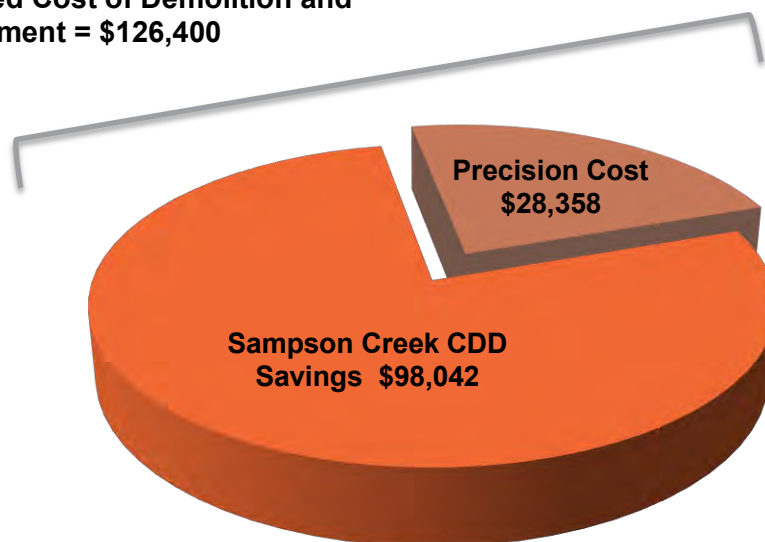
Based upon various panel sizes totaling approximately 6,320 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace panels is **\$126,400**. This takes into account:

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

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring $\frac{1}{4}$ ” – 2” in the customer-specified area of St. Johns Golf and Country Club, the maximum cost for PSSC repairs at the 1:12 slope is **\$28,358**, which is an **estimated savings of \$98,042 or 77%**, shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The **actual cost** for demolition and replacement would likely be three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition and Replacement = \$126,400



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Environment Savings:

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

Natural Resources Saved:

- Approximately **143 tons** of waste concrete from removal and placement in landfills (est. **2,104 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot).
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil Fuels Saved: estimated **264 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **143 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **2.38 Metric Tons**

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

Repair Specifications

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

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

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

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

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

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





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

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

Safety:

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

Insurance and Incorporation:

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

Protection Under U.S. Patent and Trademark Laws:

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

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

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



EXHIBIT A: Excerpts from ADA Guidelines

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

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

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

4.5 Ground and Floor Surfaces Excerpts from Federal Register

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

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

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

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

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





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

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

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ¼" – 2" in height in the community-specified areas that PSSC's method is able to repair as identified in Proposal FLNE299 Please circle the option selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.		
PROPERTY	St. Johns Golf and Country Club for Sampson Creek CDD		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY AUGUST 30, 2026: \$25,904 - \$26,940	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 14, 2026: \$27,267 - \$28,358	DATE

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

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

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

_____ **Repair of hazards on panels adjacent to ungrouted brick paver driveways**

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

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

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7.


Amazing Floors Florida LLC

545 International Golf Parkway Suite 13

St. Augustine, FL 32095

www.Amazingfloorsfl.com
Operations@amazingfloorsfl.com

Phone: (904) 659-7099

Quote Number
2530
Meeting Room
Type: Material and Labor

Date: 09/09/2026

Expires on: 09/30/2026

Project Contact: Daniel Morningstar

Email: Daniel@amazingfloorsfl.com
Phone Number: (904) 377-3994

Customer Information
Customer Name: Stephanie Taylor

Address: 409 Chicopee Court, St. Johns, FL 32259

Email: staylor@vestapropertyservices.com
Cell Phone: (765) 238-0923

Service Site Details
Address Title: Residence

Address: 409 Chicopee Court, St. Johns, FL 32259

Contact Name: Stephanie Taylor

Email: staylor@vestapropertyservices.com
Cell Phone: (765) 238-0923

Item	Description/Area	Quantity	Unit Price	Amount
Material				
H-Flor	Crafted Connections	923 SqFt	\$1.39	\$1,282.97
H-Flor	Crafted Connections / Thresholds	1 Each	\$36.23	\$36.23
Taylor	Taylor Dynamic Adhesive 600-800SF per bucket	2 Pail	\$73.00	\$146.00
Freight	Shipping and handling of material from manufactory to warehouse.	1 Unit	\$125.00	\$125.00
Quarter Round Molding Primed	Style: Trim / Description: Primed White Quarter Round	307 LF	\$0.26	\$79.82
Labor				
LVP & Adhesive Demolition	Remove and dispose of existing LVP and adhesive, leaving the substrate ready for standard floor preparation. (Excessive adhesive, multiple layers, or unforeseen conditions are additional).	1 SqFt	\$300.00	\$300.00
Prep	Minor Floor Prep: Includes basic scraping, removal of staples/fasteners, and minor patching or filling of subfloor imperfections as needed for flooring installation. Extensive leveling, grinding, moisture mitigation, or subfloor repairs are not included and will be quoted separately.	923 SqFt	\$1.11	\$1,024.53
Install LVP Floors	Installation of LVP floors & transitions Areas: Meeting Room	923 SqFt	\$3.33	\$3,073.59
Install Trim	Installation of QR trim	307 LF	\$1.00	\$307.00
			Total	\$6,375.14

	Sales Tax	\$108.55
	Grand Total	\$6,483.69

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

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

Thank you for your cooperation and understanding.

FANTASTIC FLOORS LLC
1632 PARK AVE
SUITE100
ORANGE PARK, FL 32073
Telephone: 904-298-2593

Page 1

ES600548

QUOTE

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

Quote Date	Tele #1	PO Number	Quote Number
03/19/26			ES600548

Inventory	Style/Item	Color/Description
0	COLOR TILE INSTALL DEMO TRANSITION	TBD

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

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

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

— 09/02/26 — 2:06PM —

Sales Representative(s):
HEATH WHIDDON

Thank you for choosing Fantastic Floors!

Signature:.....

QUOTE TOTAL: \$5,207.68



Seamless Floors

Let Us Floor You

50 Silver Forest Dr.
Suite 102
St. Augustine, FL 32092

Proposal

BILL TO

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

SHIP TO

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

SKU#/ITEM NO.	DESCRIPTION	QTY UNIT	PRICE	AMOUNT
*demo lvp		861.75 SF	\$1.0	\$861.75
Summit collection 6 MIL		904.84 SF	\$3.50	\$3,166.94
			Material	\$3,166.94
			Labor	\$861.75
			Total	\$4,028.69

INSTRUCTION

Remove existing LVP and install glue down 6 MIL LVP. Quarter round will be installed primed not painted.

TERMS AND CONDITIONS

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

CUSTOMER ACCEPTANCE AND APPROVAL

Print Name Stephanie Taylor

Signature

Date 9/2/2026 1:47 PM

8.

TROPICAL PRESSURE & PAINTING, INC.

3737 MOODY AVE., ORANGE PARK FLORIDA 32065

PHONE NO.: 904-505-5532

EMAIL: TPPINC33@YAHOO.COM

LICENSED AND INSURED



QUOTE

DATE: September 2, 2026

CLIENT NAME: Samson Creek CDD

Attn: Stephanie

Email: staylor@vestapropertyservices.com

Subject: Interior Repaint Meeting Room

Location: Meeting Room -St. Johns Golf & Country Club

The following work shall be completed as follows:

****Cover** all necessary areas with the use of paper, tape, plastics and drop cloths

****Repair** all necessary drywall

****Prime** all necessary areas

****Repaint** all walls, trim, both sides of doors leading to exterior

NOTE: All areas will receive 2 coats of paint

Exterior: \$2,400.00 (Mtrl/Labor incl)

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

Thank you for your business.

Mark A. Burdetsky,

Owner

Website: www.tropicalpressureandpainting.com

9.

Proposal

FROM: Tally's Construction Co. Inc.
409 Chicopee Ct.
St. Johns , Fl. 32259
(386) 931-6549

Page. No. 1
Roofing CCC# 1327743
Building CRC# 1330234

PROPOSAL SUBMITTED TO:

Name: Stephanie Taylor (Vesta Property Services)
Phone: (904) 599 - 9093 Date: 9/8/2026
Street: 219 St. Johns Golf Dr.
City: St. Augustine
State: Florida Zip: _____

I propose to furnish all labor necessary to complete the following: To replace all ceiling drop down tiles in meeting room.

- To remove existing drop-down ceiling tiles and discard.
- To install all new tiles provided by the District.
- Any electrical work such as removal of fans, WAP wireless routers, and low voltage items, i.e. cameras, will be removed and reinstalled by others as needed.
- Full access will be needed to perform work.

All work is to be completed in a substantial and workmanlike manner for the sum of \$1969 to be paid as follows: \$984.50 at signing. \$984.50 due at completion.

ACCEPTANCE

You are hereby authorized to furnish all labor required to complete the work mentioned in the above proposal for which Ashlea and Paul agree to pay the amount mentioned in said proposal and according to the terms thereof.

Thomas Tallaksen

Signature

Date

SIXTH ORDER OF BUSINESS

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into this 28th day of August 2026, by and between:

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

ALLIANT ENGINEERING, INC., a foreign corporation, with a mailing address of 10475 Fortune Parkway, Suite 101, Jacksonville, Florida 32256 (“**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors (the “**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

1. Preparation of any necessary reports and attendance at meetings of the Board.
2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
4. Any other items requested by the Board.

B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
2. Processing of contractors' pay estimates.
3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
4. Final inspection and requested certificates for construction, including the final certificate of construction.
5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
6. Any other activity related to construction as authorized by the Board.

C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** attached hereto and incorporated herein by this reference ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. **Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer 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. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual

unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or

portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and

not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.

3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B. All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an “occurrence” basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.
- C. The District and the District’s officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and Professionally Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.
- D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds

under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

- A. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.
- B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28, *Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.
- C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.
- D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or

special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

E. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

- F. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be St. Johns County, Florida.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer: Alliant Engineering, Inc.
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256
Attn: Joseph Schofield, P.E.

B. If to District: Sampson Creek Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 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 Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer'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 the Engineer, the Engineer 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 THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, AND E-MAIL DLAUGHLIN@GMSNF.COM.

ARTICLE 23. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 30. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 31. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together

shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

ARTICLE 35. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

ARTICLE 36. COMPLIANCE WITH SECTION 287.135, FLORIDA STATUTES. Engineer certifies it: (i) is not in violation of Section 287.135, Florida Statutes; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

(Signatures on Following Page)

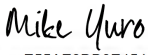
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

Signed by:

9A989FE97A6A46D...
Assistant Secretary/Secretary

**SAMPSON CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

E65AE2DB2E4642E...
Chairperson / Vice Chairperson,
Board of Supervisors


Witness

ALLIANT ENGINEERING, INC.


By: Joseph Schofield
Its: Associate

EXHIBIT A: Form of Work Authorization

EXBHITI B: Schedule of Rates

Exhibit A
Form of Work Authorization

_____, 202__

Sampson Creek Community Development District
St. Johns County, Florida

Subject: **Work Authorization Number [__]**
 Sampson Creek Community Development District

Dear Chairman, Board of Supervisors:

Alliant Engineering, Inc., (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Sampson Creek Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated _____, 202__ (“**Engineering Agreement**”) as follows:

I. Scope of Work

[INSERT SCOPE OF WORK]

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Engineer. We look forward to working with you.

Sincerely,

Alliant Engineering, Inc.

Name: _____
Authorized Representative

APPROVED AND ACCEPTED

By: _____
Chair/Vice-Chair, Sampson Creek
Community Development District

Exhibit B Schedule of Rates



2026 Florida Community Development District Billing Rates by Classification

Classification	Billing Rate
Principal**	\$245 - \$295
Senior Professional Surveyor**	\$215
Associate**	\$195 - \$250
Survey Office Manager	\$165 - \$180
Senior Professional Engineer	\$155 - \$195
Professional Engineer	\$145 - \$160
Senior Survey Crew Chief	\$130 - \$150
Landscape Architect	\$125
Survey Field Manager	\$120
Environmental Compliance Specialist	\$115 - \$145
Survey Crew Chief	\$115
Survey Office Technician	\$110
Senior CADD Technician	\$105 - \$145
Graduate Engineer	\$105 - \$130
Construction Inspector	\$105 - \$130
Senior Administrative Staff	\$105
CADD Technician	\$95 - \$125
Survey Field Technician	\$70
Graduate Landscape Architect	\$95 - \$110
Administrative Staff	\$90

Note: Rates subject to change based on changes in staff

**Use of Leadership staff will be discussed with client prior to work.

www.alliant-inc.com
904.240.1351 MAIN

10475 Fortune Parkway, Suite 101
Jacksonville, FL 32256

SEVENTH 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 versatile and aesthetically pleasing.	\$ 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 received for resurfacing, new fencing, landscape demolition and reinstall, 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 District's 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.

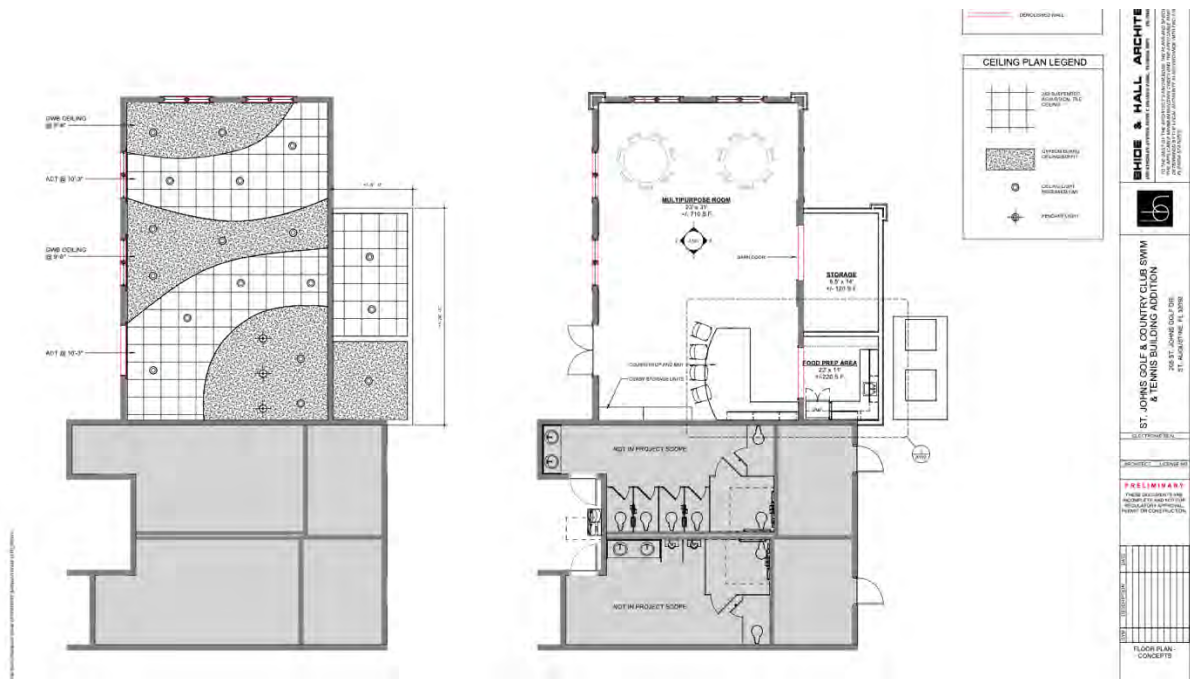


Potential Future Capital Improvements

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



ST. JOHNS GOLF & COUNTRY CLUB
HARDSCAPE/ LANDSCAPE PATIO RENOVATIONS

205 St. Johns Golf Drive
St. Augustine, FL 32092



Potential Future Capital Improvements

Sampson Creek CDD

Installation of Pickle Ball Courts:

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

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

Site Selection:

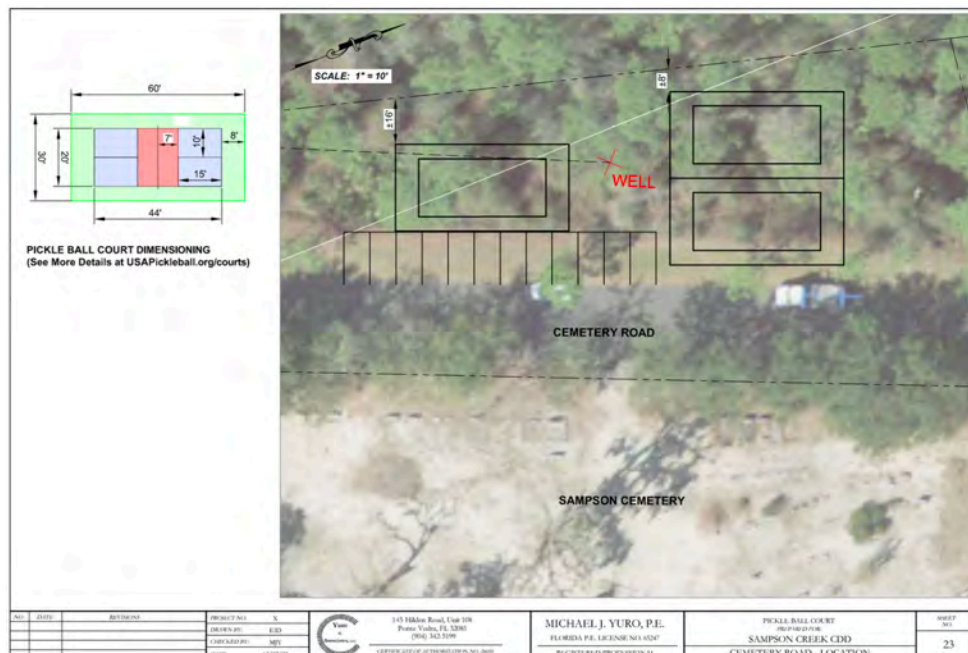
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along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

Sound Study:

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

Project Cost Estimates:

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



Potential Future Capital Improvements

Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager



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

Sales: James Merritt

| St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

Est ID: EST5092169

Date: Jan-05-2025

Tear Out and Prep	\$14,426.54
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	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
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	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
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	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
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Fencing	\$9,333.33
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Irrigation	\$8,666.67
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Electrician	\$6,666.67
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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.

Live Aloha LLC
712 Southern Belle Drive West
Jacksonville, Florida
32259

P.9046149053

www.livealohanow.com
james@livealohanow.com

- 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 varieties, 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
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Note to customer

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

Expiry date	01/12/2025
-------------	------------

Accepted date	Accepted by
---------------	-------------

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 +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 # 3161

DATE 08/26/2026

EXPIRATION DATE 09/26/2026

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	7.50	30,495.00
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	28.50	19,665.00T
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	27,600.00	27,600.00
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	850.00	1,700.00T
Product Sales:Plant Material:Plant Material European Fan Palms 30 gal.	14	350.00	4,900.00T
Product Sales:Plant Material:Plant Material Croton 'Petra', 7 gal.	11	60.00	660.00T
Product Sales:Plant Material:Plant Material Cordylone 'Red sister', 3 gal.	8	18.50	148.00T
Product Sales:Plant Material:Plant Material Drift rose 'Icy', 3 gal.	75	32.00	2,400.00T
Product Sales:Plant Material:Plant Material Apostle Iris, 3 gal.	27	27.00	729.00T
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	1	5,850.00	5,850.00
Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.			
Product Sales:Mulch:Mulch	8	72.50	580.00T
Mulch, per cu yd			
Product Sales:Fertilizer/Soil Amendments	25	85.00	2,125.00T
Fertilizer/Soil Amendments, per cu yd			
Installation:Landscape Installation:Landscape Installation	1	15,850.00	15,850.00
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.			
Installation:Irrigation Installation	1	6,500.00	6,500.00
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.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction	1	6,250.00	6,250.00
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			
Landscape Construction	1	2,850.00	2,850.00
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.			
Notes	1	0.00	0.00
Installations of specified handrails for ramp and stairs are not included in pricing.			
Work is to be performed by others.			
Site Work/ Demolition: Erosion Control & Debris Removal			
Installation:Landscape Installation:Landscape Installation	1	10,250.00	10,250.00
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)			
Notes	1	0.00	0.00
50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$100,615.44			
NOTES: 50% Deposit, 40% Progress payment, and 10% Final payment. There is a 3% service fee for using a credit card.			

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

SUBTOTAL	195,470.25
TAX	5,760.64
TOTAL	\$201,230.89

Accepted By

Accepted Date

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

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 if substitution of materials is necessary.

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

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 is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

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

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.

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

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.

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

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.

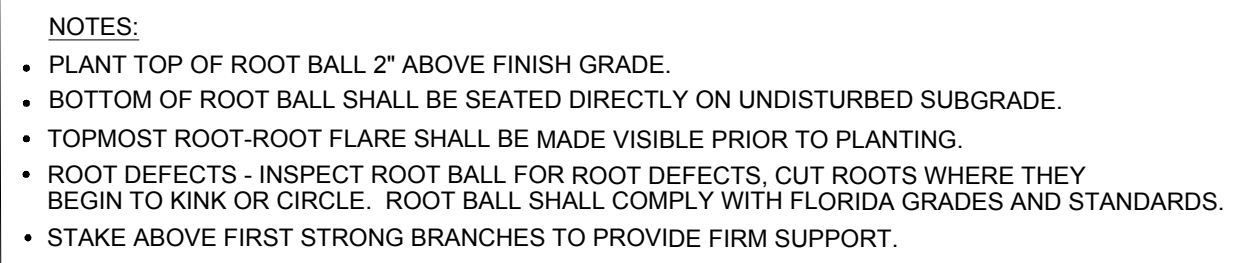
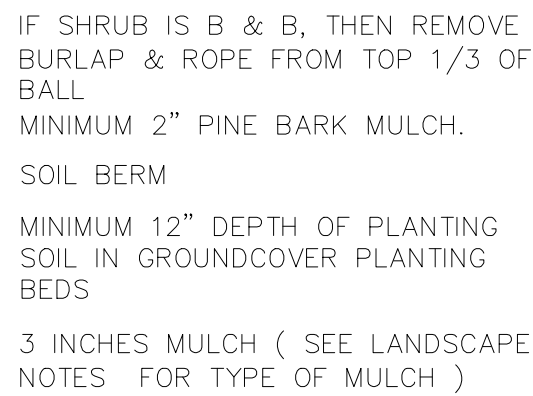


Diagram illustrating the components and dimensions of a tree planting hole:

- SPREAD**: Horizontal distance from the center of the tree to the edge of the hole.
- OVERALL HT.**: Total height of the tree.
- SPECIFIED CL. TRUNK HT.**: Specified clear trunk height.
- FINISH GRADE**: The ground level after planting.
- COMPOST MIX - 3" LAYER SPREAD BEFORE EXCAVATING PLANTING HOLE.**: Layer of compost mix spread before excavation.
- BACKFILL UTILIZE SOIL REMOVED FROM EXCAVATION, INTERMIXED WITH COMPOST SOIL MIX LAYER.**: Backfill material used for the planting hole.
- 1X**, **2X**, **3X - LIMITS OF MULCH (WHEN NOT IN PLANTING BED)**: Dimensions for the mulch layer.
- 2" x 4" x 30" WOOD STAKE. NOTCH TO PREVENT STRAP FROM SLIPPING. BURY AS TO ELIMINATE TRIPPING HAZARD.**: Stake used for securing the mulch.
- REMOVE TOP 1/3 OF BURLAP AND WIRE. REMOVE SYNTHETIC MATERIALS AND OTHER MATERIALS THAT WILL NOT DECOMPOSE.**: Instructions for handling the tree's root ball.
- UNDISTURBED SUBGRADE**: The original ground level below the planting hole.
- 6" HT. TEMPORARY EARTH SAUCER**: Temporary structure to hold water for the tree.
- MULCH 3" LAYER OUTSIDE OF ROOTBALL 1" MAX. LAYER OVER ROOTBALL**: Mulch layer specifications.
- FLEXIBLE NYLON STRAPPING MATERIAL TIED TO SAME LEADER, 3 STRAPS MIN. SPACED EQUALLY AROUND TREE**: Straps used to secure the tree.

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.



UNDISTURBED SUBSOIL
PROVIDE MINIMUM PIT CLEARANCE
OF 6" AROUND ROOT BALL AND
SIDES.



2 x 4 Wood Braces (Minimum Of Three Wood Braces) Spaced At 120° Apart. Saw Cut Ends At Proper Angle To Allow For Flush Connection To Wood Batten. Nail Wood Braces Securely To Wood Batten.

See Wood Batten Detail

Safety Flags

See Wood Staking Detail

1/2" Of Trunk Height Minimum

30" Minimum Depth Of Wood Stake

Mulch

Soil Ring For Water Collection

Existing Soil

Soil Backfill

3x 1x 2x

Planting Pit 2 Times

The diagram illustrates a cross-section of a tree trunk being stabilized. A central vertical line represents the trunk. Two horizontal wooden braces, labeled "2 x 4 Wood Brace", are positioned on either side of the trunk. These braces are secured to the trunk with "Bands Or Straps" and "Nails". The entire assembly is wrapped in "Burlap Layers (4/5)". A "2 x 4 x 12 Wood Batten" is shown at the top, securing the burlap layers. Arrows indicate the direction of the forces or the placement of the materials.

With Boards Positioned For Retaining Face, Nail Brace Secured To Wood Stake Below Finished Grade

Existing Soil

2 x 4 Minimum Wood Stake

NOTE: Stake Into Firm, Existing Soil.

WOOD STAKING DETAIL

PALM PLANTING

P-CO-15

DSGN BY:	EJL
DWG BY:	SUB
CHK BY:	EJL
DATE:	12-14-23
JOB No.:	16080.03

LANDSCAPE NOTES & SPECIFICATIONS

OF 6





















































B.

February 2, 2026

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

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

Chris,

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

Assumptions and Clarifications:

1. General Conditions:

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

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

2. Scope of Work Clarifications:

1. Division 1 – General Conditions
 - 16 weeks of Project Management and Supervision time
 - Port-A-John for workers.Division 1 – General Requirements
 - Safety/OSHA, dumpsters, cleaning, misc. tools, temp facilities
2. Division 2 – Existing Conditions
 - Demo per plans
 - Exclude Asbestos Survey
3. Division 3 – Concrete
 - New 225 SF of slab for added storage and food prep areas
 - Foundations for extension
 - Equipment pads
4. Division 4 – Masonry
 - See add alt below
5. Division 6 – Wood & Plastics
 - Plam millwork upper and lower cabinets
 - Plam shelving
 - Solid surface countertop and bar
6. Division 7 – Thermal & Moisture Protection
 - New asphalt shingle roof system for expansion
 - Waterproofing
 - Misc caulking & Sealants
 - We plan to re-use the existing insulation above the existing ceilings.
7. Division 8 – Openings
 - Sliding barn doors included
 - Windows to match existing as closely as possible
 - Exclude Shutters
8. Division 9 – Finishes
 - Metal framing and sheathing for expansion exterior walls
 - Interior drywall & framing for walls, ceilings, and soffits
 - Wall finishing
 - 2'X2' ACT
 - LVT flooring with vinyl base
 - Paint walls & ceilings
 - Stucco finish for exterior extension and column wraps
 - Finish Scheme number 2 included
9. Division 12 – Furnishings
 - Excludes window coverings

- Furniture removal, receiving, handling, uncrating, debris removal, etc. are not included.
- FF&E by owner including signage.
- 10. Division 22 – Plumbing
 - Install salvaged sink in same location
 - Intragel bowl sink is excluded.
- 11. Division 23 – HVAC
 - Demo existing ductwork
 - Install new ductwork and lineal slot diffusers
 - Excludes any repairs to existing systems
 - Excludes new T-Stat
- 12. Division 26 – Electrical
 - New light fixture package (18 new can lights, 3 new 2’X2’ lights, 75LF of cove lighting for clouds)
 - Under Cabinet Lighting is included
 - Install of new outlets
- 13. Division 27 – Low Voltage
 - New data outlets per drawings
 - Costs to remove existing cabling, or to make code compliant, not included
 - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.
- 14. Division 33 – Utilities
 - Exclude sewer underground work
 - Costs to remove existing cabling, or to make code compliant, not included
 - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.
- 3. **Allowances:**
 Included in base bid.
 1. (3) \$500 each allowance per Pendant lighting fixture
 2. \$2500 for landscaping
- 4. **Alternates:**
 Not included in base bid
 1. \$23,241.41 Add for stone veneer at column wraps
- 5. **Rate Schedule for Change Orders:**

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



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

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

Sincerely,

Dustin Woods

Dustin Woods

Estimator

904-684-3497

dwoods@marandbuilders.com



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

January 14, 2026

Re: Sampson Creek CDD Amenity Addition

Mr. Daniel Laughlin,

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

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

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

Alternate 1:

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

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

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

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

Sincerely,

Steve Brogdon

Steve Brogdon
Brogdon Builders, LLC
Vice President

Project: Sampson Creek CDD Amenity Addition

Date: 01/14/2026

Plans Dated: 11/17/25

Estimator: SWB

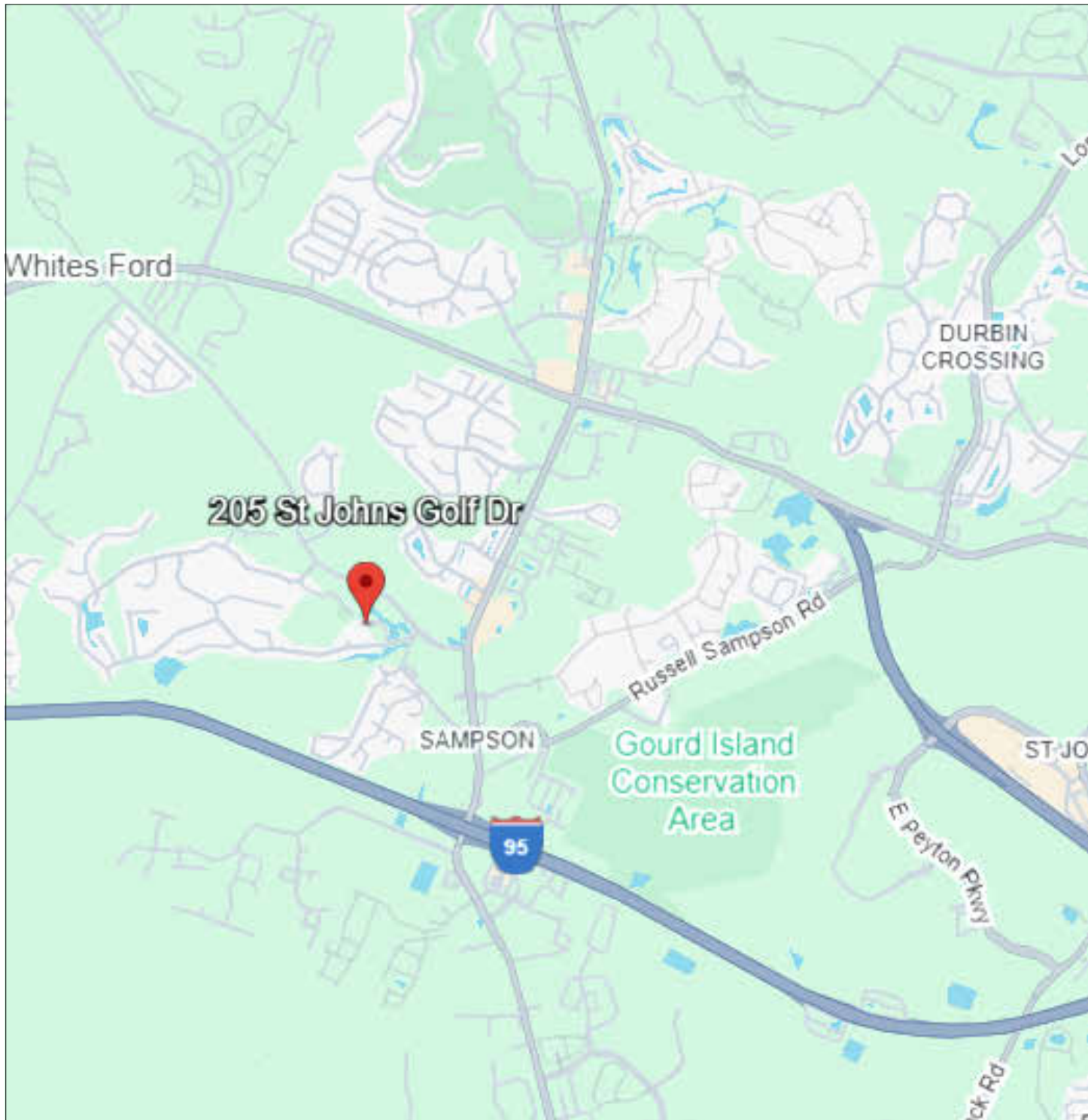


DIVISION	ITEM	ESTIMATE
01	PROJECT SUPERVISION	43,000.00
01	GENERAL CONDITIONS	9,800.00
03	CONCRETE	12,300.00
06	WOODS, PLASTICS, AND COMPOSITES	27,500.00
06	MILLWORK	29,000.00
07	ROOF	5,600.00
07	INSULATION	800.00
07	STUCCO AND STONE VENEER	25,200.00
08	DOORS AND HARDWARE	7,400.00
08	WINDOWS	39,500.00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

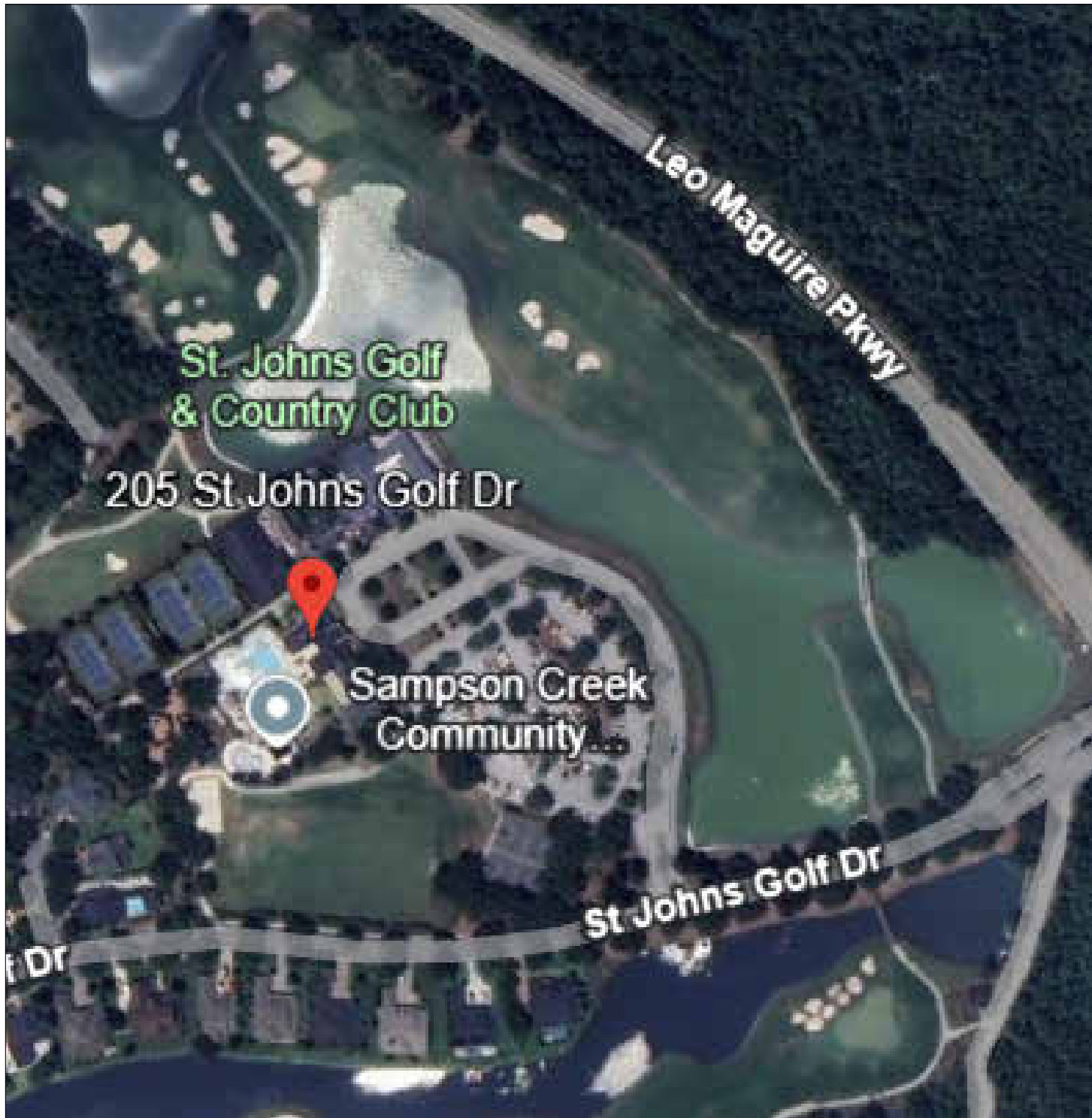
ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

205 ST. JOHNS GOLF DR.

ST. AUGUSTINE, FL 32092



VICINITY MAP



OVERALL SITE MAP

DRAWING INDEX						
SHT NO	SHEET NAME	60% ISSUE	ISSUE DATE	CURRENT REV	CURRENT REV DATE	REV ISSUED
GENERAL						
G000	COVER		06/12/2025			
G001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS		06/12/2025			
G002	TYP MOUNTING HEIGHTS		06/12/2025			
ARCHITECTURE DEMOLITION						
AD01	FLOOR PLAN - FIRST FLOOR DEMOLITION		06/12/2025			
ARCHITECTURE						
A100	FLOOR PLAN & R.C.P.		06/12/2025			
A101	EXTERIOR ELEVATION & ROOF PLAN		06/12/2025			
A102	EXTERIOR ELEVATIONS		06/12/2025			
A103	SECTIONS		06/12/2025			
A110	PLAN & INTERIOR ELEVATIONS		06/12/2025			
A111	INTERIOR ELEVATIONS		06/12/2025			
A120	DOOR SCHEDULE & DETAILS		06/12/2025			
A121	DETAILS		06/12/2025			
A200	MATERIAL BOARD		06/12/2025			
A201	RENDERINGS		06/12/2025			

MEP ENGR

CONTACT: T.B.D.
ADDRESS:

PHONE:
EMAIL:

CIVIL ENGR

CONTACT: N/A
ADDRESS:

PHONE
EMAIL:

OWNER

CONTACT: SAMPSON CREEK CDD BOARD
ADDRESS: 219 ST. JOHNS GOLF DR.

PHONE:
EMAIL:

STRUCTURAL ENGR

CONTACT: T.B.D.
ADDRESS:

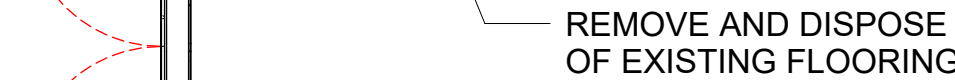
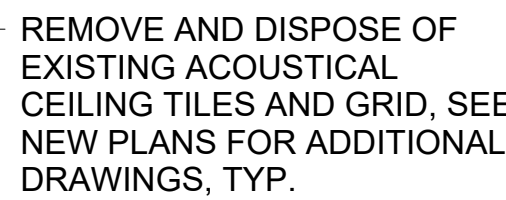
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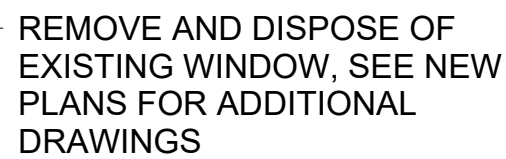
ARCHITECT

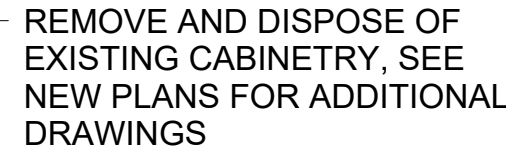
BHIDE & HALL ARCHITECTS, P.A.

1329 KINGSLEY AVENUE, SUITE C, ORANGE PARK,
FLORIDA 32073

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY ORDINANCES, LOCAL LAWS, STATE STATUTES AND FEDERAL REGULATIONS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110 8.4.4 AND CHAPTER 63, FLORIDA STATUTES						BHIDE & HALL ARCHITECTS, P.A. 1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 I.L.C. NO. AB0011549					
											
ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION						205 ST. JOHNS GOLF DR. ST. AUGUSTINE, FL 32092					
ELECTRONIC SEAL											
ARCHITECT						LICENSE NO.					
PRELIMINARY											
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.											
Sym	Description	Date									
COVER											
60% CONSTRUCTION DOC.											
DATE:		06/12/2025									
D.B.:		Author									
C.B.:		DSS									
JOB NO:		202509									
G000											


$$1/4'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$

$$1/4'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

NEW FRAMED WALL. REF: WALL
TYPES SHEET FOR ADDITIONAL
INFORMATION.

DEMOLISHED WALL

DEMOLISHED WALL

(SPECIFIC NOTES ARE REFERENCED
DIRECTLY ON PLANS)

- | | |
|---|---|
| 1 | VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST. |
|---|---|

LIC. NO. AR0011549

FLORIDA 32073

THE C ORANGE PAI

GSLEY AVENUE, S.

1329 F

205 ST. JOHNS GOLF DR.

ST. AUGUSTINE, FL 32092

ELECTRONIC SEAL

ARCHITECT LICENSE NC

PRELIMINARY

THESE DOCUMENTS ARE
INCOMPLETE AND NOT FOR
REGULATORY APPROVAL
PERMIT OR CONSTRUCTION

DAIE

FLOOR PLAN - FIRST
FLOOR DEMOLITION

60% CONSTRUCTION DOC.

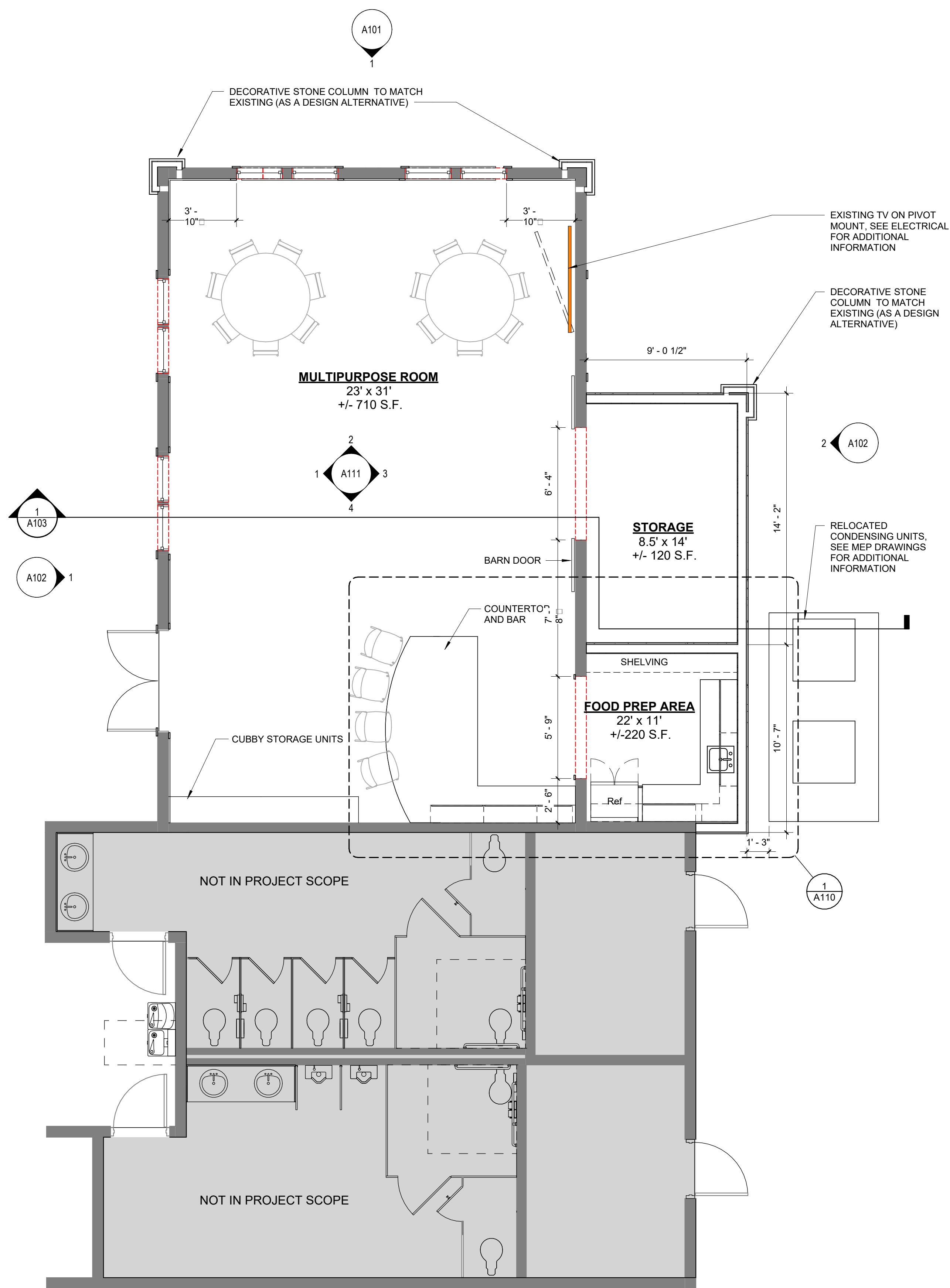
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D.B.: Author

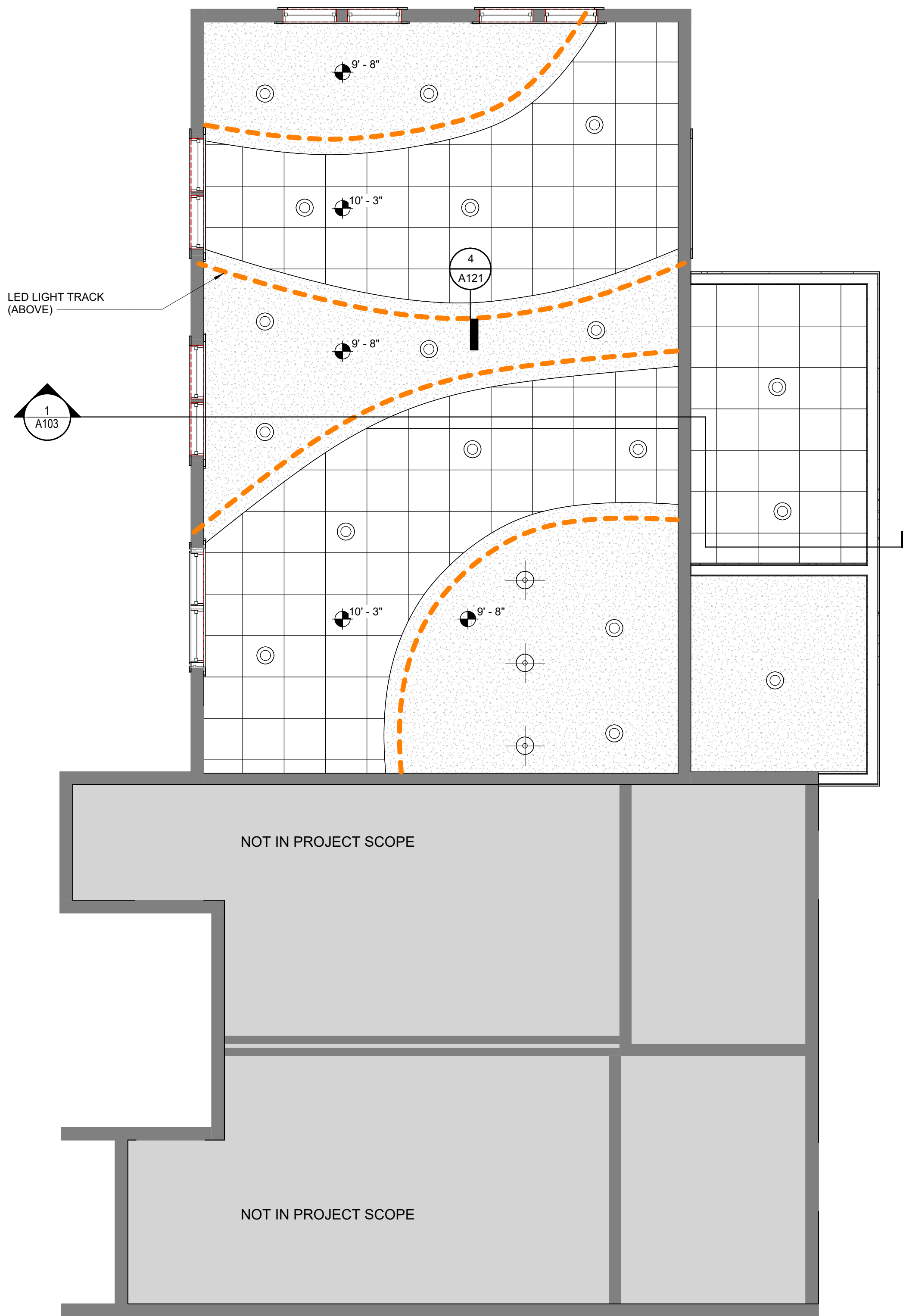
C.B.:	Checker
DATE:	DATE:

JOB NO: 20250

AD01



1 FLOOR PLAN
1/4" = 1'-0"

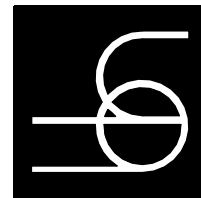


2 REFLECTED CEILING PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND	
	NEW FRAMED WALL. REF. WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
	EXISTING WALL
	DEMOLISHED WALL

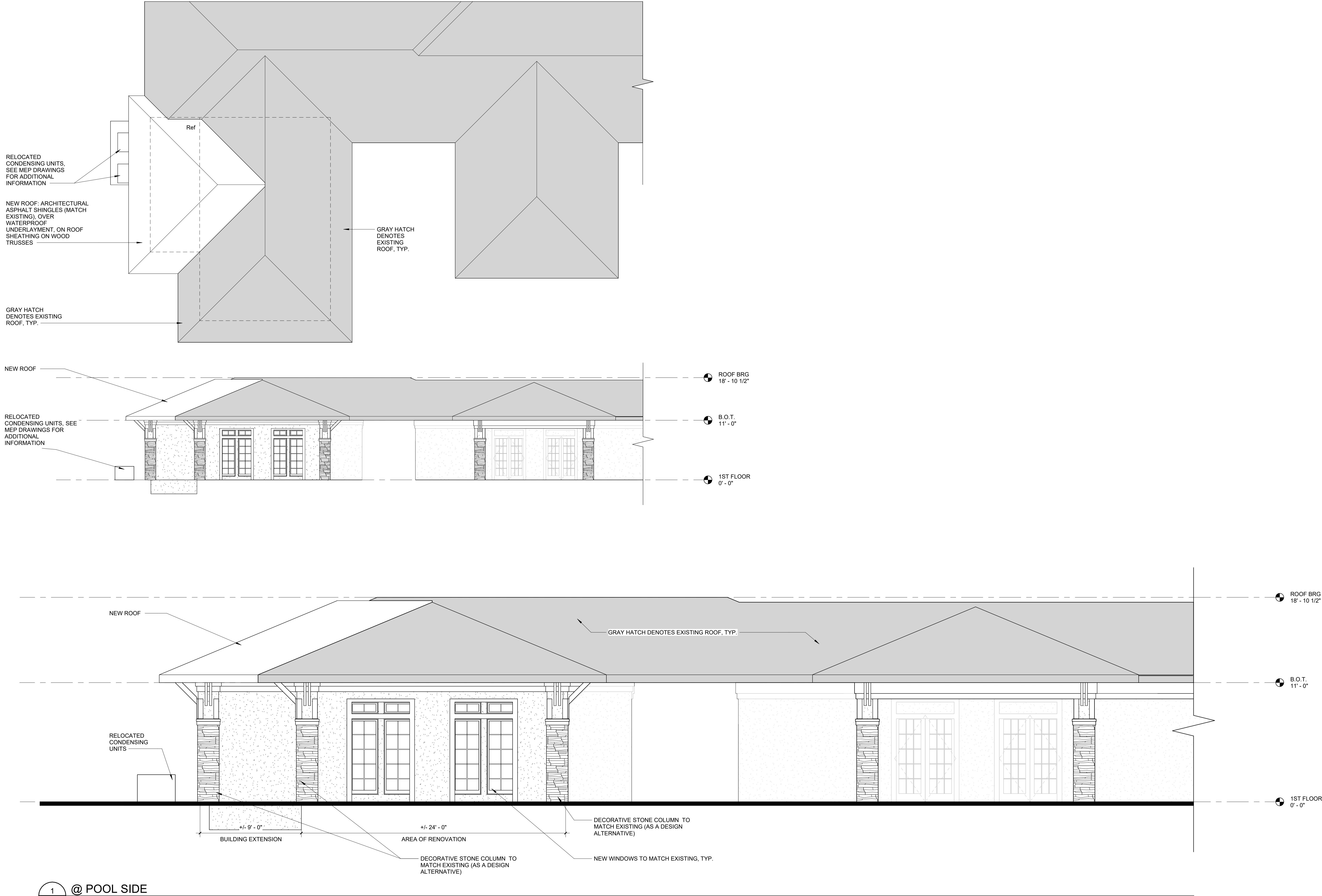
CEILING PLAN LEGEND	
	2X2 SUSPENDED ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING/SOFFIT
	CEILING LIGHT RECESSED CAN
	PENDANT LIGHT

GENERAL PLAN NOTES	
1	CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2	CONTRACTOR SHALL OBTAIN AND PAY FOR ANY/ALL PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK EXCEPT AS PROVIDED OTHERWISE IN THE SPECIFICATIONS OR OWNER CONTRACTOR AGREEMENT.
3	REVIEW ALL DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY/ALL CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
4	COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, SITE ACCESS, USE OF SERVICES AND FACILITIES. MINIMIZE DISTURBANCE TO SITE, FACILITY FUNCTIONS AND OCCUPANTS.
5	OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE ANY SCHEDULE REQUIREMENTS FOR SUCH WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE IT WITH THE OWNER TO ASSURE AN ORDERLY SEQUENCE OF INSTALLATION.
6	MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE THIS WITH THE OWNER TO ENSURE SECURITY.
8	DO NOT SCALE FROM DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT, CONSULT THE ARCHITECT.
9	ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND OR FACE OF MASONRY (F.O.M.) UNLESS OTHERWISE NOTED.
10	DOORS JAMBS SHALL BE 4" FROM ADJACENT WALL (TYP.) UNLESS RESTRICTED BY SPACE, THEN CENTER ON OPENING (U.O.N.)
11	PREPARE WALLS TO RECEIVE FINISH AS INDICATED ON THE FINISH SCHEDULE AND IN THE APPROPRIATE SPEC. SECTION AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS. IF THE INSTALLATION METHOD INDICATED CONFLICTS WITH MANUF. RECOMMENDATIONS NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE MATERIAL ORDER, FABRICATION, OR THE INSTALLATION.
12	REFERENCE THE REFLECTED CEILING PLANS FOR IDENTIFICATION OF CEILING MATERIALS, LOCATIONS, SOFFIT LOCATIONS, AND HEIGHTS.
13	SMOKE BARRIERS, FIRE BARRIERS, FIRE PARTITIONS, ETC. SHALL BE CONTINUOUS FROM TRUE FLOOR (SLAB) TO TRUE CEILING (UNDERSIDE OF STRUCTURAL DECK ABOVE). SHALL BE COMPLIANT WITH REGULATIONS SET BOTH IN FBC CHAPTER 7, FLORIDA FIRE PREVENTION CODE AND ALL FEDERAL, STATE, AND LOCAL CODES.
14	DO NOT ATTACH AND OR FASTEN LIGHT GAUGE FRAMING TO GWB WALL PARTION MEMBRANES SUSPENDED OR FASTENED TO WALL STRUCTURES, WHETHER BY RESILIENT CLIPS, CHANNELS, FASTENERS, OR METAL FRAMING MEMBERS, ETC. - TYPICAL.
15	PROVIDE UL APPROVED PENETRATION PROTECTION AT ALL RATED WALL ASSEMBLIES, RATED HORIZONTAL ASSEMBLIES, AND ALL WALL TOP PLATE PENETRATIONS, ETC. AS REQUIRED BY FBC AND ALL FEDERAL, STATE, AND LOCAL CODES - TYPICAL.

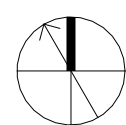


SYM	DESCRIPTION	DATE

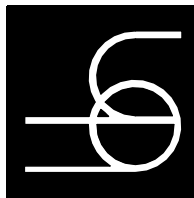
6/19/2025 9:16:46 AM Autodesk Docs://Sampson Creek CDD/202509_Sampson Creek CDD_R25.rvt



1
A101 @ POOL SIDE
1/4" = 1'-0"



BHIDE & HALL ARCHITECTS, P.A.
1339 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 TEL: (904) 264-1919 LIC. NO. A0001549



**ST. JOHNS GOLF & COUNTRY CLUB SWIM
& TENNIS BUILDING ADDITION**

205 ST. JOHNS GOLF DR.
ST. AUGUSTINE, FL 32092

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

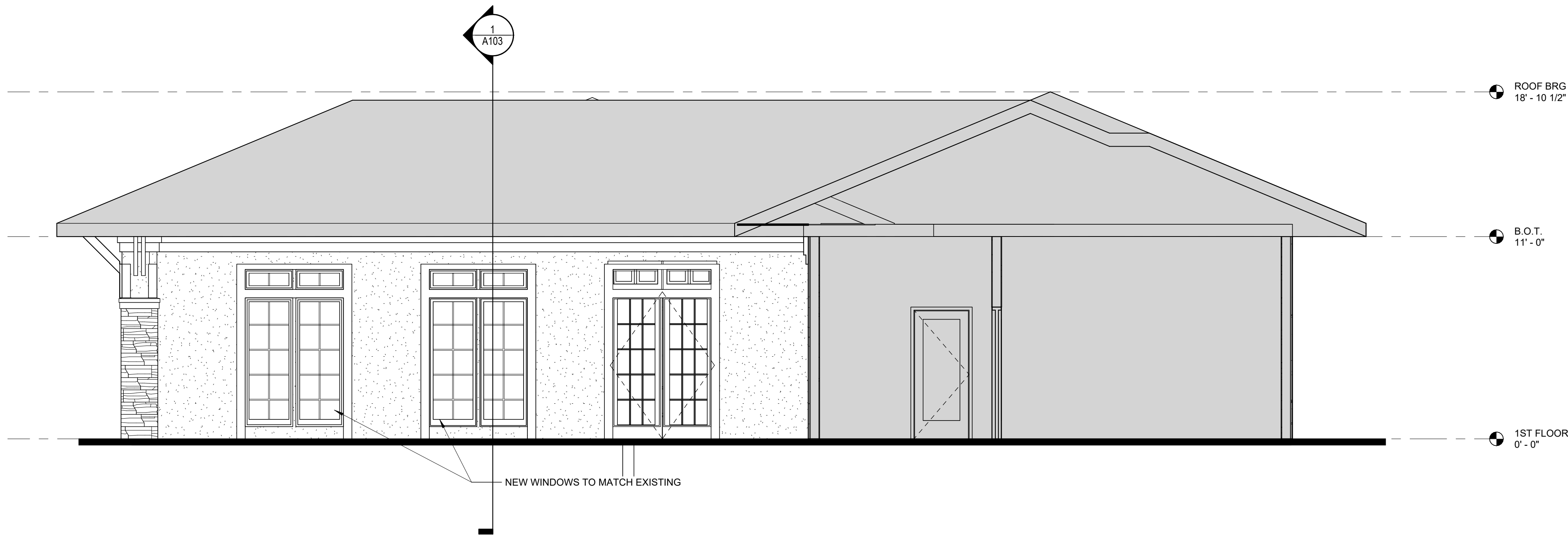
PRELIMINARY
THESE DOCUMENTS ARE
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REGULATORY APPROVAL
PERMIT OR CONSTRUCTION.

SYM	DESCRIPTION	DATE

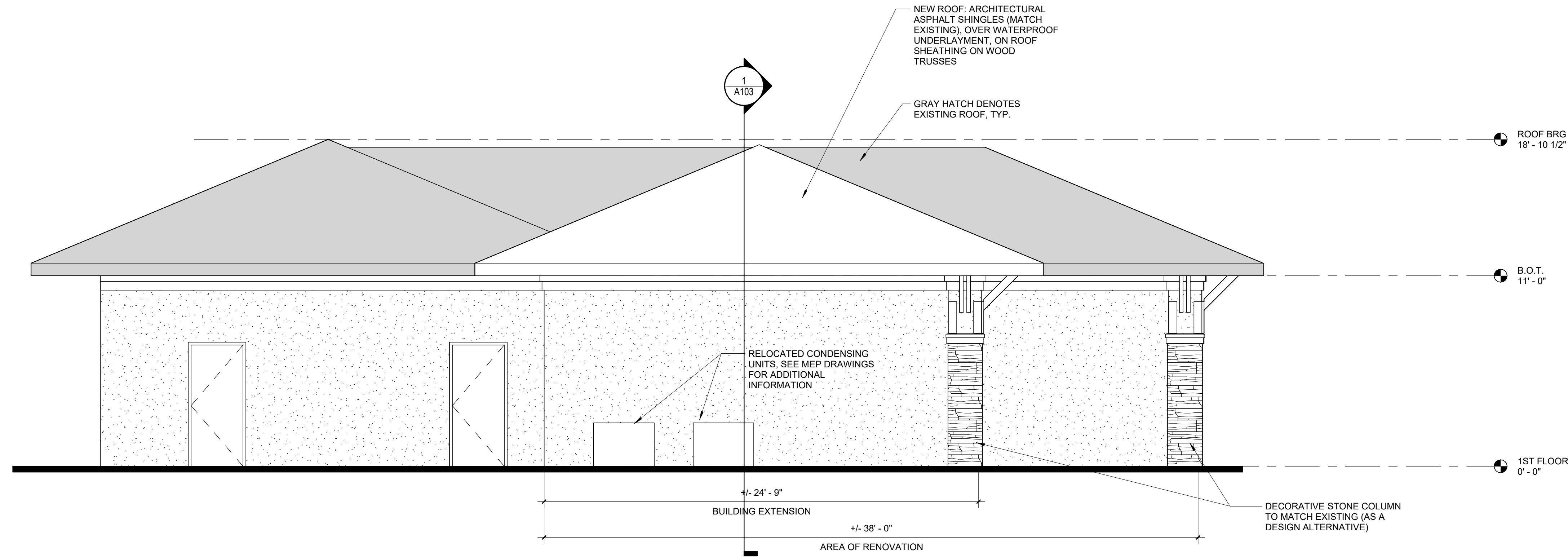
**EXTERIOR
ELEVATION & ROOF
PLAN**

60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

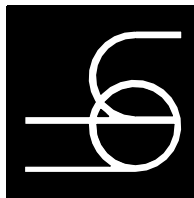
A101



1
A102 @ POOL DECK SIDE
1/4" = 1'-0"



2
A102 @ GOLF COURSES SIDE
1/4" = 1'-0"



ELECTRONIC SEAL

ARCHITECT LICENSE NO.

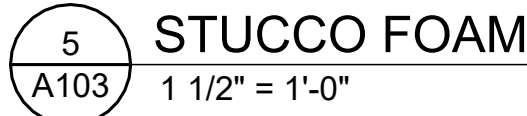
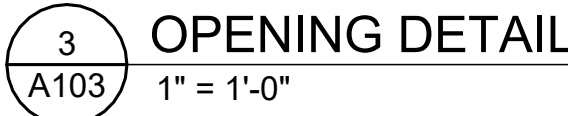
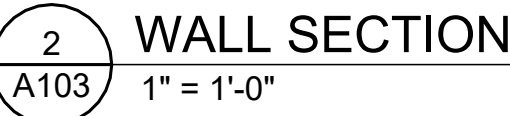
PRELIMINARY
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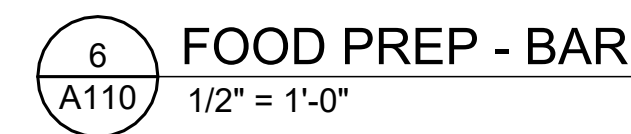
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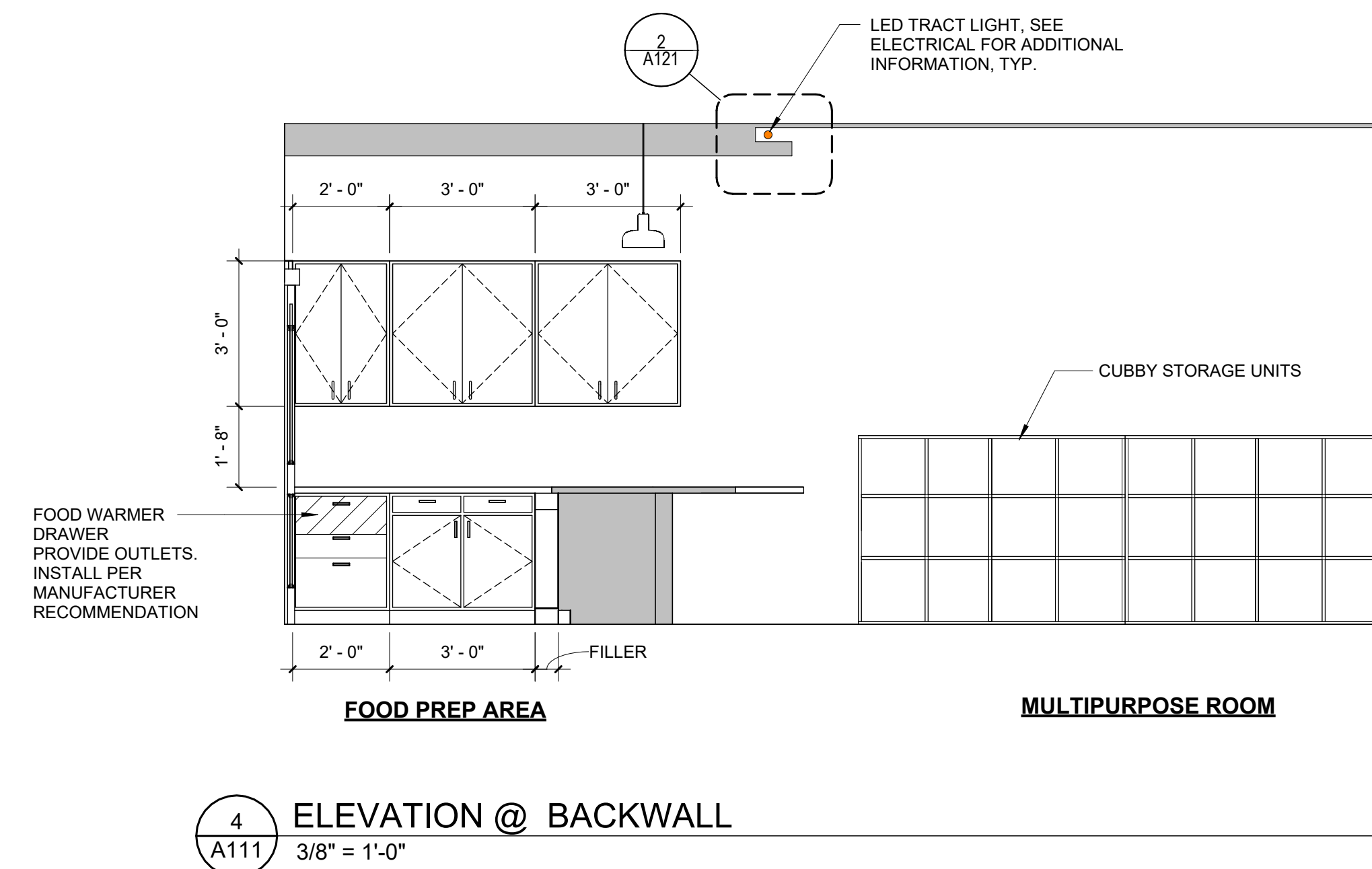
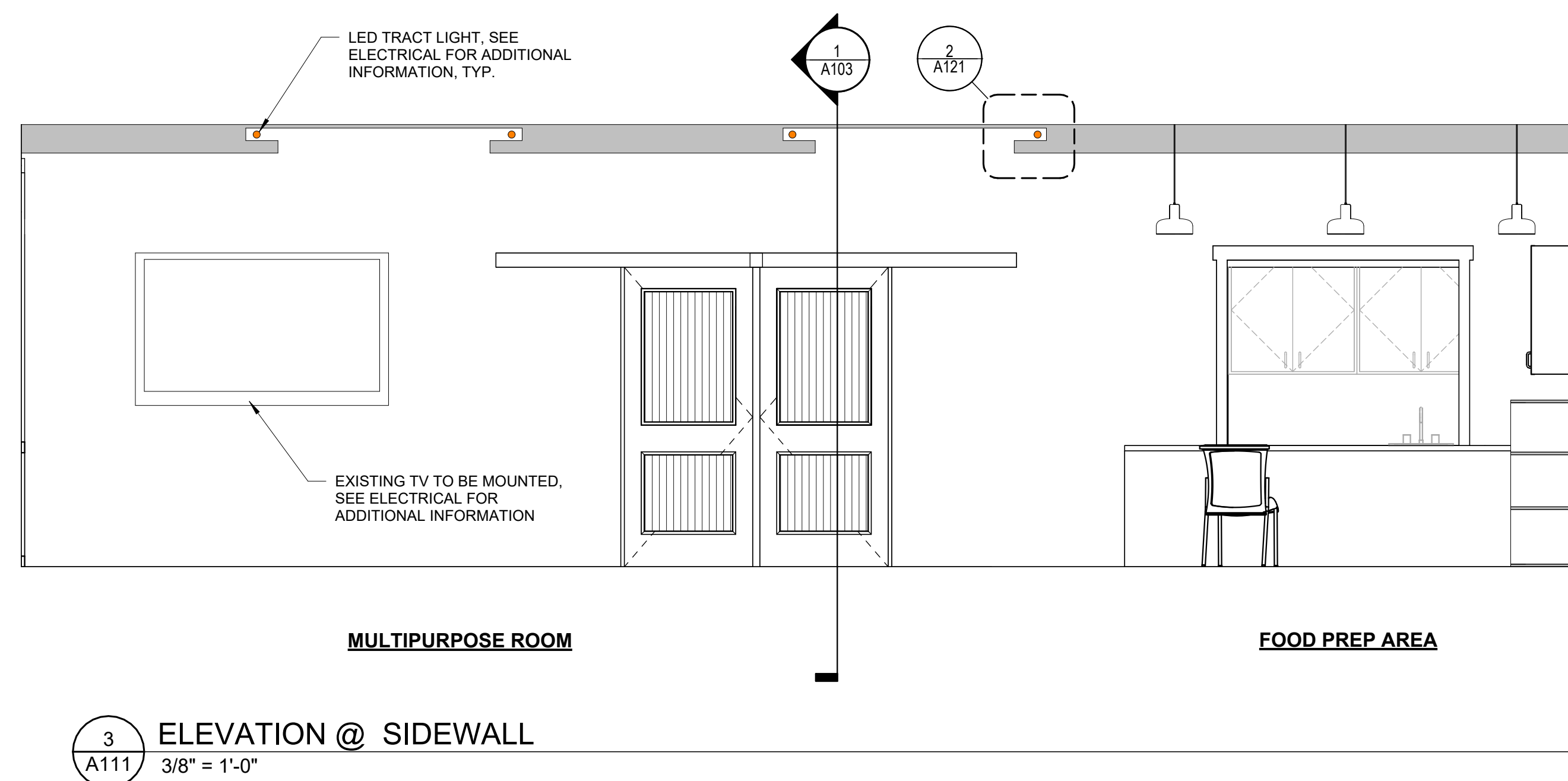
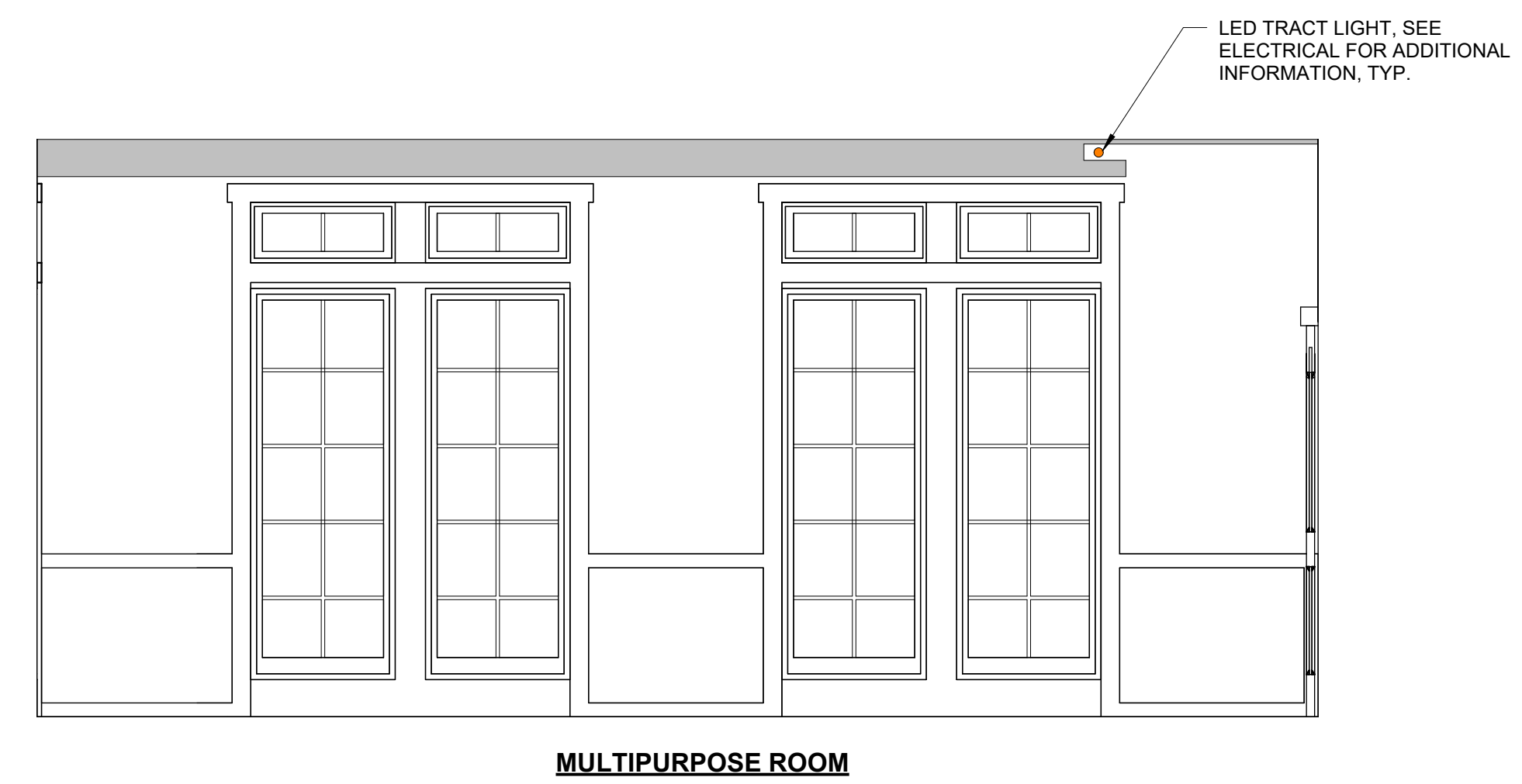
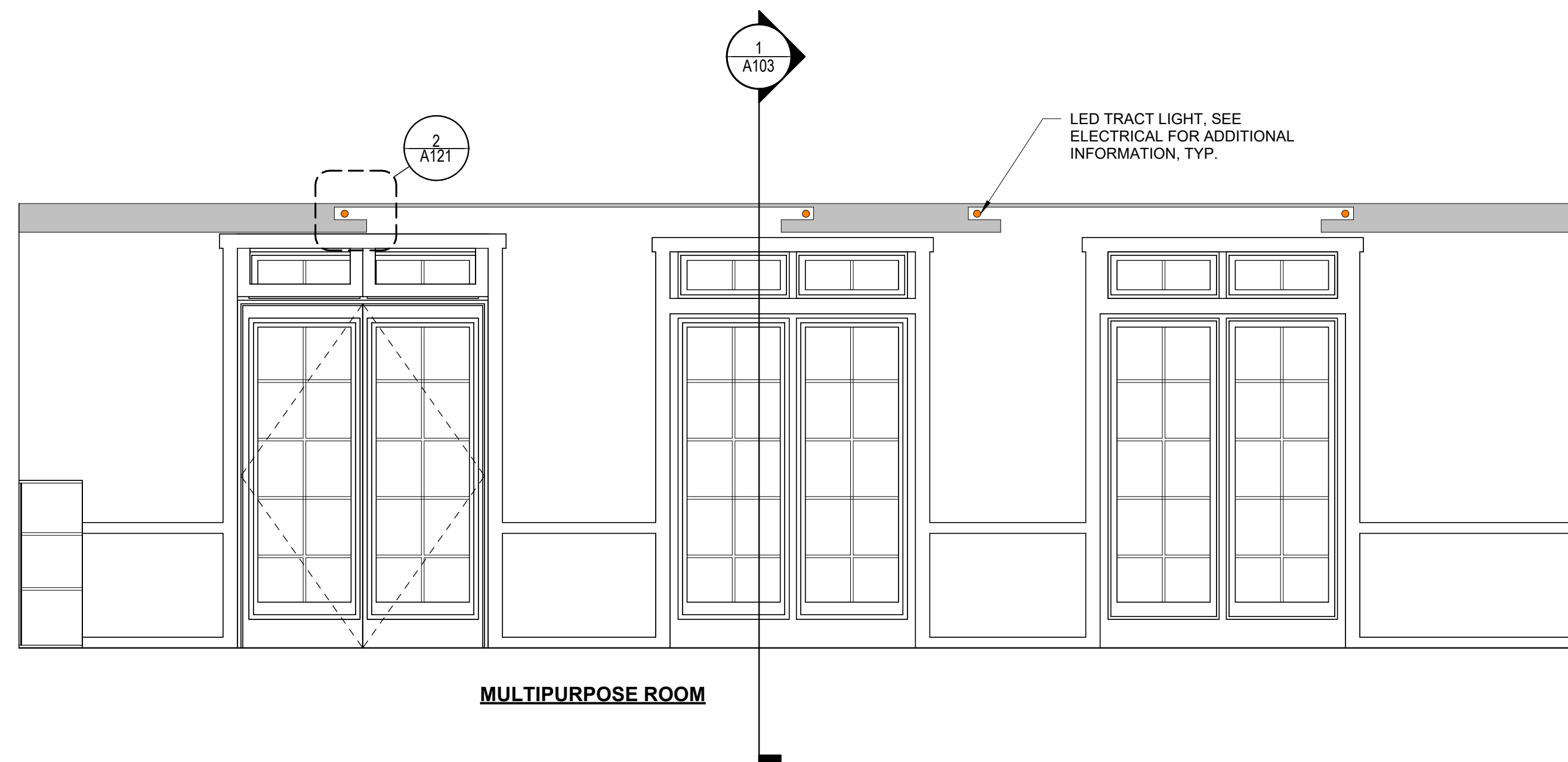
EXTERIOR
ELEVATIONS

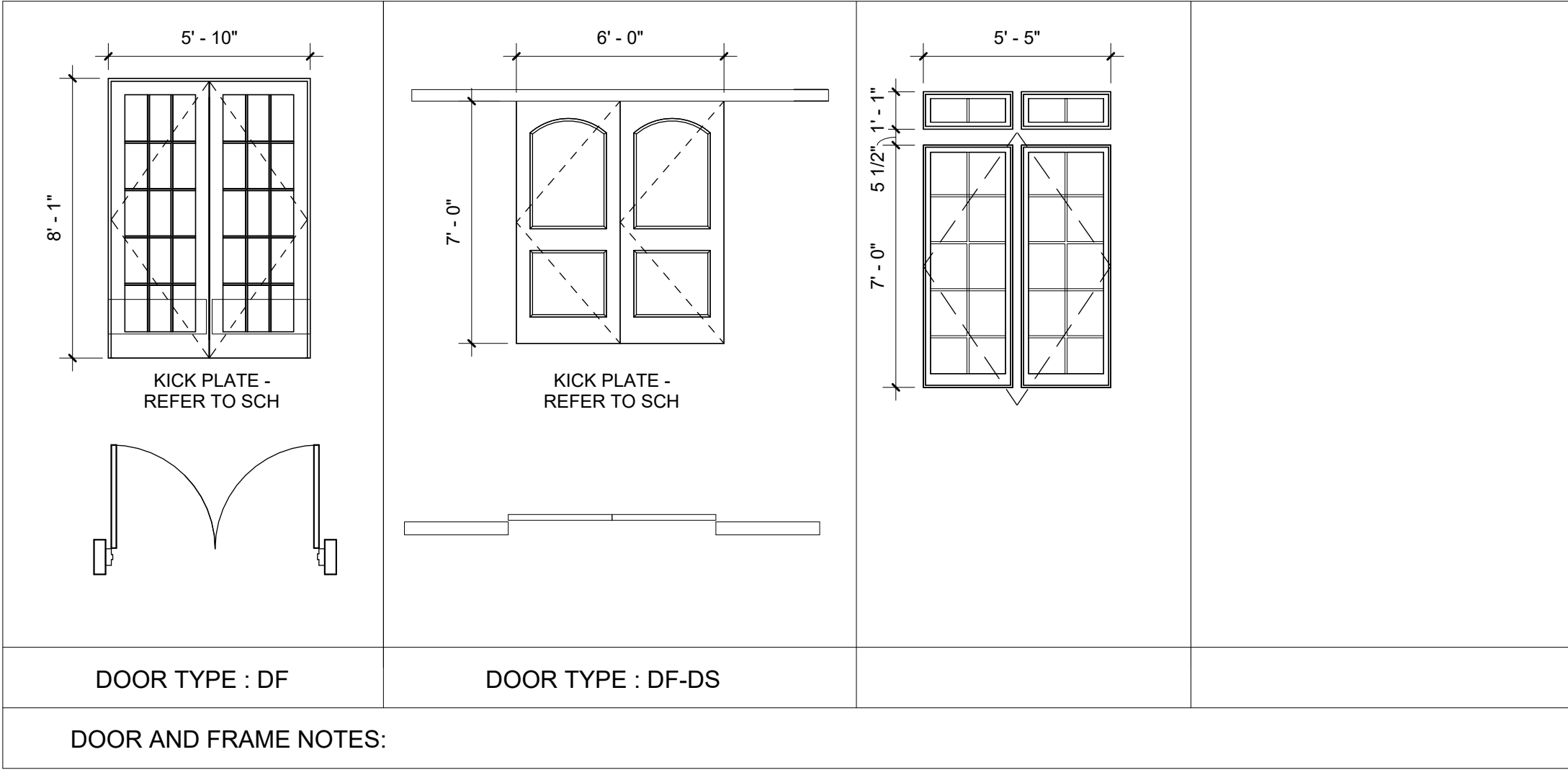
60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

A102

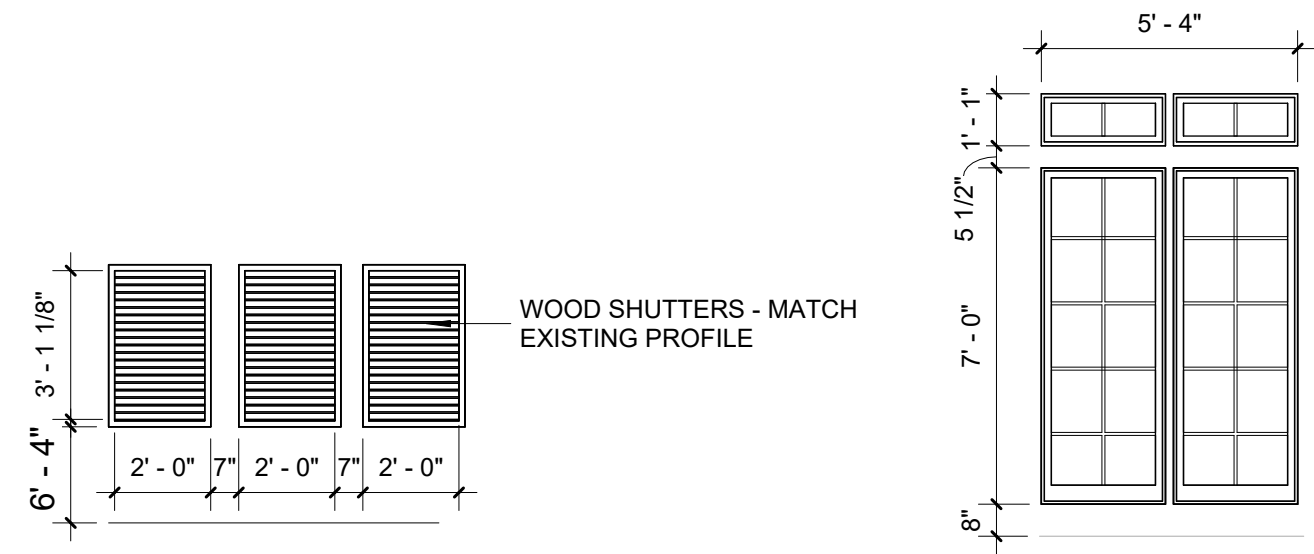




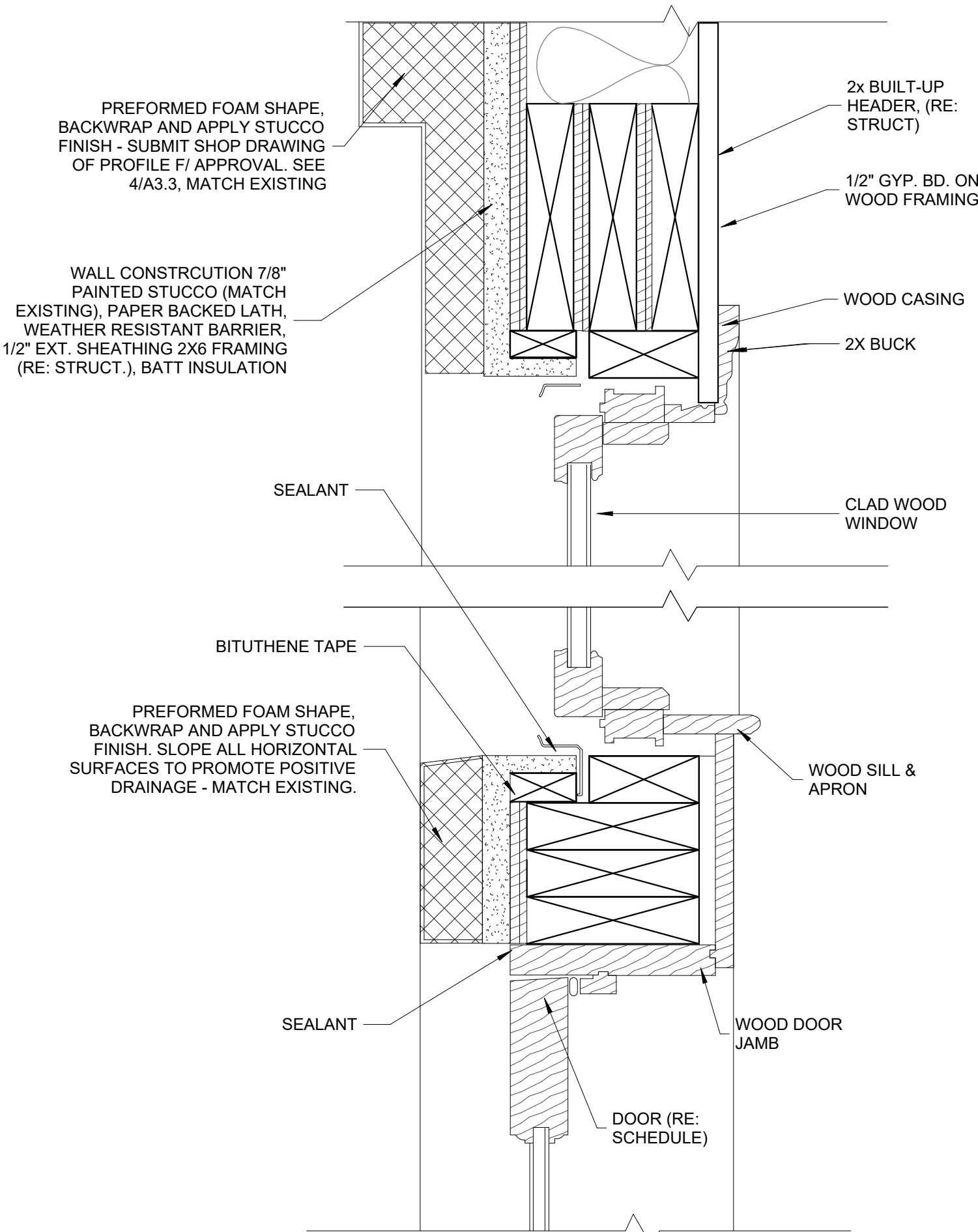




DOOR ELEVATIONS



WINDOW ELEVATIONS



1 DOOR DETAIL - HEAD
A120 DOOR HEAD DETAIL

3" = 1'-0"

ALL VERTICAL DIMENSIONS ARE SHOWN FROM FINISH FLOOR TO LOCATION SHOWN

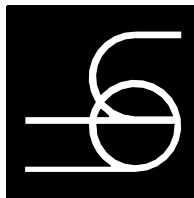
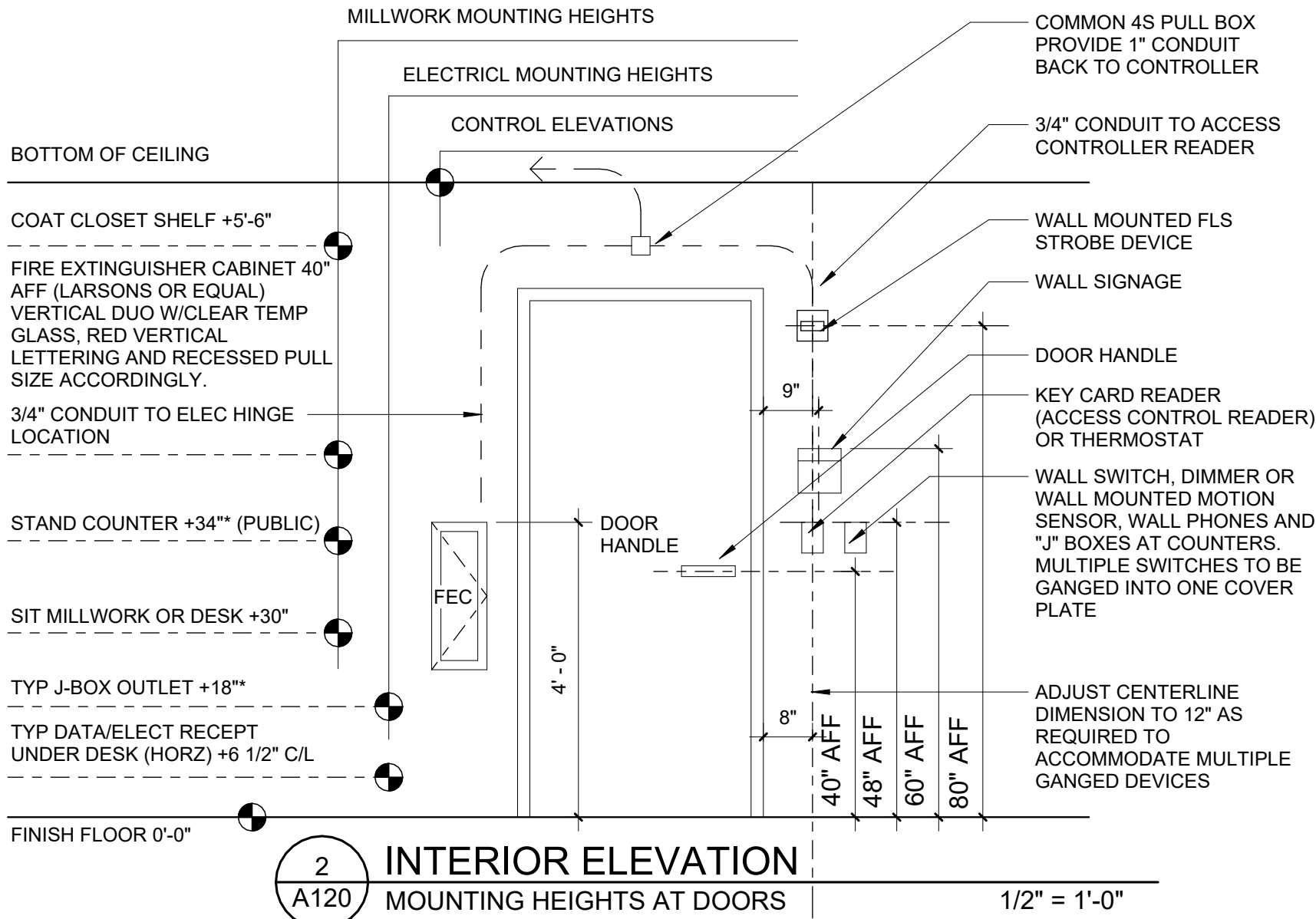
THERMOSTAT AND CARD READERS SHALL BE LOCATED SO THAT THE TOP OF THE OUTLET BOX IS NO MORE THAN 48" NOR LESS THAN 15" TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR

CONTROL ELEV'S COMPRISED OF:

FINISH CEILING LEVEL (FCL)
FINISH FLOOR LEVEL (FFL)
TOP OF SLAB (TOS)
ALL DIMENSIONS GIVEN ARE FROM FFL DATUM. FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" THICK GLUE DOWN CARPET OR VCT. FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS FOR SPECIFIC FLOORING INFORMATION.

NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY VARIATIONS IN THE FLOOR SLAB

CERTAIN ELEVATION DIMENSIONS ARE ASSOCIATED WITH CODE REQUIRED MAXIMUM OR MINIMUM MOUNTING HEIGHTS, SUCH DIMENSIONS SHOULD BE HELD DESPITE VARIATIONS IN THE SLAB. CODE DIMENSIONS ARE IN PARENTHESES WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. EG: (* +15" MIN)



ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

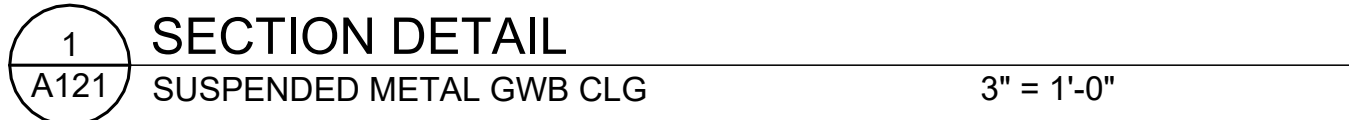
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION.

SYM	DESCRIPTION	DATE

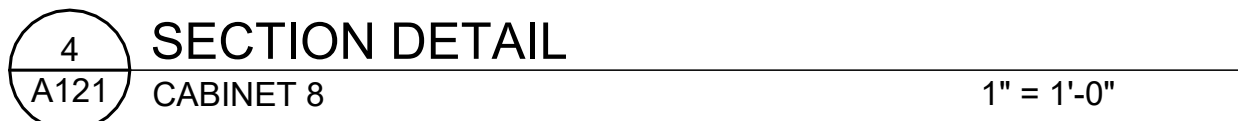
DOOR SCHEDULE & DETAILS

60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

A120



MILLWORK GEN. NOTES	
NO.	DESCRIPTION
A	CABINET FACE TYPES SHALL BE FLUSH OVERLAY, UNLESS NOTED OTHERWISE.
B	ALL BASE CABINETS, WALL CABINETS, AND FULL HEIGHT CABINETS SHALL HAVE FINISHED END PANELS AT ENDS UNLESS NOTED OTHERWISE. SHOP DRAWINGS TO INDICATE THIS.
C	CABINET BASE & FLOOR TO HAVE FINISH AS INDICATED FOR ROOM (U.O.N.)
D	PROVIDE BACKING PLATES, ANCHORS, FASTENERS, ETC. AS NECESSARY TO PROVIDE A SECURE AND RIGID CONNECTION FOR ALL MILL WORK TO WALLS, ETC.
E	PROVIDE CONCEALED METAL BRACKETS, AS NECESSARY TO SUPPORT COUNTERTOPS. SHALL NOT BE LESS THAN 2"x8" OR GREATER THAN 4"-0" APRT MAXIMUM AND/OR 6" OC FROM AN OPEN END).
F	TYPICAL CABINERY PROFILES SHOWN TO CONVEY CRITICAL DIMENSIONS. REFER TO ELEVATIONS FOR SPECIFIC CONFIGURATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND QUALITY REQUIREMENTS.
G	MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALANT COLOR AS SELECTED BY ARTITECT FROM FULL RANGE OF COLORS (INCLUDING COORDINATE MIXED COLORS).
H	COUNTERTOPS TO HAVE "2" RADIUS AT ALL EXPOSED HORIZ. OUTSIDE CORNERS, UNLESS NOTED OTHERWISE.
J	GROMMETS - PROVIDE STAINLESS-STEEL GROMMETS AT EACH LOCATION WHERE POWER AND/OR SIGNAL DEVICES OCCUR BELOW AND/OR ABOVE A COUNTERTOP, UNLESS NOTED OTHERWISE.
K	FIELD VERIFY ALL MILLWORK LOCATION DIMENSIONS PRIOR TO MAT. ORDER, FABRICATION AND CONSTRUCTION.
L	ALL FILLER PANELS SHOULD BE FLUSH WITH CABINET DOORS - TYPICAL
M	CONTRACTOR TO PROVIDE CABINET HARDWARE AND ACCESSORY MATERIALS AS ASSOCIATED WITH MILLWORK AS NECESSARY.
N	PROVIDE 4" BACKSPALSH AT ALL MILLWORK SIDEWALL/RETURN WALL LOCATIONS (MATCH ADJ. BACKSPALSH).



CLUBHOUSE BEACH COLOR SCHEME 1



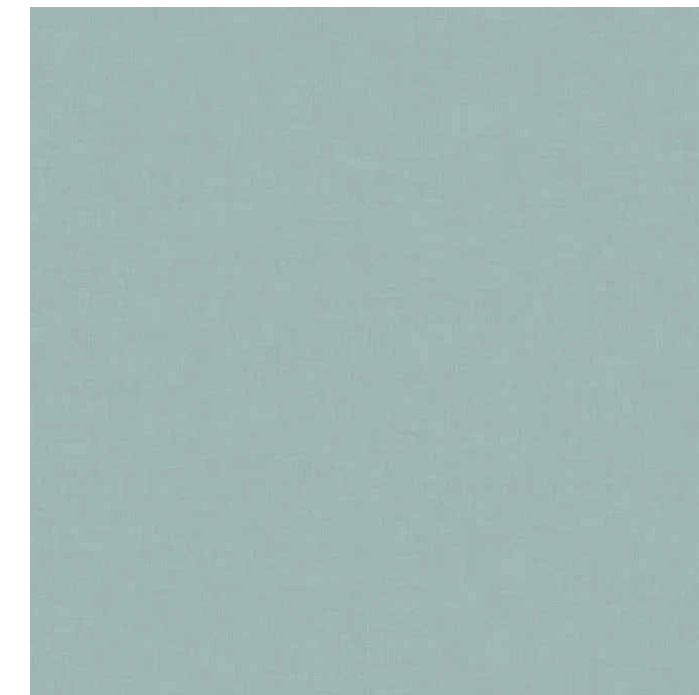
**WALL PAINT:
SW 8917 SHELL
WHITE**

**ACCENT PAINT:
SW 7038 TONY
TAUPE**

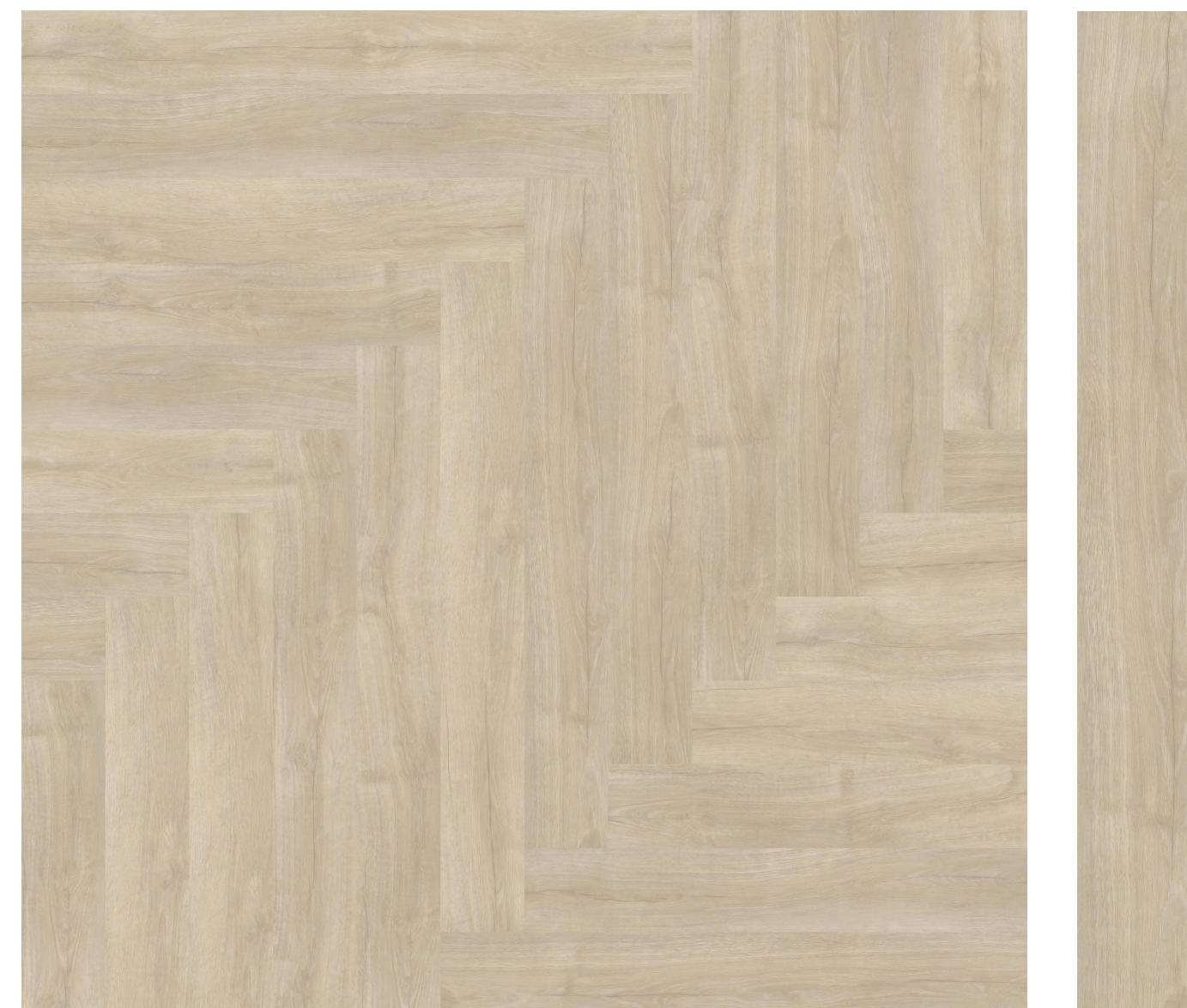
**TRIM PAINT:
SW 7757 HIGH
REFLECTIVE
WHITE**

**CEILING PAINT:
SW 7005 PURE
WHITE**

**SOLID SURFACE COUNTERTOP: CORIAN -
CALCATTÀ GRIEGE**



**CABINET FINISH:
WILSONART - Y0686 ICED
MINT**

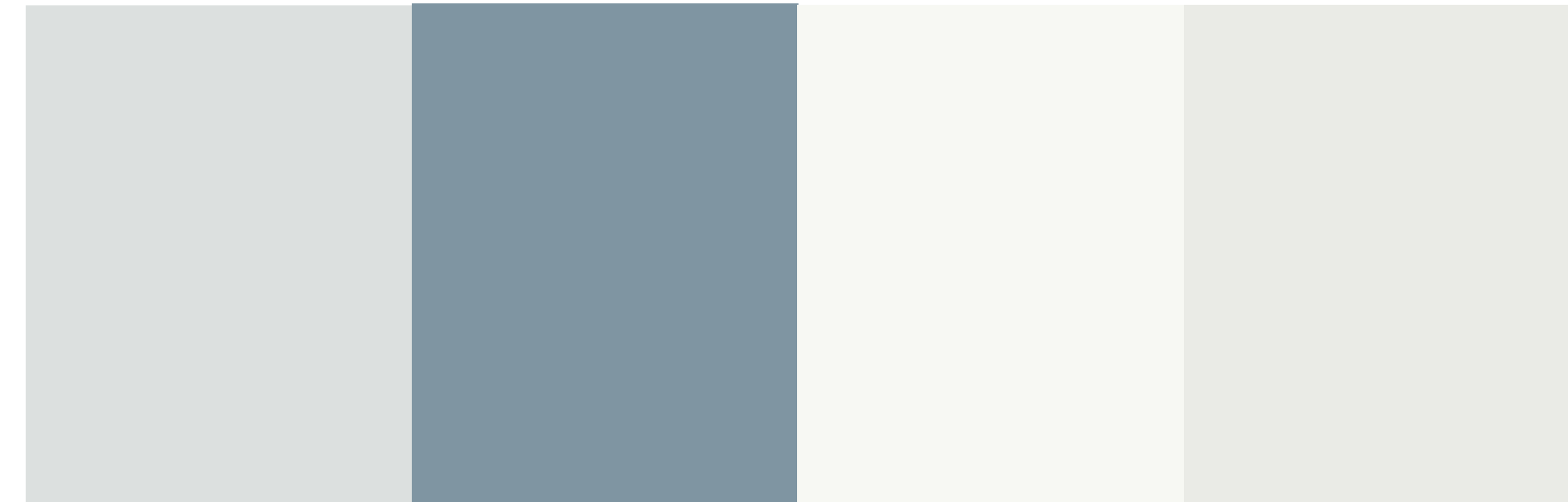


**FLOOR FINISH: SHAWCONTRACT - BRANCHING
OUT - 56140 RIVERSIDE IN HERRING BONE
PATTERN**



**PROPOSED PENDANT
LIGHTING: ROWABI -
DREAMY PALM FIBERS
PENDANT LIGHT**

CLUBHOUSE BEACH COLOR SCHEME 2



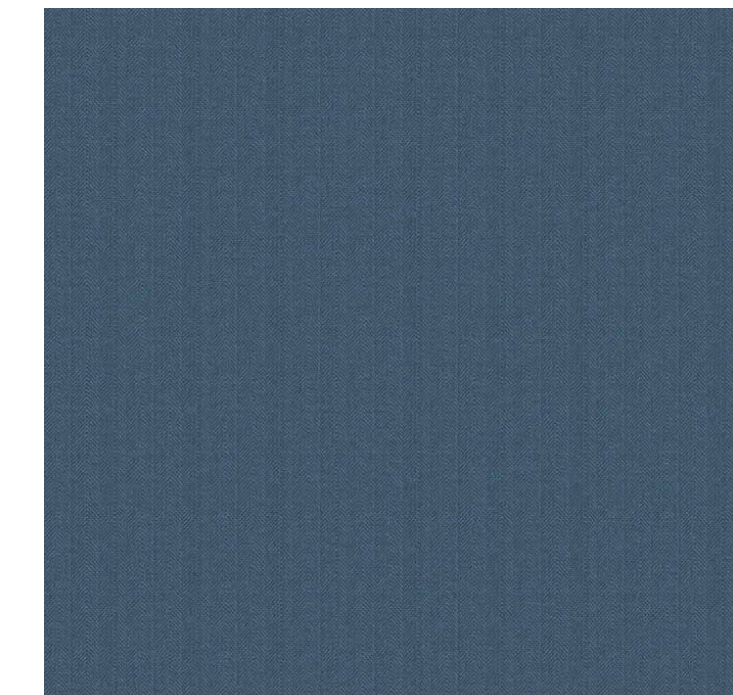
**WALL PAINT:
SW 6238 ICICLE**

**ACCENT PAINT:
SW 7603 POOL
HOUSE**

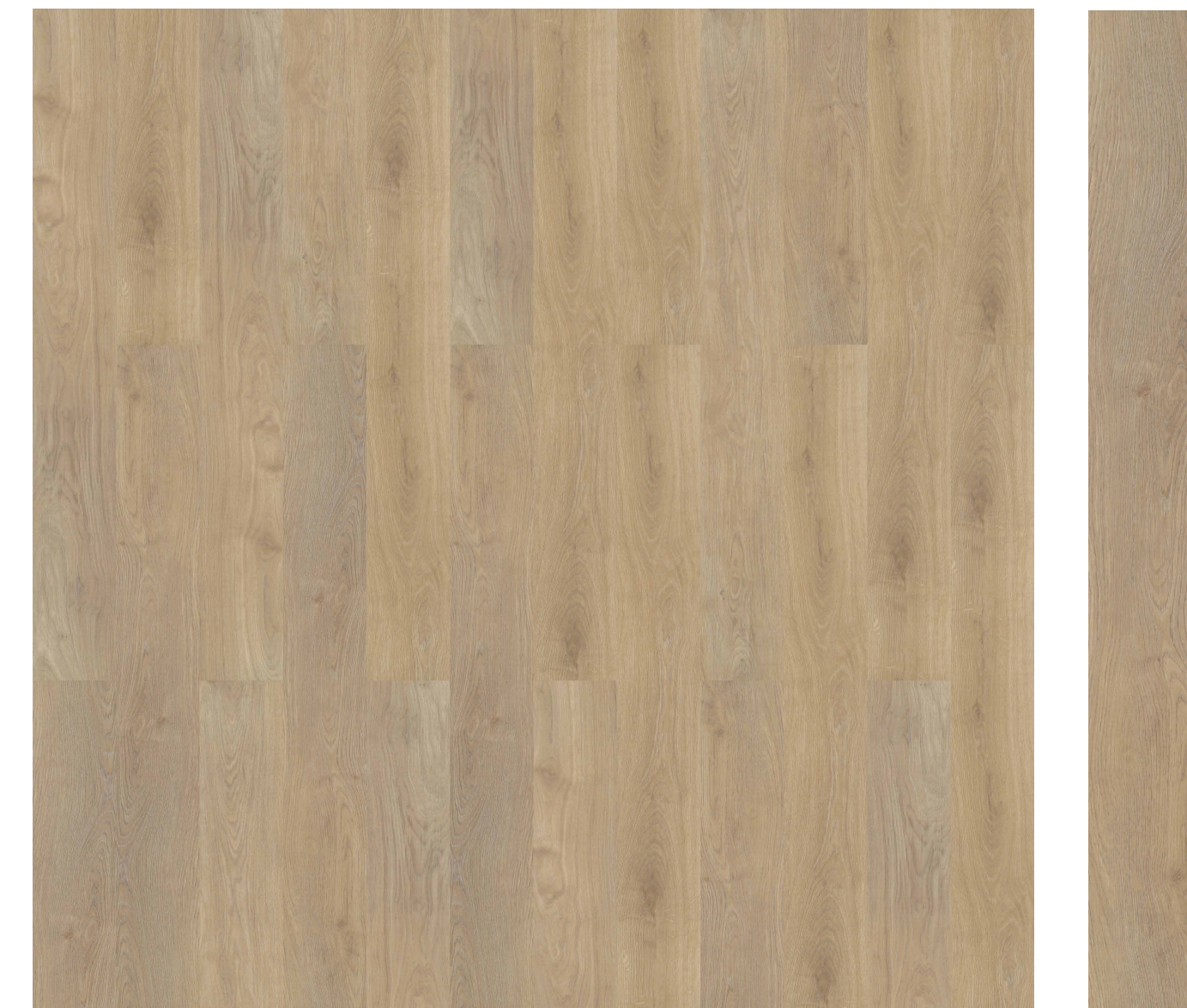
**TRIM PAINT:
SW 7757 HIGH
REFLECTIVE
WHITE**

**CEILING PAINT:
SW 7007 CEILING
BRIGHT WHITE**

**SOLID SURFACE COUNTERTOP:
WILSONART - CARRAA EMPIRO**



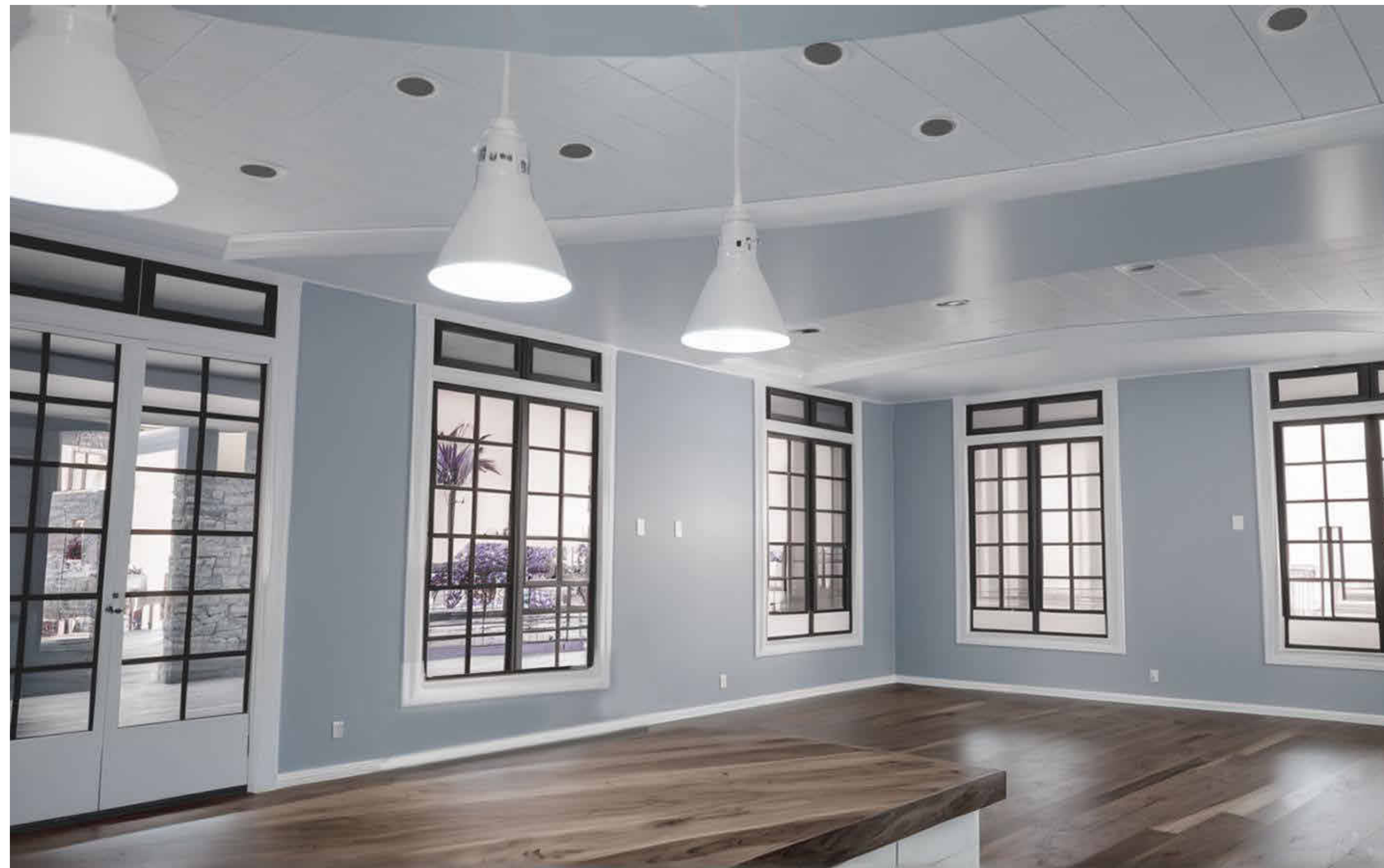
**CABINET FINISH:
WILSONART - Y0514
TWEEDISH INDIGO**



**FLOOR FINISH: SHAWCONTRACT -
BRANCHING OUT - 56240 PRAIRIE OAK IN
ASHLAR PATTERN**



**PROPOSED PENDANT
LIGHTING: ROWABI - MAZED
LACE RATTAN PENDANT
LIGHT**



ITEMS	STATUSES	RESPONSIBILITY
REFRIGERATOR	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
MICROWAVE	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
FOOD WARMER DRAWER	NEW	BY OWNER, CONTRACTOR INSTALLS
TV	EXISTING	BY OWNER, CONTRACTOR INSTALLS
TABLES AND CHAIRS	NEW	BY OWNER
TABLES AND CHAIRS RACK SYS.	NEW	BY OWNER
BLINDS / WINDOW FILM	NEW	BY OWNER, CONTRACTOR INSTALLS*
COAT HOOKS	NEW	BY OWNER, CONTRACTOR INSTALLS*
CLOCK	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
NOTE:		
* WILL BE ON THE 100% DRAWING SET. (BY OWNER, CONTRACTOR INSTALLS)		

RENDERING DOES NOT REFLECT THE ACTUAL
FINISHED MATERIALS. THE INTENT IS TO
COMMUNICATE THE GEOMETRY OF THE
MULTIPURPOSE ROOM AND THE CLOUD CEILING.

Furniture, Fixtures, and Equipment List

Items	Statuses	Responsibility
Refrigerator	Existing or New	By Owner, Contractor Installs
Microwave	Existing or New	By Owner, Contractor Installs
Food warmer drawer	New	By Contractor
Tv	Existing	By Owner, Contractor Installs
Tables and chairs	New	By Owner
Tables and chairs rack sys.	New	By Owner
Blinds / window film	New	*
Coat hooks	New	*
Clock	Existing or New	By Owner, Contractor Installs

* Will on the 100% drawings set. By contractor, contractor installs



August 11, 2025

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 **\$651,127.00** (Six Hundred Fifty-One Thousand, One Hundred Twenty Seven Dollars). This price is based on drawing set titled **St. John's Golf & Country Club Addition** dated 6/12/2025 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. Work to be completed during property business hours.
3. It is assumed that clear access to the site will be made available to us during work hours stipulated above.
4. No costs included for environmental remediation for Asbestos Containing Material, lead, contaminated soils, etc.
5. Provisions for LEED design, certification or commissioning are not included.
6. All design fees, including architectural and engineering design fees, are excluded.
7. 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.
8. Construction commencement to be no sooner than 4 weeks from receipt of building permit and executed contract or PO.
9. 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.
10. Change Orders to be inclusive of direct costs, time, insurance, bonds, and a fee of 10%.
11. 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.

12. 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
 - Division 1 – General Requirements
 - Safety/OSHA, dumpsters, cleaning, misc. tools, temp facilities
 2. Division 2 – Existing Conditions
 - Demo per plans
 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
 7. Division 8 – Openings
 - Sliding barn doors
 - Windows to match existing as closely as possible
 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
 9. Division 12 – Furnishings
 - Manual 1" slat 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
 11. Division 23 – HVAC
 - Demo existing ductwork
 - Install new ductwork and lineal slot diffusers
 12. Division 26 – Electrical
 - New light fixture package (18 new can lights, 3 new 2'X2' lights, 75LF of cove lighting for clouds)

- 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 50 – Allowance
 - Contractor's Contingency at 5%
 - Third party plan review
 - Building permit fees
- 3. **Allowances:**
 Included in base bid.
 1. \$32,556.35 included as contractor's Contingency
 2. \$5,000.00 Included for third party plan review
 3. \$30,000.00 included for Building permit
- 4. **Alternates:**
 Not included in base bid
 1. \$15,600.00 ADD for stone veneer at column wrap
 2. \$5,000.00 DEDUCT for full ACT ceilings in lieu of drywall clouds
- 5. **Rate Schedule for Change Orders:**

Employees	Total Hourly Cost	Total Weekly Cost
General Superintendent	\$125.00	\$5,000.00
Lead Superintendent	\$110.00	\$4,400.00
Superintendent	\$95.00	\$3,800.00
Assistant Superintendent	\$65.00	\$2,600.00
Senior Project Manager	\$125.00	\$5,000.00
Project Manager	\$110.00	\$4,400.00
Assistant Project Manager	\$75.00	\$3,000.00
Project Coordinator	\$65.00	\$2,600.00
Estimator	\$110.00	\$4,400.00
Assistant Estimator	\$85.00	\$3,400.00

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

Sincerely,

Savannah Zemanovic
 Estimator
 904.776.9935
 Szemanovic@marandbuilders.com



MARAND BUILDERS, INC.
Construction Budget
PROJECT NAME: Samson Creek Refresh
PROJECT LOCATION: St. Augustine, FL
DATE: 08/11/2025
Estimator: Savannah Zemanovic

CSI Division / Description	Qty.	Unit	Total Cost	Division Sum	Comments
DIVISION: 01 GENERAL REQUIREMENTS					
TOTAL			\$ 39,117.97	\$ 39,117.97	Direct Cost items including cleaning, dumpsters, temp. facilities, tools, safety, etc.
DIVISION: 01 GENERAL CONDITIONS					
TOTAL			\$ 88,260.08	\$ 88,260.08	Project Supervision and Management, Truck, Fuel, Per Diems, etc.
DIVISION: 02 EXISTING CONDITIONS					
Demolition	832	SF	\$ 22,230.00		
TOTAL			\$ 22,230.00	\$ 22,230.00	
DIVISION: 03 CONCRETE					
Concrete Package	832	SF	\$ 11,863.80		
TOTAL			\$ 11,863.80	\$ 11,863.80	
DIVISION: 04 MASONRY					
Masonry Package	1	LS	\$ -		
TOTAL			\$ -	\$ -	
DIVISION: 06 WOOD & PLASTICS					
Framing & Blocking	832	SF	\$ 25,506.00		Includes framing for roof
Millwork Package	832	SF	\$ 23,868.00		Includes bar top
Finish Carpentry	1	LS	\$ 14,040.00		Includes window trim
TOTAL			\$ 63,414.00	\$ 63,414.00	
DIVISION: 07 THERMAL & MOISTURE PROTECTION					
Roofing Package	832	SF	\$ 17,550.00		install of asphalt roof
Waterproofing	1	SF	\$ 8,775.00		
Caulking & Sealants	1	SF	\$ 2,925.00		
TOTAL			\$ 29,250.00	\$ 29,250.00	
DIVISION: 08 OPENINGS					
Windows Package	832	SF	\$ 21,996.00		4 new pairs of windows to match existing
Doors/Frames/Hardware Package	832	SF	\$ 6,435.00		1 pair of sliding barn door & install
TOTAL			\$ 28,431.00	\$ 28,431.00	
DIVISION: 09 FINISHES					
Drywall & Framing Package	832	SF	\$ 30,771.00		New exterior walls & Sheathing, New interior wall, Drywall ceilings & Cloud
Acoustical Ceiling Package	832	SF	\$ 14,040.00		
Flooring Package	832	SF	\$ 23,751.00		New LVT, wood base, minor floor prep
Painting	832	SF	\$ 21,177.00		Paint walls, Ceilings, and wood trim
Stucco	1	LS	\$ 36,972.00		New stucco and EIFS detailing at columns
TOTAL			\$ 126,711.00	\$ 126,711.00	
DIVISION: 12 FURNISHINGS					
Window Coverings	1	LS	\$ 9,945.00		Manual roller window shades
TOTAL			\$ 9,945.00	\$ 9,945.00	
DIVISION: 22 PLUMBING					
Plumbing	832	SF	\$ 6,435.00		Install of sink
TOTAL			\$ 6,435.00	\$ 6,435.00	
DIVISION: 23 HVAC					
HVAC	832	SF	\$ 38,844.00		Includes new ductwork & diffusers, relocation of Cus
TOTAL			\$ 38,844.00	\$ 38,844.00	
DIVISION: 25 AUTOMATED CONTROLS					
DIVISION: 26 ELECTRICAL					
Electrical Package	832	SF	\$ 67,275.00		Includes Light fixtures, outlets,
TOTAL			\$ 67,275.00	\$ 67,275.00	
DIVISION: 27-28 LOW VOLTAGE					
Tele/Comm	1	LS	\$ 9,945.00		
TOTAL			\$ 9,945.00	\$ 9,945.00	
DIVISION: 31-33 SITE & EXTERIOR IMPROVEMENTS					
DIVISION: 50 ALLOWANCES					
Contractor's Contingency	5.00%	PCT	\$ 32,556.35		
3rd Party Plan Review	1	LS	\$ 5,000.00		
Building Permit	1	LS	\$ 30,000.00		
TOTAL			\$ 32,556.35	\$ 67,556.35	
				TOTAL COST	
SUBTOTALS				\$ 613,373.20	
Construction Ins.	1.10%		\$ 6,747.11		
Builders Risk	0.00%		\$ -		
P&P Bonds	0.00%		\$ -		
SUBTOTAL			\$ 620,120.31		
FEE	5.00%		\$ 31,006.69		
TOTAL CONSTRUCTION COST			\$ 651,127.00		



Bradshaw Building Co.
Florida Certified General Contractor No. CGC1525489

September 2, 2025

To: Bhide & Hall Architects, P.A.
1329 Kingsley Ave, Suite C
Orange Park, FL 32073

Re: Preliminary Pricing – St. Johns Golf & Country Club Clubhouse Renovation and Addition

Dear Chris Boggess,

Bradshaw Building Co. appreciates the opportunity to provide preliminary pricing for the renovation and addition project at the St. Johns Golf and Country Club. Based on the drawings and information provided to date, we have developed a budget that reflects the anticipated construction costs for the described scope.

Our pricing includes the following general categories of work:

- Selective demolition of interior finishes and existing equipment as shown.
- Construction of a new addition with footing, masonry curb, slab, framing, sheathing, insulation, stucco finish, and roofing tie-in.
- Installation of new windows and exterior door assemblies per the current design documents.
- Interior improvements including new acoustical and drywall ceilings, flooring, painting of all new and existing spaces as outlined, new lighting and electrical devices, HVAC distribution for supply and return air, and plumbing for a new sink in the addition.
- Relocation of two existing condensing units, including demolition of the existing pad and construction of a new pad.
- All necessary labor, materials, subcontractor overhead and profit, bonding requirements, and a contractor contingency allowance for design clarifications.



Please note that this pricing is based solely on the documents and drawings issued to date. Any modifications to design, scope, or specifications may affect the final contract amount.

Total Preliminary Contract Price:

\$225,600.00

We trust this provides the clarity needed for you to review with the client. We welcome the opportunity to discuss scope details further and refine the budget as the design is developed.

Sincerely,

Steve Bradshaw

Bradshaw Building Co.

Florida Certified General Contractor – CGC1525489

C.

TENNIS COURTS:

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 resurfacing 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	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Paver Section	Change the Fencing to Enclose all 4 Courts	Shade Structure * (10 x 16 2 post structure OR 10 x 10 4 post structure)	Furniture *
PRICING	\$54,500	\$282,500	\$47,500	\$5,750	\$12,102	\$32,924 plant/ \$44,953 rock & sod	\$35,505/ \$23,708	\$15,500	\$14,695	\$31,500	\$740 8' foot bench \$1,075 60" table
Resurfacing	\$54,500	N/A	\$102,000	\$107,750	\$122,447	\$155,371/ \$167,400	\$190,876/ \$179,079/ \$202,905/ \$191,108	\$206,376/ \$194,579/ \$218,405/ \$206,608	\$221,071/ \$209,274/ \$233,100/ \$221,303		
Rebuilding	N/A	\$282,500	\$330,000	\$335,750	\$347,852	\$380,776/ \$392,805	\$416,281/ \$404,484/ \$428,310/ \$416,513	\$431,781/ \$419,984/ \$443,810/ \$432,013	\$446,476/ \$434,679/ \$458,505/ \$446,708		

***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.

Court Surfaces Courts Options:

	Tennis Courts Resurfacing with RiteWay:	Tennis Courts Rebuild with Fiberglass Membrane	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Landscape Demolition	Ruppert Re-Landscaping	Ruppert Drainage	Paver Section	Shade Structure* (10 x 16 2 post structure OR 10 x 10 4 post structure)	Furniture*
	\$55,820	\$365,385	\$64,400	Included in Price	\$12,102	\$32,924 plant/ \$44,953 rock & sod	\$35,505/ \$23,708	\$15,500	\$31,500	\$740 8' foot bench \$1,075 60" table
THIS ROW USED FOR RESURFACING TOTALS	\$55,820	N/A	\$120,220	\$120,220	\$132,322	\$165,246/ \$177,275	\$200,751/ \$188,954/ \$212,780/ \$200,983	\$216,251/ \$204,454/ \$228,280/ \$216,483		
THIS ROW USED FOR REBUILDING TOTALS	N/A	\$365,385	Included in rebuild price		\$377,487	\$410,411/ \$422,440	\$445,916/ \$434,119/ \$457,945/ \$446,148	\$461,416/ \$449,619/ \$473,445/ \$461,648		

***Not included in total pricing**

BASKTEBALL COURTS:

Below is the table for the basketball courts rebuild and the re-landscaping/drainage for the surrounding area.

Vendor Name:	Re-Build Pricing	Drainage/Re-Grade (Ruppert)	Basketball Total:	BOTH PROJECTS TOTAL:
Fast-Dry Courts	\$99,500	\$15,219	\$114,719	
NIDY	\$105,750	\$15,219	\$120,969	



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.



Job #22747

September 8, 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.*

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

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



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.

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

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



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.*

Additionally, we offer to revise the perimeter fencing between tennis courts #2 & 3 for the proposed viewing and sitting area (per diagram). We will remove and dispose of 184 linear feet of 10' tall court fence (including footers) and replace with 48 linear feet of new 10' tall, 40 linear feet of transitional (10' to 4'), and 40 linear feet of 4' tall heavy-duty fence, utilizing 3" O.D. DQ40 poly coated terminal poles, 2-1/2" O.D. DQ40 line poles, 1-5/8" O.D. CQ20 top rail, 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and one (1) 4' x 7' swing gate for entry for the total cost of **\$14,695.00**.

FENCE REVISION DIAGRAM



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

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



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,

A handwritten signature in black ink, appearing to read "Stacy Kraus".

Fast-Dry Courts
Stacy Kraus
Account Executive

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

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

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

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

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

Ruppert Landscape LLC

Kyle Carasea

904-504-7403 cell

kcarasea@ruppertcompanies.com

Date: _____



F.



August 27, 2026

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

Attn: Stephanie Taylor

Re: St Augustine sod and river rock at tennis court

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 st augustine sod and a 2 ft of river rock around the sides and fronts on the tennis courts. This will give the tennis court area a clean look and help with drainage. This quote does not include french drains around court, or removal of plant material. A separate irrigation quote will be given for turf areas.

Materials:

Description	Quantity	UM/Size
River rock 1 to 1 1/2 inch	50	yards
St Augustine sod	25	Pallets

Miscellaneous:

Description
Equipment
Demo/ Grade

Total price* : \$44,953_____Initial

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

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

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

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
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- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

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

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC

Kyle Carasea

904-504-7403 cell

kcarasea@ruppertcompanies.com

Date: _____



G.



May 11, 2026

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

Attn: Stephanie Taylor

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 install channel drains around the entire tennis court.

Materials:

Description	Quantity	UM/Size
Channel Drainage	70	Quantity

Miscellaneous:

Description
Equipment
Demo/ Grade

Total price* : \$35,305 _____ 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 LLC
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- 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.
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- 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.
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- Initial watering will be provided upon installation;
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 - 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.

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Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

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- If this proposal meets your approval, please sign and return one copy.

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

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC

Oscar Miranda Jr.

904-312-0382 cell

OMirandaJr@ruppertcompanies.com

Date: _____



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

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

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

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- 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: _____

H.



September 02, 2026

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

Attn: Stephanie

Re: Basketball 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

We propose to install a drainage system around the basketball court to help collect and divert surface water away from the playing surface and surrounding areas.

The proposed improvements will include the installation of six (6) 18" x 18" drainage boxes, along with perforated drainage pipe and drainage rock. The drainage boxes and underground drainage system will help collect excess surface water and redirect it away from the basketball court, reducing the potential for standing water and water flowing onto the playing surface.

In addition to the drainage installation, we will re-grade the west side of the basketball court to improve the natural flow of water away from the court. Any existing vegetation in the designated area will be removed to allow for proper grading and drainage installation.

The combination of re-grading, drainage boxes, perforated pipe, and drainage rock is intended to provide improved water management around the basketball court and help keep the playing surface clear of excess stormwater.

All work will be completed with the goal of improving drainage, p

Materials:

Description	Quantity	UM/Size
Corrugated Pipe	6	Quantity
57 Rock	10	Yards
Drain Box 18 x 18	6	Quantity

Description	Quantity	UM/Size
Pop up emitter	2	Quantity
Bahia Sod	5	Pallets

Miscellaneous:

Description
Irrigation Adjustments
Equipment
Grade/ Demo
Debris Disposal

Total price* : **\$15,219** _____ **Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
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 2105 Harbor Lake Drive ■ Fleming Island, FL 32003
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

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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

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- 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: _____

EIGHTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

Description	Entity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date
District Engineer	Alliant	10/1/26	10/1/26	Automatic Annual Renewal	10/1/27 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	Ruppert Landscape	10/1/25	10/1/25	Annual One (1) Year Renewals for Four (4) Years	10/1/29 with Four Annual Renewals
Pool Maintenance	C Buss Enterprises	10/6/22	10/6/22	Automatic Annual Renewal	10/31/23 ; Renewed for FY 24 & 25
District Counsel	Kutak Rock LLP	10/21/2021*	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated
District Management	GMS	9/8/05	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated
Dissemination Agent	GMS	9/22/16	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed
Lifeguards	TBD	N/A	3/17/25	None	Contract Only for Spring/Summer Season
Janitorial	Jani-King	10/12/11	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed

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

ELEVENTH ORDER OF BUSINESS

A.

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

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

Present and constituting a quorum were:

Mike Yuro	Chairman
Graham Leary	Vice Chairman
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary
Sheila Monroe	Incoming Supervisor

Also present were:

Daniel Laughlin	GMS
Hunter Hurley (<i>via phone</i>)	Kutak Rock, LLP
Stephanie Taylor	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Kyle Carasea	Ruppert Landscape
Joseph Miletell	Ruppert Landscape
Joe Schofield	Alliant
Residents	

The following is a summary of the actions taken at the August 20, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

Mr. Laughlin opened the public comment period. Resident Tara Eddy of 1762 Highland View Drive expressed appreciation for the Board's work on various projects and complimented the pool design. She requested that CDD meetings be offered virtually and that additional quotes be obtained for the pool design.

Resident Jen Hayes of Drury Court thanked the Board Members for their service and expressed concern that there may be more effective ways to communicate with residents regarding action taken at CDD meetings through available technology. She offered to assist with the Amenity Center sign project, noting that she had the original 2018 quote showing a cost of \$1,500 for both signs and recommended that the Board not to approve the current proposals, which were \$7,000 and \$12,000, respectively. In her opinion, adding windows would not be cost-effective, because they would need to remain closed during the day due to heat from the sun and would not provide visibility at night. Ms. Hayes offered to provide renderings to the Board. There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Monroe prior to the meeting.

B. Consideration of Resolution 2026-05, Designating Officers

There was Board consensus to retain the current slate of officers and designate Ms. Monroe as Assistant Secretary.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor retaining the same slate of officers and adopting Resolution 2026-05 Electing Ms. Sheila Monroe as Assistant Secretary was approved.
--

FIFTH ORDER OF BUSINESS**Amenities Booking Requests**

Ms. Taylor presented an amenity booking request from Mr. Kevin Struble to use the amenity meeting room for a parent football meeting on August 22, 2026 from 9:00 a.m. to 12:00 p.m. This same request was approved last year and requested that the rental fee be waived.

On MOTION by Mr. Geary seconded by Ms. Weitzel with all in favor the amenity booking request from Mr. Kevin Struble to use the amenity meeting room for a parent football meeting on August 22, 2026 from 9:00 a.m. to 12:00 p.m. and waiving the rental fee was approved.

Resident Clint Hendry requested approval to hold homeschool P.E. classes at the amenity facilities on Fridays from August 20, 2026, through May 31, 2027, beginning at 10:00 a.m. Ms. Taylor noted that this same request was approved the prior year and there were no scheduling conflicts or issues with the classes last year and requested that the rental fee be waived.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request from Mr. Clint Hendry to hold homeschool P.E. classes at the amenity facilities on Fridays from August 20, 2026 to May 31, 2027 from 10:00 a.m. and waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Mr. William Li to hold business networking meetings every Wednesday from 8:00 a.m. to 10:00 a.m. She noted that the group had been holding the meetings for several years without any issues and requested that the rental fee be waived.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the amenity booking request from Mr. William Li to hold business networking meetings from 8:00 a.m. to 10:00 a.m. every Wednesday, waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Ms. Kristina Santoro to hold a Girl Scout Troop meeting in the Amenity Center meeting room from October 1, 2026 to May 31,

2027 from 5:00 p.m. to 8:00 p.m. one Friday a month. She noted that the troop had been holding the meetings for several years without any issues and requested that the rental fee be waived.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request from Ms. Kristina Santoro to hold a Girl Scout Troop meeting in the Amenity Center meeting room from October 1, 2026 to May 31, 2027 from 5:00 p.m. to 8:00 p.m. one Friday a month and waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Ms. Melinda Howell to hold a football tournament for K9s For Warriors on Veterans Day from 9:00 a.m. to 4:00 p.m. Mr. Yuro expressed concern about allowing the tournament to use the entire field, while Mr. Geary supported allowing use of half the field. *There was Board consensus to table the request to allow Ms. Taylor to determine whether the group could use half of the field.*

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team – Report

Mr. Oscar Meranda of Ruppert Landscape announced that he was being relocated and expressed appreciation for his time working with the CDD. Mr. Carasea would serve as the new Account Manager and introduced himself to the Board. Mr. Geary asked about the minimum canopy height, as some of the oak trees were too low. Mr. Carasea stated that the minimum canopy height was 10 feet. Canopy cutbacks were generally performed during the winter, but the oak trees would be trimmed as needed. His crew would be trimming trees at the Amenity Center on Saturday and throughout the community on Monday. Annual flowers were scheduled to be installed in mid-September and Mr. Carasea would notify Ms. Taylor when they were available to residents. Mr. Leary provided Ms. Taylor with a list of items that he would like Ruppert Landscape to address and requested a landscaping schedule, which Mr. Carasea would provide. Mr. Meranda reported that the second application of pine straw was scheduled for September.

Mr. Leary noted that some storm drains were being blocked by pine straw. Mr. Carasea explained that when the pine straw was applied, the crew would maintain a deep lip to prevent mulch from extending over the sides and obstructing the drains. Mr. Leary expressed concern that the CDD was paying for services that were not being provided, as it was his understanding that mowing and trimming would occur weekly during the season and biweekly during the off-

season, but the grass had not been mowed for three weeks. Ms. Weitzel expressed similar concerns. Mr. Carasea agreed to ensure that mowing was performed weekly. Mr. Leary requested mowing records and noted that the new Jasmine plantings looked good. A resident questioned why the sprinklers on Leo Maguire Parkway were operating at 6:00 p.m. The Irrigation Manager explained that new plant material had been installed and required watering two to three times per day to maintain its condition. Ms. Weitzel asked how frequently the sprinklers were inspected, as two sprinklers were spraying into the street. The Irrigation Manager indicated that the irrigation system was inspected monthly.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed.

D. District Manager

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

Mr. Laughlin presented the Fiscal Year 2027 meeting schedule, which was similar to the prior year, with meetings scheduled for the third Thursday of each month at 6:00 p.m. at the current location. The Board could cancel, change, or schedule special meetings as needed, but the CDD was required to adopt an annual meeting schedule. *Following discussion, there was Board consensus to change the March 18, 2027 meeting to March 25, 2027, due to Spring Break occurring March 15 through March 19.*

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Fiscal Year 2027 meeting schedule as amended, changing the March meeting to March 25, 2027 was approved.
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2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Laughlin presented the Fiscal Year 2027 goals and objectives, which were required by the State and were similar to the goals and objectives adopted for the prior fiscal year.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the Fiscal Year 2027 goals and objectives were approved.

- E. General Manager**
- 1. Amenities and Operations Report**
 - 2. Lake Doctors**
 - 3. Athletic Field Report**
 - 4. Proposal for Amenity Center Sign**

This item would be discussed after the Seventh Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Response to Request for Qualifications for Engineering Services

Mr. Laughlin recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services and received one response from Alliant. At the prior meeting, the Board requested that an Alliant representative attend this meeting. Mr. Joe Schofield of Alliant introduced himself and responded to Board questions. Mr. Yuro asked about the location of Alliant's office and who would serve as District Engineer. Mr. Schofield indicated that the office was approximately 20 minutes north and he would serve as District Engineer. Mr. Leary asked how Mr. Schofield would become familiar with the community. Mr. Schofield stated that he planned to tour the community with staff to familiarize himself with the infrastructure maintained by the CDD and review prior engineering reports. Mr. Yuro liked Alliant's willingness to attend meetings, as their prior engineering firm frequently referred matters to others, eventually failing to attend meetings and submitted a \$30,000 proposal for work that a contractor was willing to perform at no cost.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor awarding the engineering contract to Alliant and terminating DCCM with 30 days' notice was approved.

- **General Manager (*Item 6E*)**
 - 1. Amenities and Operations Report**
 - 2. Lake Doctors**
 - 3. Athletic Field Report**

Ms. Taylor presented the Amenities and Operations, Lake Doctors, and Soccer Field Reports. Mr. Yuro reported recent issues with unauthorized use of the soccer field. Ms. Taylor

confirmed that she was informed the previous evening that a non-resident coach, who had used the field in May, was conducting paid soccer lessons on the field. The lessons were being provided to both residents and non-residents and the coach was directing other users to leave his portion of the field. Mr. Laughlin stated that, because the coach was a non-resident, the CDD could issue a trespass notice. Mr. Yuro was in favor of issuing a trespass notice.

Mr. Yuro MOVED to trespass a non-resident from holding soccer practices on the athletic field and Mr. Geary seconded the motion.
--

A resident reported that she spoke with the coach and found the interaction to be rude. Mr. Leary reported that another resident contacted him the previous evening and was upset that, when the coach was approached about his use of the field, he did not appear to be concerned. Security was contacted regarding the incident but reportedly dismissed the concern, which Mr. Leary found surprising.

Mr. Leary expressed concern about a lack of security presence and did not want to eliminate the security vehicle, as it served as a deterrent. Mr. Davidson noted that current security personnel appeared distracted by their phones and were less engaged than previous security personnel. Ms. Taylor confirmed that security was onsite five days per week. Mr. Yuro recalled that the vehicle had been eliminated to provide seven-day security coverage. Mr. Laughlin explained that there could not be seven days per week coverage, due to the budget, but there was an off-duty officer. Mr. Yuro requested that staff speak to security about visibility, as being on their phone was unacceptable and that a representative attend a future meeting to provide a report to the Board.

On VOICE VOTE with all in favor trespassing a non-resident from holding soccer practices on the athletic field was approved.
--

Ms. Taylor presented a request from Jani-King, the CDD's janitorial vendor for the past 15 years, to increase its monthly fee from \$1,611 to \$1,824, for an annual cost of \$21,888, due to increased supply and labor costs. She noted that Jani-King had provided excellent service and was onsite seven days per week. The vendor had not received a price increase since the contract began and the proposed increase would not affect the current budget.

On MOTION by Mr. Yuro seconded by Mr. Geary with all in favor the request from Jani-King for a price increase from \$1,611 to \$1,824 per month was approved.

4. Proposal for Amenity Center Sign

Ms. Taylor presented two proposals for the Amenity Center sign but planned to obtain a third proposal from the original vendor, as requested by Ms. Hayes. Sidewalk repairs were scheduled to begin August 24, weather permitting. Ms. Taylor was also obtaining a proposal to replace a sidewalk panel near the bus stop on Meadow View Lane and was compiling a comprehensive list of sidewalk panels throughout the community that required replacement. Mr. Yuro reported a missing sign on Leo Maguire Boulevard at the intersection of Eagle Point Drive.

Ms. Taylor reported that two underwater pool lights had been replaced and the picnic bench slats had been repaired. There was no update regarding the holiday lighting and no current timeline for repainting the wooden bridge, but she would follow up on the matter. The facility was quieter now that school was back in session. Feedback regarding the Summer Camp was positive and she recommended keeping the program in-house next year. Mr. Geary agreed, as his son had a great summer.

Ms. Taylor reported that there were a couple of weekends remaining for the lifeguards. Recent events included a Back-to-School event, Kindergarten Adventures and Last Splash Before Class. Election Day was held the previous Tuesday and went well. Upcoming events included a 21-and-Over Family Feud event on Saturday, Labor Day Scoop and Sounds on September 7 and the community yard sale on September 19. Subject to Board approval, Ms. Taylor proposed offering a Kids Activity Night every other month for three to four hours for children ages six through 12, with a fee charged to offset the cost of the activities. Ms. Weitzel supported the proposal, noting that it would be welcomed by parents with young children. Ms. Weitzel appreciated that Ms. Taylor was obtaining feedback from residents but suggested that a group of residents work with Ms. Taylor throughout the year regarding events. Mr. Laughlin advised that a committee would be subject to the Sunshine Law and suggested a working group to gather information and provide recommendations to the Board. Ms. Taylor would provide proposals for renovating the entrance monument and trimming canopies along roadways and sidewalks at the September meeting.

EIGHTH ORDER OF BUSINESS

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

Mr. Laughlin presented the amended and restated Rules of Procedure, which were updated by District Counsel to reflect current statutes and legislative changes.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was opened.

District Counsel explained that the amendments included updates to ADA requirements, auditor selection procedures and procurement. It did not change rules that the Board followed on a day-to-day basis.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was closed.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor Resolution 2026-06 Adopting the Amended and Restated Rules of Procedure was adopted.

NINTH ORDER OF BUSINESS

**Public Hearings for the Purpose of
Adopting the Fiscal Year 2026 Budget
and Imposing Special Assessments for
Fiscal Year 2027**

**A. Consideration of Resolution 2026-07, Relating to the Annual Appropriations
and Adopting the Budget for Fiscal Year 2027**

Mr. Laughlin noted that two public hearings were being held, one to adopt the Fiscal Year 2027 budget and the other to impose special assessments. He addressed social media posts referencing a \$1.5 million increase and clarified that the total budget was \$1.3 million and the proposed assessment increase was \$84.98 per home annually, or 5.31%, resulting from a \$64,000 total increase in expenditures. The increase was primarily due to changing a maintenance technician position from part-time to full-time, accounting for approximately \$36,000 of the increase, along with a \$15,000 increase in repairs and maintenance and other contractual

increases. The county provided a discount for early payment. The capital projects did not affect the budget, as the CDD had \$500,000 in excess bond funds. Mr. Leary noted that the CDD was continuing to pay down the existing bonds and not borrowing additional funds. In addition, there was \$285,000 available in the Capital Reserve Fund for major maintenance projects.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the Public Hearing to Adopt the Fiscal Year 2027 Budget was opened.

Mr. Laughlin opened the public comment period. The following residents addressed the Board:

- Ms. Sabrina Rathjen of 813 Hampton Crossing Way suggested using excess funds to update the front entrance off of CR 210. *Mr. Laughlin would confer with the District Engineer, as it could be an amenity enhancement.*
- Ms. Carol Rosen of 1912 Cross Pointe Way asked whether there had been discussion about a \$350,000 expenditure. *Mr. Laughlin confirmed that the Board had discussed renovating the amenity meeting room, which was estimated to cost approximately \$325,000. Mr. Yuro explained that the renovation would be funded out of the excess funds.* Ms. Rosen suggested using the excess funds to pay down the bonds. *Mr. Yuro preferred using the funds for the amenity meeting room renovation, as the bonds had a 30-year term and the cost per home would be minimal.*
- Ms. Heather Lister of 1781 Highland View Drive questioned the intended use of the renovated amenity meeting room. *Mr. Leary envisioned improving the amenity meeting room to better reflect the upscale nature of the community.*

Mr. Yuro noted that this was the largest attendance at any CDD meeting and that projects such as the amenity meeting room renovation, were driven by Board Members' ideas and residents' preferences. However, the Board was reaching a point where decisions needed to be made.

- Mr. Hank Rosen of 1912 Cross Pointe Way suggested conducting a survey to obtain resident input on their preferences. *Mr. Laughlin expressed concern that surveys had historically low participation rates.*

- Ms. Joanne Ernst of 923 Eagle Point Drive felt that the amenity meeting room needed to be refreshed but questioned whether a \$350,000 renovation was necessary and if the Board was prioritizing the use of excess funds for the community's needs rather than wants, given other anticipated needs such as resurfacing the tennis and basketball courts and addressing roads and sidewalks.

Mr. Yuro noted that part of the challenge was that the CDD Board could not simply set aside excess funds for future repairs. Mr. Laughlin explained that the bonds were issued for roadway and curb repairs; however, the CDD could use the funds for sidewalk and curb repairs but could not reserve the money for future years, as the deadline to utilize the funds was five years. Board Members acknowledged that they were trying to make the best use of the funds based on resident input, rather than pursuing projects solely based on their own preferences. Ms. Weitzel expressed her opinion that spending \$350,000 on an amenity meeting room upgrade would not be the best use of the excess funds.

- Mr. Brian Eddy of 1762 Highland View Drive suggested installing a bubbler system or drip irrigation lines at both entranceways, to reduce water waste, particularly at the CR 210 entrance and using the \$350,000 to construct another building, rather than renovating the existing amenity meeting room.
- Ms. Jen Hayes of Drury Court stated that residents prefer the funds be used for community events rather than providing free items.

Mr. Yuro requested that further comments regarding the amenity projects be discussed later in the meeting.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the Public Hearing to Adopt the Fiscal Year 2027 Budget was closed.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

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

Mr. Laughlin presented Resolution 2026-08, imposing special assessments and certifying the Assessment Roll, to allow the county to collect the assessments through the property tax bill.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Impose Special Assessments and Certifying an Assessment Roll was opened.

Mr. Hank Rosen of 1912 Cross Pointe Way asked whether the \$84.98 assessment increase would appear on the 2026/2027 tax bill. Mr. Laughlin confirmed that it would.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Impose Special Assessments and Certifying an Assessment Roll was closed.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll was adopted.

TENTH ORDER OF BUSINESS

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

Mr. Laughlin presented an audit engagement letter with Grau & Associates for Fiscal Year 2026. The Audit Committee had selected this firm to provide audit services for a five-year period, and the audit would begin after the fiscal year ended.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the Audit Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit was approved.

ELEVENTH 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. Tennis Court Drainage Improvements**
- G. Paver Installation Between Tennis Courts**

Mr. Laughlin reported that he had been attempting to contact Urban Edge to obtain an updated proposal for the pool deck renovation; however, the owner had experienced a major medical emergency. He suggested obtaining a proposal from Live Alpha Landscapes, which submitted a bid of \$179,000, compared to Urban Edge's previous bid of \$164,000.

Mr. Yuro provided an update on the proposed capital projects. The first project was the potential addition of pickleball courts, for which there was currently no Board consensus. The second was the pool deck enhancement, which would include filling in the former kiddie pool and constructing a new set of stairs. The third was tennis court resurfacing due to existing cracks. Several contractors recommended complete reconstruction rather than resurfacing; however, one contractor who attended the prior meeting, proposed resurfacing the courts with a fiberglass membrane. However, tree roots and the fencing would also need to be addressed. The basketball courts had similar issues. The final project was the amenity meeting room upgrade, for which plans and proposals had been obtained. Mr. Yuro emphasized that no decisions had been made regarding any of the projects and requested feedback from residents, but if the tennis and basketball courts were reconstructed, there would be no remaining excess funds. However, if the courts were resurfaced, approximately \$100,000 in excess funds would remain. Ms. Weitzel felt that the pool deck renovation would benefit the community and represent a good use of the excess funds, as it would provide additional seating at the pool.

The following residents addressed the Board:

- Ms. Karen Millard felt that the tennis courts were a liability due to raised areas.
- Ms. Monica George was in favor of using the excess funds for existing facilities that required attention.
- Ms. Nancy Scranton of 1816 Forest Glen Way requested that the tennis courts be power washed to remove mildew caused by the sprinklers, tree roots be removed and that the fence between the courts be removed to open the area and allow for the installation of bleachers. *Mr. Yuro requested that staff contact the golf course regarding the sprinklers.*
- Ms. Mary Bush of 907 Eagle Point Drive recommended no foliage around the tennis court and rebuilding the courts rather than resurfacing them. *Ms. Weitzel*

supported rebuilding the courts at this time, as they would need to be resurfaced again in five years.

- Ms. Heather Lister of 1781 Highland View Drive suggested that the Board prioritize what needed to be completed immediately and consider a special assessment to fund completion of all of the proposed projects. *Mr. Laughlin noted that the options were to increase the yearly special assessment, reserve funds or issue more debt.*
- Ms. Tara Eddy of 1762 Highland View Drive questioned whether the tennis courts should continue to be used in their current condition. *Mr. Laughlin indicated that the CDD had sovereign immunity and insurance.*
- Mr. Brian Eddy of 1762 Highland View Drive felt that the sidewalks presented a greater safety concern than the tennis courts. *Mr. Yuro reported that funds were used to repair sidewalks.*
- Ms. Joanne Ernst of 923 Eagle Point Drive questioned whether the Capital Reserve Fund was earmarked for specific projects. *Mr. Laughlin confirmed that the District had a Reserve Study, identifying when assets were expected to require replacement and the amount that should be reserved each year, which was a portion of the assessment.*
- A Resident felt that the amenity meeting room should incorporate durable materials and have more empty space. *Mr. Yuro recalled that the room was originally designed as a Gym. Mr. Leary noted that the proposed plans included a large storage room.*
- Ms. Jen Hayes of Drury Court cautioned about cutting the roots, as Drury Court had no problems until the roots were cut and recommended moving the trees away from the courts.
- A Resident questioned why the basketball courts must be rebuilt and if the cost was included with the tennis court proposal. *Mr. Yuro explained that the cracking was more severe, causing sub-base issues. The cost for resurfacing the tennis courts and rebuilding the basketball courts was \$280,000.*
- A Resident suggested using vendors that the American Tennis Association uses.
- A Resident recommended large or concrete slab pavers, which do not shift.

Mr. Yuro thanked the residents for their comments and stated that repairing the tennis courts should be the first priority. He supported resurfacing the tennis courts with a fiberglass membrane, addressing drainage and landscaping issues, removing the fence between Courts 2 and adding a paver area with a shade structure and seating. He also supported rebuilding the basketball courts and renovating the amenity meeting room without a full reconstruction, including the installation of a storage shed. Mr. Geary preferred obtaining a bank loan to fund resurfacing the tennis courts, adding pavers and seating, completing the pool deck renovation and scaling back the proposed amenity meeting room upgrade. Ms. Weitzel supported resurfacing the tennis courts, provided that the funds were set aside in advance. Mr. Yuro questioned the ideal timing for resurfacing the tennis courts in relation to league play. Ms. Mary Bush of 907 Eagle Point Drive recommended December, as most teams begin their matches in mid-September. Mr. Leary agreed with Mr. Yuro that repairing the tennis and basketball courts should be the priority and requested a proposal for repairing the drainage on the basketball courts. Mr. Geary supported removing the trees affecting the tennis courts.

Ms. Taylor recommended installing a bottom rail on the fence to extend its lifespan and reported that there was a \$12,000 proposal to remove both oak trees and their roots, along with a proposal for re-landscaping and drainage improvements, which included an option for turf. The fencing proposals had a \$4,000 cost difference and the cost for pavers was approximately \$15,000. Mr. Yuro supported the turf option and requested clarification from Ruppert Landscaping regarding the drainage proposal, as the quantities provided did not appear to be accurate. Board Members requested that Ms. Mary Bush and other residents who had provided input regarding the tennis courts, attend the next meeting. *There was Board consensus to obtain additional details regarding the scope of work included in the tennis court resurfacing proposal for consideration at the next meeting and for Ms. Taylor to provide proposals for the pavers and seating area, as well as painting and flooring for the amenity meeting room. Mr. Laughlin would provide proposals for the pool deck renovation.*

TWELFTH ORDER OF BUSINESS

Contracts Review

Mr. Laughlin would update the contract reviews list, once the prices were obtained and the Board agreed to proceed.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Request**

Mr. Leary expressed concern that Ruppert Landscaping owed the CDD money for services that were included in the contract and paid for by the CDD but were not being provided and requested that the District Manager investigate the matter further. Mr. Laughlin suggested that the Board compile a list of the issues and withhold payment for services that were not provided, rather than seeking reimbursement from Ruppert Landscaping. He also requested that Ruppert Landscaping provide weekly reports documenting completed services. Mr. Davidson agreed, as he had asked Ruppert for three months, to remove a tree from a roof. However, proving services were not performed could be challenging, but payment could be withheld if the services were not performed efficiently or to the community's standards.

Ms. Weitzel requested that a virtual option be provided for CDD meetings, as residents had requested the ability to attend remotely. Mr. Laughlin stated that he had CDDs that offered virtual meeting options, but no residents attended virtually. Ms. Weitzel also requested that a one- or two-page summary of CDD meeting proceedings be prepared and distributed to residents. Mr. Laughlin agreed to provide his meeting notes to Ms. Taylor for distribution to residents. The Board requested an update on the security guard at the next meeting and a report prior to the next meeting.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Jen Hayes of Drury Court requested that District staff provide a dial-in number for residents to participate in meetings remotely and keep attendees muted. Mr. Laughlin agreed to look into the matter. Ms. Hayes also asked whether a pothole in the parking lot in front of the Gym could be addressed. Mr. Laughlin explained that the CDD could not address the pothole, because the parking lot was located on golf course property. Mr. Davidson would speak with the golf course regarding residents' concerns but encouraged residents to contact the golf course directly.

Resident (Brenda) asked whether the Board had agreed to clean the tennis courts. Mr. Laughlin explained that pressure washing could not be performed due to the drought. Mr. Davidson reported that pressure washing could potentially damage the courts, but a soft washing could remove the mildew. Mr. Yuro requested that the tennis courts be soft washed immediately. The resident recalled that the courts had previously been resurfaced around October or

November. Mr. Laughlin confirmed that the last resurfacing occurred in August of 2023 and once the proposed work was approved, the schedule would be determined.

FIFTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of July 16, 2026 Meeting**
- B. Financial Statements as of July 31, 2026**
- C. Check Register**

Mr. Laughlin presented the minutes of the July 16, 2026 Board of Supervisors meeting, Financial Statements as of July 31, 2026 and Check Register for August 20, 2026, totaling \$106,545.32.

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

SIXTEENTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the next meeting was scheduled for September 17, 2026 at 6:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Sampson Creek Community Development District

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



Wednesday, September 9, 2026

Financial Services Dashboard Status Report - August 2026 EOM Report



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

Last Updated: 9/9/26
 % of Fiscal Year Completed: 91.67%

Topic

Status

Financial State Of The Union:

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

10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	331,113.27
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	24,640.28
Current Ending Fund Balance/Cash & Cash Equivalents	\$	355,753.55

10) In Good Order

10) In Good Order

10) In Good Order

FYTD Tax Assessments Collected	\$	1,854,733		100.66%
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10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget
Total Revenues	\$ 1,232,236	\$ 1,245,815	101%

10) In Good Order

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

Total	\$ 1,135,698	\$ 1,076,757	95%
Administrative	\$ 159,079	\$ 150,203	94%
Field Operations	\$ 976,619	\$ 926,553	95%

20) Watch Item

20) Watch Item

20) Watch Item

General Fund - Material Line Items

Administrative

Engineer	\$ 15,000	\$ 22,121	147%
Attorney	\$ 23,963	\$ 16,837	70%

20) Watch Item

10) In Good Order

Field Operations

Security Operations	\$ 83,500	\$ 69,979	84%
Repairs & Maintenance	\$ 32,849	\$ 30,027	91%
Electric	\$ 82,500	\$ 79,023	96%
Landscape	\$ 248,398	\$ 239,243	96%

10) In Good Order

10) In Good Order

20) Watch Item

20) Watch Item

Recreation Facility

Onsite Staffing	\$ 193,091	\$ 179,200	93%
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10) In Good Order

Long Term Debt

	10/1/25	Principal Payments	8/31/26
Series 2016	\$ 4,200,000	\$ (430,000)	\$ 3,770,000
Series 2020	\$ 2,470,000	\$ (10,000)	\$ 2,460,000
	<u>\$ 6,670,000</u>	<u>\$ (440,000)</u>	<u>\$ 6,230,000</u>

10) In Good Order

10) In Good Order

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances
Capital Outlay	\$ 63,797	\$ 136,009	\$ -	\$ (72,212)
Funding ⁽¹⁾	\$ 175,000	\$ 175,000	\$ -	\$ -
Account Balance	\$ 349,137	\$ 286,746	\$ -	\$ (62,390)

20) Watch Item

10) In Good Order

10) In Good Order

Series 2020 Construction Account

	10/1/25	Actual to Date	Interest Income	8/31/26
Account Balance	\$ 526,195	\$ 41,836	\$ 14,933	\$ 499,292

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 - August 2026 EOM Report



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

Last Updated: 9/9/26
 % of Fiscal Year Completed: 91.67%

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

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

2025-2026 Capital Reserve Repairs	
Description	Expenditures
Site Concrete	
Concrete Curb & Gutter Allowance	\$ 8,570.00
Concret Sidewalk Allowance	\$ 8,570.00
Site Lighting	
Light Bollards - Parking Lot	\$ 5,999.00
Light Poles - Parking Lot	\$ 25,709.00
Fencing/Gates/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
August 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 45,676	\$ -	\$ -	\$ 45,676
Petty Cash Account	\$ 313	\$ -	\$ -	\$ 313
Capital Projects Account	\$ -	\$ -	\$ 15,475	\$ 15,475
Due from General Fund	\$ -	\$ -	\$ 3,680	\$ 3,680
Deposits	\$ 820	\$ -	\$ -	\$ 820
Prepaid Expenses	\$ 2,360	\$ -	\$ -	\$ 2,360
<u>Investments:</u>				
US Bank Custody	\$ 360,884	\$ -	\$ -	\$ 360,884
State Board of Administration	\$ -	\$ -	\$ 267,207	\$ 267,207
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 76,550	\$ -	\$ 76,550
Construction	\$ -	\$ -	\$ 7,269	\$ 7,269
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 69,396	\$ -	\$ 69,396
Construction	\$ -	\$ -	\$ 499,675	\$ 499,675
Total Assets	\$ 410,054	\$ 452,038	\$ 793,308	\$ 1,655,399
Liabilities:				
Accounts Payable	\$ 50,620	\$ -	\$ -	\$ 50,620
Due to Capital Reserve	\$ 3,680	\$ -	\$ -	\$ 3,680
Total Liabilities	\$ 54,300	\$ -	\$ -	\$ 54,300
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,180	\$ -	\$ -	\$ 3,180
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 269,932	\$ -	\$ 269,932
Debt Service - Series 2020	\$ -	\$ 182,106	\$ -	\$ 182,106
Capital Projects - Series 2016	\$ -	\$ -	\$ 7,269	\$ 7,269
Capital Projects - Series 2020	\$ -	\$ -	\$ 499,292	\$ 499,292
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 286,746	\$ 286,746
Unassigned	\$ 352,574	\$ -	\$ -	\$ 352,574
Total Fund Balances	\$ 355,754	\$ 452,038	\$ 793,308	\$ 1,601,099
Total Liabilities & Fund Balance	\$ 410,054	\$ 452,038	\$ 793,308	\$ 1,655,399

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,216,236	\$ 1,216,236	\$ 1,224,299	\$ 8,063
Interest Income	\$ 15,000	\$ 13,750	\$ 16,173	\$ 2,423
Clubhouse Income	\$ 1,000	\$ 917	\$ 5,342	\$ 4,425
Total Revenues	\$ 1,232,236	\$ 1,230,903	\$1,245,815	\$ 14,912
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,200	\$ 1,800
FICA Expense	\$ 918	\$ 842	\$ 704	\$ 138
Engineering	\$ 15,000	\$ 13,750	\$ 22,121	\$ (8,371)
Dissemination	\$ 2,337	\$ 2,143	\$ 2,142	\$ 0
Arbitrage	\$ 1,200	\$ 1,100	\$ 600	\$ 500
Assessment Roll	\$ 5,843	\$ 5,843	\$ 5,843	\$ 0
Attorney	\$ 23,963	\$ 21,966	\$ 16,837	\$ 5,130
Annual Audit	\$ 4,000	\$ 3,800	\$ 3,800	\$ -
Trustee Fees	\$ 8,869	\$ 8,869	\$ 8,889	\$ (21)
Management Fees	\$ 67,702	\$ 62,060	\$ 62,060	\$ (0)
Information Technology	\$ 1,169	\$ 1,071	\$ 1,072	\$ (0)
Telephone	\$ 400	\$ 367	\$ 704	\$ (338)
Postage	\$ 600	\$ 550	\$ 968	\$ (418)
Printing & Binding	\$ 400	\$ 367	\$ 703	\$ (336)
Insurance	\$ 12,053	\$ 12,053	\$ 10,885	\$ 1,168
Legal Advertising	\$ 1,350	\$ 1,238	\$ 1,763	\$ (526)
Other Current Charges	\$ 1,000	\$ 917	\$ 1,465	\$ (549)
Office Supplies	\$ 100	\$ 92	\$ 272	\$ (180)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,079	\$ 148,201	\$ 150,203	\$ (2,003)

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field				
General Manager (Vesta)	\$ 193,091	\$ 177,000	\$ 179,200	\$ (2,200)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 152,531	\$ 107,108	\$ 45,424
Landscape Maintenance (St Johns Golf)	\$ 30,000	\$ 27,500	\$ 29,147	\$ (1,647)
Landscape Maintenance Contingency	\$ 52,000	\$ 47,667	\$ 102,988	\$ (55,321)
Lake Maintenance	\$ 30,000	\$ 27,500	\$ 28,410	\$ (910)
Security	\$ 83,500	\$ 76,542	\$ 69,979	\$ 6,563
Lifeguards/Pool Monitors	\$ 46,434	\$ 50,239	\$ 50,239	\$ -
Pool Maintenance	\$ 35,000	\$ 32,083	\$ 41,223	\$ (9,139)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 5,500	\$ 5,500	\$ -
Janitorial Maintenance	\$ 22,500	\$ 20,625	\$ 18,986	\$ 1,639
Electric	\$ 82,500	\$ 75,625	\$ 79,023	\$ (3,398)
Water	\$ 18,500	\$ 16,958	\$ 20,379	\$ (3,421)
Refuse Service	\$ 500	\$ 458	\$ -	\$ 458
Permits	\$ 2,000	\$ 1,833	\$ 575	\$ 1,258
Fitness Equipment Lease	\$ 27,000	\$ 24,750	\$ 24,335	\$ 415
Repairs & Maintenance	\$ 32,849	\$ 30,112	\$ 30,027	\$ 84
Street & Tennis Court Lighting Maintenance	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 18,333	\$ 26,182	\$ (7,849)
Tennis Court Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Supplies	\$ 12,500	\$ 11,458	\$ 16,086	\$ (4,627)
Special Events	\$ 25,000	\$ 24,408	\$ 24,408	\$ -
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	\$ 12,833	\$ 14,960	\$ (2,126)
Website Maintenance	\$ 1,056	\$ 968	\$ 907	\$ 61
Office Supplies	\$ 700	\$ 642	\$ 359	\$ 282
Contingencies	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Subtotal Field Expenditures	\$ 976,619	\$ 909,408	\$ 926,553	\$ (17,146)
Total Operations & Maintenance	\$ 976,619	\$ 909,408	\$ 926,553	\$ (17,146)
Total Expenditures	\$ 1,135,698	\$ 1,057,608	\$ 1,076,757	\$ (19,149)
Excess (Deficiency) of Revenues over Expenditures	\$ 96,538		\$ 169,058	
<u>Other Financing Sources/(Uses):</u>				
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)		\$ 24,640	
Fund Balance - Beginning	\$ 54,124		\$ 331,113	
Fund Balance - Ending	\$ 0		\$ 355,754	

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	Aug-26	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	\$ 1,405	\$ -	\$ 16,173
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	\$ 1,405	\$ -	\$ 1,245,815
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 600	\$ 800	\$ 800	\$ -	\$ 9,200
FICA Expense	\$ 77	\$ 61	\$ 61	\$ 77	\$ 77	\$ 61	\$ 61	\$ 61	\$ 46	\$ 61	\$ 61	\$ -	\$ 704
Engineering	\$ 5,941	\$ 2,489	\$ 954	\$ 1,582	\$ 990	\$ 1,417	\$ 1,248	\$ 709	\$ 3,368	\$ 2,691	\$ 733	\$ -	\$ 22,121
Dissemination	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ -	\$ 2,142
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	\$ 5,642	\$ -	\$ 62,060
Information Technology	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ 1,072
Telephone	\$ 53	\$ 66	\$ 68	\$ 76	\$ 80	\$ 65	\$ 72	\$ 76	\$ 42	\$ 80	\$ 27	\$ -	\$ 704
Postage	\$ -	\$ 159	\$ -	\$ -	\$ 26	\$ -	\$ 38	\$ -	\$ -	\$ 664	\$ 80	\$ -	\$ 968
Printing & Binding	\$ 47	\$ 3	\$ 16	\$ 13	\$ 25	\$ 9	\$ -	\$ 36	\$ 9	\$ 521	\$ 23	\$ -	\$ 703
Insurance	\$ 10,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,885
Legal Advertising	\$ 71	\$ 70	\$ 70	\$ 70	\$ 71	\$ 74	\$ 73	\$ 140	\$ 247	\$ 762	\$ 115	\$ -	\$ 1,763
Other Current Charges	\$ 100	\$ 119	\$ 103	\$ 111	\$ 146	\$ 128	\$ 145	\$ 140	\$ 176	\$ 152	\$ 144	\$ -	\$ 1,465
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	\$ 7,916	\$ -	\$ 150,203

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	Aug-26	Sep-26	Total
<u>Operations & Maintenance</u>													
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	\$ 16,291	\$ -	\$ 179,200
Landscape Maintenance (Brightview Landscape)	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,632	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,748	\$ -	\$ 107,108
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	\$ 2,750	\$ -	\$ 29,147
Landscape Maintenance Contingency	\$ 383	\$ 5,361	\$ 806	\$ 3,783	\$ 2,073	\$ 44,170	\$ 400	\$ 129	\$ 36,748	\$ 2,741	\$ 6,395	\$ -	\$ 102,988
Lake Maintenance	\$ 4,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,810	\$ -	\$ 28,410
Security	\$ 7,066	\$ 6,446	\$ 6,312	\$ 7,357	\$ 5,716	\$ 1,638	\$ 7,638	\$ 6,707	\$ 7,398	\$ 6,449	\$ 7,253	\$ -	\$ 69,979
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,875	\$ 3,644	\$ 4,627	\$ 14,068	\$ 16,240	\$ 9,555	\$ -	\$ 50,239
Pool Maintenance	\$ 3,276	\$ 2,891	\$ 4,346	\$ 2,933	\$ 3,338	\$ 2,974	\$ 4,729	\$ 5,622	\$ 2,874	\$ 3,557	\$ 4,683	\$ -	\$ 41,223
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 5,500
Janitorial Maintenance	\$ 2,661	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,826	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,611	\$ -	\$ 18,986
Electric	\$ 6,637	\$ 6,635	\$ 7,335	\$ 7,381	\$ 7,055	\$ 7,269	\$ 7,097	\$ 7,321	\$ 7,597	\$ 7,559	\$ 7,137	\$ -	\$ 79,023
Water	\$ 1,416	\$ 4,218	\$ 2,832	\$ 1,217	\$ 2,412	\$ 111	\$ 1,527	\$ 1,720	\$ 2,129	\$ 1,468	\$ 1,330	\$ -	\$ 20,379
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	\$ 2,212	\$ -	\$ 24,335
Repairs & Maintenance	\$ 1,700	\$ -	\$ 1,125	\$ 920	\$ 12,154	\$ 1,213	\$ 1,419	\$ 4,691	\$ 6,389	\$ 288	\$ 129	\$ -	\$ 30,027
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Replacements-Amenity Center	\$ -	\$ -	\$ 171	\$ 2,215	\$ 165	\$ 841	\$ 1,303	\$ 4,527	\$ 7,537	\$ 6,465	\$ 2,958	\$ -	\$ 26,182
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 2,421	\$ 909	\$ 1,482	\$ 1,821	\$ 2,583	\$ 606	\$ 1,728	\$ 388	\$ 1,221	\$ 1,675	\$ 1,252	\$ -	\$ 16,086
Special Events	\$ 5,120	\$ -	\$ 3,406	\$ 4,430	\$ 3,044	\$ 475	\$ 2,177	\$ 1,798	\$ 922	\$ 2,983	\$ 54	\$ -	\$ 24,408
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	\$ 1,364	\$ -	\$ 14,960
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	\$ 78,030	\$ -	\$ 926,553
Total Operations & Maintenance	\$ 109,574	\$ 70,212	\$ 71,912	\$ 68,783	\$ 76,036	\$ 97,964	\$ 68,736	\$ 74,883	\$ 123,995	\$ 86,429	\$ 78,030	\$ -	\$ 926,553
Total Expenditures	\$ 144,474	\$ 79,914	\$ 81,462	\$ 77,645	\$ 96,399	\$ 106,452	\$ 81,553	\$ 86,090	\$ 135,018	\$ 101,805	\$ 85,946	\$ -	\$ 1,076,757
Excess (Deficiency) of Revenues over Expenditures	\$ (144,474)	\$ 23,490	\$ 57,779	\$ 785,495	\$ (41,518)	\$ (62,798)	\$ (70,530)	\$ (83,609)	\$ (122,522)	\$ (87,715)	\$ (84,540)	\$ -	\$ 169,058
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)	\$ (84,540)	\$ -	\$ 24,640

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 552,515	\$ 552,515	\$ 556,164	\$ 3,649
Interest	\$ 2,500	\$ 2,292	\$ 12,670	\$ 10,378
Total Revenues	\$ 555,015	\$ 554,806	\$ 568,834	\$ 14,027
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		\$ 14,859	
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)		\$ (15,724)	
Fund Balance - Beginning	\$ 86,325		\$ 285,656	
Fund Balance - Ending	\$ 63,027		\$ 269,932	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 73,780	\$ 73,780	\$ 74,269	\$ 489
Interest	\$ 750	\$ 688	\$ 5,587	\$ 4,899
Total Revenues	\$ 74,530	\$ 74,468	\$ 79,856	\$ 5,388
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		\$ 6,906	
Net Change in Fund Balance	\$ 1,580		\$ 6,906	
Fund Balance - Beginning	\$ 61,026		\$ 175,200	
Fund Balance - Ending	\$ 62,607		\$ 182,106	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	\$ 5,000	\$ 4,583	\$ 8,367	\$ 3,784
Misc. Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,000	\$ 4,583	\$ 8,367	\$ 3,784
Expenditures:				
Capital Outlay	\$ 63,797	\$ 58,481	\$ 136,009	\$ (77,528)
Total Expenditures	\$ 63,797	\$ 58,481	\$ 136,009	\$ (77,528)
Excess (Deficiency) of Revenues over Expenditures	\$ (58,797)		\$ (127,642)	
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		\$ 47,358	
Fund Balance - Beginning	\$ 232,934		\$ 239,388	
Fund Balance - Ending	\$ 349,137		\$ 286,746	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 14,933	\$ 14,933
Total Revenues	\$ -	\$ -	\$ 14,933	\$ 14,933
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 41,836	\$ (41,836)
Total Expenditures	\$ -	\$ -	\$ 41,836	\$ (41,836)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (26,903)	
Net Change in Fund Balance	\$ -		\$ (26,903)	
Fund Balance - Beginning			\$ 526,195	
Fund Balance - Ending			\$ 499,292	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 216	\$ 216
Total Revenues	\$ -	\$ -	\$ 216	\$ 216
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 216	
Net Change in Fund Balance	\$ -		\$ 216	
Fund Balance - Beginning			\$ 7,053	
Fund Balance - Ending			\$ 7,269	

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%
--------	--------	-------	---------

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016 Debt Service</i>	<i>2020 Debt Service</i>	<i>Total</i>
11/03/25	Distribution #1	\$ 20,658.97	\$ 1,054.96	\$ 392.08	\$ 19,211.93	\$ 12,681.69	\$ 5,760.93	\$ 769.31	\$ 19,211.93
11/18/25	Distribution #2	\$ 75,659.48	\$ 3,026.38	\$ 1,452.66	\$ 71,180.44	\$ 46,985.83	\$ 21,344.31	\$ 2,850.29	\$ 71,180.43
11/21/25	Distribution #3	\$ 68,554.90	\$ 2,742.19	\$ 1,316.25	\$ 64,496.46	\$ 42,573.77	\$ 19,340.04	\$ 2,582.64	\$ 64,496.45
12/16/25	Distribution #4	\$ 133,829.77	\$ 5,353.20	\$ 2,569.53	\$ 125,907.04	\$ 83,110.57	\$ 37,754.75	\$ 5,041.72	\$ 125,907.04
12/23/25	Distribution #5	\$ 89,590.69	\$ 3,583.63	\$ 1,720.14	\$ 84,286.92	\$ 55,637.35	\$ 25,274.45	\$ 3,375.12	\$ 84,286.92
01/13/26	Distribution #6	\$ 1,383,915.59	\$ 55,356.60	\$ 26,571.18	\$ 1,301,987.81	\$ 859,435.30	\$ 390,416.77	\$ 52,135.73	\$ 1,301,987.80
01/26/26	INTEREST	\$ -	\$ -	\$ -	\$ 4,012.78	\$ 2,648.81	\$ 1,203.28	\$ 160.68	\$ 4,012.77
02/19/26	Distribution #7	\$ 83,800.05	\$ 2,306.34	\$ 1,629.87	\$ 79,863.84	\$ 52,717.70	\$ 23,948.14	\$ 3,198.00	\$ 79,863.84
03/13/26	Distribution #8	\$ 59,431.18	\$ 568.10	\$ 1,177.26	\$ 57,685.82	\$ 38,078.11	\$ 17,297.79	\$ 2,309.92	\$ 57,685.82
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

September 17, 2026

GENERAL FUND		
<i>DATE</i>	<i>CHECK NUMBERS</i>	<i>AMOUNT</i>
09/03/26	9222-9231	\$59,969.75
<u>AUTOPAY</u>		
08/31/26	8072-8075	\$1,875.82
09/09/26	8076-8077	\$7,409.93
Total		\$69,255.50

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/03/26	00469	8/18/26 6976	202608 320-57200-54502		*	2,957.94	
		POOL LIGHT 08/26					
		8/25/26 7053	202609 320-57200-45200		*	5,232.35	
		POOL SVCS 09/26					
				CBUSS ENTERPRISES			8,190.29 009222
9/03/26	00397	9/01/26 SAMPSON2	202608 320-57200-34501		*	5,888.00	
		SECURITY SVCS 08/26					
				CENTRAL SECURITY AGENCY			5,888.00 009223
9/03/26	00048	8/31/26 93879428	202608 320-57200-54600		*	328.00	
		ZOLL 3 AED AUTO AGREE					
				CINTAS CORPORATION			328.00 009224
9/03/26	00319	8/28/26 1110618-	202609 320-57200-41000		*	449.49	
		SVCS 09/26					
				COMCAST			449.49 009225
9/03/26	00285	9/01/26 JAK09260	202609 320-57200-45300		*	1,611.00	
		SVCS 09/26					
				JANI-KING OF JACKSONVILLE			1,611.00 009226
9/03/26	01003	8/13/26 152724	202608 320-57200-54600		*	357.98	
		SUPPLIES PROXIMITY 25PCK					
				JSC SYSTEMS			357.98 009227
9/03/26	00031	8/28/26 2248476	202608 320-54100-46300		*	450.00	
		MIDGE 08/26					
		9/01/26 40429295	202608 320-54100-46300		*	2,360.00	
		WATER MGMT 09/26					
				THE LAKE DOCTORS, INC.			2,810.00 009228
9/03/26	00505	8/19/26 06H87601	202608 320-57200-54600		*	492.11	
		WATER 08/26					
				PRIMO BRANDS			492.11 009229
9/03/26	00497	8/31/26 867868	202608 320-54100-46200		*	9,747.58	
		LANDSCAPE MAINT 08/26					
		8/31/26 868569	202608 320-54100-46202		*	1,004.97	
		REPAIR MAINLINE 08/26					
		8/31/26 868570	202608 320-54100-46202		*	1,838.14	
		BACKFLOW REPLACEMNT 08/26					
		8/31/26 868571	202608 320-54100-46202		*	1,406.64	
		REPAIR MAINLINE 08/26					
				RUPPERT LANDSCAPE LLC			13,997.33 009230
				SAMC SAMPSON CREEK SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/26	00377	8/31/26 434576	202608 320-57200-45100		*	9,554.64	
		LIFEGUARD 08/26					
		9/01/26 434306	202609 320-54100-34000		*	16,290.91	
		SVCS 09/26					
VESTA PROPERTY SERVICES, INC							25,845.55 009231
TOTAL FOR BANK A						59,969.75	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00022	8/17/26 14873242	202608 320-54100-43100	SERVICE THRU 8/12/2026	*	64.39	
			JEA				64.39 008072
8/31/26	00022	8/19/26 82743242	202608 320-54100-43100	SERVICE THRU 8/12/2026	*	1,265.43	
			JEA				1,265.43 008073
8/31/26	00467	8/20/26 I-082026	202608 320-57200-34500	OFF-DUTY POLICE-08/20/26	*	273.00	
			ROLLKALL TECHNOLOGIES LLC				273.00 008074
8/31/26	00467	8/26/26 I-082626	202608 320-57200-34500	OFF-DUTY POLICE-08/25/26	*	273.00	
			ROLLKALL TECHNOLOGIES LLC				273.00 008075
9/09/26	00016	9/04/26 AUG-26	202608 320-54100-43000	SERVICE THRU 9/4/2026	*	7,136.93	
			FLORIDA POWER & LIGHT				7,136.93 008076
9/09/26	00467	9/03/26 I-090326	202609 320-57200-34500	OFF-DUTY POLICE-09/03/26	*	273.00	
			ROLLKALL TECHNOLOGIES LLC				273.00 008077
TOTAL FOR BANK Z						9,285.75	
TOTAL FOR REGISTER						69,255.50	

SAMC SAMPSON CREEK SHENNING



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



SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 1487324200

Bill Date: 08/17/26

Cycle: 15

Amount Due
\$64.39

Please pay by 09/08/26 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	\$	64.39
Payment(s) Received		-64.39
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 09/08/26 to avoid 1.5% late payment charge and service disconnections.



Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.



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

Additional information on reverse side. →


☐

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

☐

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

Acct #: 1487324200

Bill Date: 08/17/26

Please pay by 09/08/26 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 FL 32232-5047

02321487324200000000000000004000006439010100000001500010

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[Report or View Outages](#)

Email Us



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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 by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

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

ADDRESS CORRECTION

Account # 1487324200

Tel: [] [] [] - [] [] [] []

Address:

City: State: Zip Code:

E-mail: _____


SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 08/17/26

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: 07/15/26 - 08/12/26

Reading Date: 08/12/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	28	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: 07/15/26 - 08/12/26

Reading Date: 08/12/26

Service Point: Irrigation 1 - Commercial

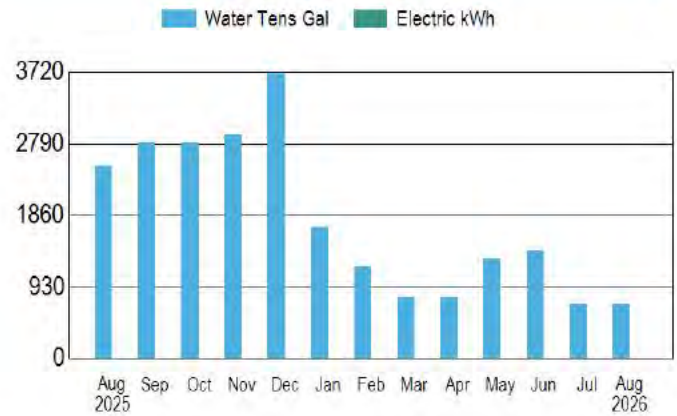
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	28	2670	Regular	3/4	7000 GAL

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	25,000	7,000	7,000	250



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



SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8274324200

Bill Date: 08/19/26

Cycle: 15

Amount Due
\$1,265.43

Do not pay. AutoPay will process
your payment on 09/10/26.

TOTAL SUMMARY OF CHARGES

Water	\$	638.12
Sewer		132.71
Irrigation		494.60
Total New Charges	\$	1,265.43

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

Previous Balance	\$	1,403.54
Payment(s) Received		-1,403.54
Balance Before New Charges		0.00
New Charges		1,265.43

**Do not pay. AutoPay will process your
payment on 09/10/26.** \$ 1,265.43



Water	\$638.12
Sewer	\$132.71
Irrigation	\$494.60

MESSAGES



Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.

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

Additional information on reverse side. →



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

Acct #: **8274324200**

Bill Date: **08/19/26**

Do not pay. AutoPay will process your payment on 09/10/26.

TOTAL AMOUNT PAID

\$1,265.43

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

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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

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

ADDRESS CORRECTION

Account # 8274324200

Tel: [] [] [] - [] [] [] []

Address:

City: State: Zip Code:

E-mail: _____



Phone: (904) 665-6000



Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 08/19/26

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$34.19	Irrigation 1 - Commercial	07/15/26 - 08/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		15.96													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74457419</td><td>28</td><td>524</td><td>Regular</td><td>4000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	28	524	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	28	524	Regular	4000 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$66.13	Irrigation 1 - Commercial	07/21/26 - 08/19/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		10.71													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514012958</td><td>29</td><td>408</td><td>Regular</td><td>9000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	29	408	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	29	408	Regular	9000 GAL											
1401 CRESTED HERON CT	I	\$164.32	Irrigation 1 - Commercial	07/15/26 - 08/12/26	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)		85.75													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>101588398</td><td>28</td><td>194</td><td>Regular</td><td>23000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	101588398	28	194	Regular	23000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
101588398	28	194	Regular	23000 GAL											
219 SAINT JOHNS GOLF DR	W	\$586.36	Swimming Pool - Water	07/15/26 - 08/12/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge		78.40													
Water Consumption Charge		507.96													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>94648188</td><td>28</td><td>6596</td><td>Regular</td><td>166000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	28	6596	Regular	166000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	28	6596	Regular	166000 GAL											
219 SAINT JOHNS GOLF DR	W	\$33.53	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.23													
Water Consumption Charge		15.30													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>31</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	31	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	31	Regular	5000 GAL											
219 SAINT JOHNS GOLF DR	S	\$79.28	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		25.85													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>31</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	31	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	31	Regular	5000 GAL											

Total New Charges For This Address \$699.17

Water \$619.89

Sewer \$79.28



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$18.23	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge															
18.23															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>28</td><td>151</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	28	151	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	28	151	Regular	0 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$53.43	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge															
53.43															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>28</td><td>151</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	28	151	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	28	151	Regular	0 GAL											
380 SAINT JOHNS GOLF DR	I	\$22.22	Irrigation 1 - Commercial	07/15/26 - 08/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge															
18.23															
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)															
3.99															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514034028</td><td>28</td><td>58</td><td>Regular</td><td>1000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	28	58	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	28	58	Regular	1000 GAL											
825 HAMPTON CROSSING WAY	I	\$30.47	Irrigation 1 - Residential	07/15/26 - 08/12/26	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge															
18.23															
Tier 1 Consumption (1-7 KGal @ \$4.08)															
12.24															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83711246</td><td>28</td><td>437</td><td>Regular</td><td>3000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	28	437	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	28	437	Regular	3000 GAL											
884 EAGLE POINT DR APT 1	I	\$47.43	Irrigation 1 - Commercial	07/15/26 - 08/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge															
27.48															
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)															
19.95															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83715860</td><td>28</td><td>422</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83715860	28	422	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	28	422	Regular	5000 GAL											
885 EAGLE POINT DR	I	\$72.96	Irrigation 1 - Commercial	07/15/26 - 08/12/26	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)															
26.79															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>81849996</td><td>28</td><td>720</td><td>Regular</td><td>12000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	28	720	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	28	720	Regular	12000 GAL											
982 EAGLE POINT DR	I	\$56.88	Irrigation 1 - Commercial	07/15/26 - 08/12/26	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)															
10.71															
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>82580203</td><td>28</td><td>1560</td><td>Regular</td><td>9000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	28	1560	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	28	1560	Regular	9000 GAL											

Total New Charges For This Address \$71.66

Water \$18.23

Sewer \$53.43



Invoice # I-082626-3708

Created Date: 8/26/2026

Due Date: 8/26/2026

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
7103714	St. Johns Golf Traffic		10343	60.00	4.00	\$20.00	\$260.00
		FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL	
		Agency Fee	Admin	\$5.00	4 / Hour	\$20.00	
						Officer Hourly Total	\$240.00
						Agency Fees Total	\$20.00
						Subtotal	\$260.00
						Service Fees	\$13.00
						Taxes	\$0.00
						Total	\$273.00
						Payments Applied	\$0.00
						Balance Due	\$273.00

Invoice # I-082026-3548

Created Date: 8/20/2026

Due Date: 8/20/2026

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
7079225	St Johns Golf Traffic		10343	60.00	4.00	\$20.00	\$260.00
		FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL	
		Agency Fee	Admin	\$5.00	4 / Hour	\$20.00	
						Officer Hourly Total	\$240.00
						Agency Fees Total	\$20.00
						Subtotal	\$260.00
						Service Fees	\$13.00
						Taxes	\$0.00
						Total	\$273.00
						Payments Applied	\$0.00
						Balance Due	\$273.00

INVOICE

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

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



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

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

Invoice details

Invoice no.: 7053
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

Pool Maintenance
320-57200-45200

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	525	\$4.98	\$2,614.50
3.	SULFURIC ACID	PER GAL	30	\$9.98	\$299.40
4.	TRICHLOR	PER LB	20	\$8.35	\$167.00
5.	TILE SOAP	PER GAL	1	\$76.45	\$76.45
6.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 08/04/2026 RODENT IN POOL	1	\$225.00	\$225.00

Total **\$5,232.35**

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

INVOICE

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

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 6976
Terms: Net 30
Invoice date: 08/18/2026
Due date: 09/17/2026

Repairs & Maintenance -
Amenity Center
320-57200-54502

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	COMMERCIAL POOL LIGHT	150' 12V 300W White Pool Intellibrite Architectural Series Light	\$2,957.94	\$2,957.94	2	\$1,478.97	\$2,957.94	\$0.00

Total **\$2,957.94**

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: SAMPSON2026-009
Invoice Date: 2026-09-01
Due Date: 2026-09-16
Terms: Net 15
Dates of Service: 2026-08-01 to 2026-08-31
Site: Sampson Creek CDD

Bill To:

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

Attn:Manager
sjgccmanager@gmssf.com

Attn:Manager
shenning@gmssf.com

Guard Service
320-57200-34501

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

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

Total Hours: 184.00

None

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



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

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

Invoice

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

Invoice # 9387942878
Invoice Date 08/31/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

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

Supplies
320-57200-54600

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT_R	ZOLL 3 AED AUTOMATIC AGREEMENT	2 EA	\$164.00	\$328.00	
Invoice Sub-total				\$328.00	
Tax				\$0.00	
Invoice Total				\$328.00	

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

Note

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		\$449.49
Payment - thank you	Aug 14	-\$449.49
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 Sep 18, 2026 \$449.49

Your bill explained

- Comcast Business Billing Update: We're making changes to our billing system in the coming months. As part of this update, your payment due date will move by up to 5 days. We'll send you another reminder before the update takes effect.
- Any payments received or account activity after Aug 28, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Need help?

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

Sept 2026
001.320.57200.41000

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

Sep 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

849574140111061800449496

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges

\$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	\$47.95
Voice and WiFi Pro Expanded Coverage.	

TV services

\$123.32

TV Select	\$82.95
Business Video.	
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	\$44.95
Business Voice.	
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)342-7936Visit 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 Billing Update: Starting August 13, 2026, you will no longer be able to add new ACH accounts over the phone to make one-time payments. You can still make payments using existing ACH credentials that are already verified in your My Account.

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.



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

Invoice	
Date 09/01/2026	Number JAK09260033
Due Date 09/30/2026	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:
SAMPSON CREEK C.D.D.

For:
Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

General Cleaning
320-57200-45300

Make All Checks Payable To: JANI-KING OF JACKSONVILLE
RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
Commercial Cleaning Services
(904) 346-3000



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

For:
Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK09260033	09/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	09/30/2026	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER				1611.00	1611.00	
Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Amount of Sale		\$ 1,611.00
					Sales Tax		\$ 0.00
					Total		\$ 1,611.00



Invoice Date	Invoice #
8/13/2026	152724

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

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

St Johns Golf & Country Club
219 St. Johns Golf Drive

St. Augustine, FL 32092

Supplies
320-57200-54600

Kate

Quantity	Item / Description	Unit Price	Amount
2.00	ADI PRO 0E-ISOPK25 ISO 26-Bit Pre-Programmed No-Slot Proximity Card, 25-Pack	178.99	357.98

Sub-Total	357.98
Tax	0.00
Final Amount	357.98

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment. All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

Lake Maintenance
320-54100-46300

ACCOUNT NUMBER	DATE	BALANCE
707136	8/28/2026	\$450.00

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

00000000014920001000000040322800000004500007

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

Sampson Creek CDD SJGCC
Invoice Due Date 9/27/2026

219 St Johns Golf Dr St. Augustine, FL 32092
Invoice 2248476 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/28/2026	Midge - As Needed		\$450.00	\$0.00	\$450.00

Aug 2026

Applied midge larvicide into pond #12.

Thanks
Garrett

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:

\$450.00

This Invoice Total:

\$450.00

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

MAKE CHECK PAYABLE TO:



PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
NAME	_____
ADDRESS	_____
CITY	_____
STATE	_____
ZIP	_____
PHONE	_____
CREDIT CARD NO.	_____
EXPIRATION DATE	_____



ADDRESSEE

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



PRIMO BRANDS™

Account Number: 8760160068
 Invoice Number: 06H8760160068
 Activity From: 07/17/26 - 08/16/26
 Billing Date: 08/19/26
 Delivery Address: SAMPSON CREEK CDD
 219 SAINT JOHNS GOLF DR
 SAINT AUGUSTINE FL 32092

Supplies
320-57200-54600



Previous Balance	\$293.05
Payments / Credits	\$293.05
Current Activity from 07/17/26 - 08/16/26	\$492.11
Total Account Balance as of 08/19/26	\$492.11

To pay your bill and view your
 upcoming deliveries, visit us at
readyrefresh.com

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
8/02	0149176		PREVIOUS BALANCE		293.05
			PAYMENT-THANK YOU		-293.05
7/28	4691547352	20	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	209.80
		20	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		2	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	6.49	12.98
		15	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
8/11	4695599821	20	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	209.80
		20	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		2	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	6.49	12.98
		20	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
8/04	H0361993		RENT (08/04-08/31)		13.98
			SALES TAX		2.59
Total Account Balance as of 08/19/26					\$492.11

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.

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080
 College Station, TX 77842

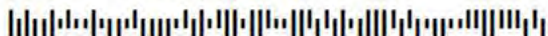
Payments made easy!
 Scan for a safe and
 secure payment



**PRIMO
BRANDS™**



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



ACCOUNT NUMBER - 8760160068 INVOICE NUMBER - 06H8760160068

Total Amount Due by 09/07/26

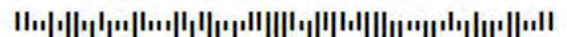
\$492.11

Amount Enclosed: \$

507087601600682 0049211 00492118 5

Please send payment to:

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



**INVOICE**

Date	Invoice#
Aug 31,2026	867868

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	Sep 30,2026	

Description	Price	Total
Landscape Management For August As Per Contract, Due Sep 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 Carasea Kyle Tel: 904-504-7403

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

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

**INVOICE**

Date	Invoice#
Aug 31,2026	868570

Please Remit Payment to:

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

Landscape Maintenance
320-57200-46202

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 30,2026	5147166

Description	Price	Total
Battery Controller /Backflow replacement by 29 1" backflow replacement and battery controller upgraded battery valve by 210 Bluetooth one station NODE battery controller	\$1,838.14	\$1,838.14

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

For customer service contact Carasea Kyle Tel: 904-504-7403

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

Subtotal:	\$1,838.14
Sales Tax:	\$0.00
Amount Due:	\$1,838.14

**INVOICE**

Date	Invoice#
Aug 31,2026	868571

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

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

Landscape Maintenance
320-57200-46202

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 30,2026	5147184

Description	Price	Total
3" mainline repair going into sleeve Leo Maquire and Eagle Point	\$1,406.64	\$1,406.64

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

For customer service contact Carasea Kyle Tel: 904-504-7403

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

Subtotal:	\$1,406.64
Sales Tax:	\$0.00
Amount Due:	\$1,406.64

**INVOICE**

Date	Invoice#
Aug 31,2026	868569

Please Remit Payment to:

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

Landscape Maintenance
320-57200-46202

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 30,2026	5147069

Description	Price	Total
3" mainline repair on Leo Maguire by lake	\$1,004.97	\$1,004.97

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

For customer service contact Carasea Kyle Tel: 904-504-7403

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

Subtotal:	\$1,004.97
Sales Tax:	\$0.00
Amount Due:	\$1,004.97



Invoice

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

Invoice # 434306
Date 09/01/2026

Terms Net 30
Due Date 10/01/2026
Memo

Bill To

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

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

Total 16,290.91

001.320.54100.34000
Sept 2026



Invoice

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

Invoice # 434576
Date 08/31/2026

Terms Net 30
Due Date 09/30/2026
Memo Lifeguards

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	413.8	23.09	9,554.64

Total 9,554.64

001.320.57200.45100
August 2026

Sampson Creek CDD
FPL Electric

Code to 001.320.54100.43000

August-26

08744-67061	380 St. John's Golf Drive #IRR	\$	30.80
16229-99512	219 St. John's Golf Drive #Pool	\$	1,298.61
19350-09421	211 St. John's Golf Drive #LITES	\$	105.63
46974-44356	9402 Leo Maguire Pkwy #2	\$	31.77
55613-33054	2125 County Road 210 W	\$	42.45
59216-52565	205 St. John's Golf Drive	\$	91.27
61084-35154	944 Leo Maguire Parkway #1	\$	32.21
80369-00598	205 St. John's Golf Drive #Swimclub	\$	843.84
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,432.13
33381-88364	1574 Drury Court #1	\$	228.22

Total		\$	7,136.93
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*****V#16**

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

**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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

Sep 25, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.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 November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: (386) 252-1541
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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

08744-67061

ACCOUNT NUMBER

\$30.80

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 08744-67061

FPL.com Page 2

E001

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: \$0.086560 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 Oct 6, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	0	0	0
Service days	29	30	30
kWh/day	0	0	0
Amount	\$30.80	\$30.80	\$25.66

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:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$1,298.61**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,525.83
Payments received	-1,525.83
Balance before new charges	0.00

Total new charges	1,298.61
-------------------	----------

Total amount you owe	\$1,298.61
-----------------------------	-------------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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for ways to pay.

16229-99512

ACCOUNT NUMBER

\$1,298.61

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 16229-99512

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,525.83
Payment received - Thank you	-1,525.83
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$33.71

Non-fuel: (\$0.027110 per kWh) \$357.88

Fuel: (\$0.032010 per kWh) \$422.56

Demand: (\$15.03 per KW) \$450.90

Electric service amount 1,265.05

Gross receipts tax (State tax) 32.46

Taxes and charges 32.46

Regulatory fee (State fee) 1.10

Total new charges \$1,298.61

Total amount you owe \$1,298.61

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	11321		98120		13201
Demand KW	30.29				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	13201	15633	13348
Service days	29	30	30
kWh/day	455	521	444
Amount	\$1,298.61	\$1,525.83	\$1,294.76

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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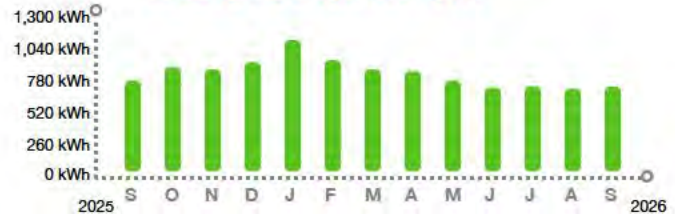
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your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

**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$105.63**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	109.46
Payments received	-109.46
Balance before new charges	0.00

Total new charges	105.63
Total amount you owe	\$105.63

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

19350-09421

ACCOUNT NUMBER

\$105.63

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 19350-09421

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	109.46
Payment received - Thank you	-109.46
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.086560 per kWh) \$64.75

Fuel: (\$0.032020 per kWh) \$23.95

Electric service amount 102.90

Gross receipts tax (State tax) 2.64

Taxes and charges 2.64

Regulatory fee (State fee) 0.09

Total new charges \$105.63

Total amount you owe \$105.63

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	70963		70215		748

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	748	730	804
Service days	29	30	30
kWh/day	25	24	26
Amount	\$105.63	\$109.46	\$114.95

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:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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**\$228.22**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

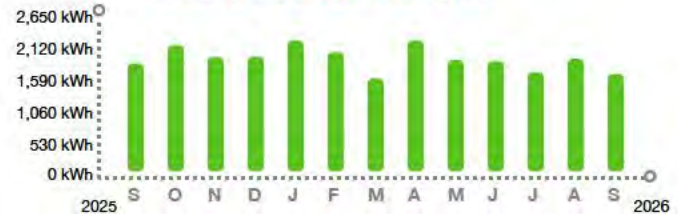
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	278.56
Payments received	-278.56
Balance before new charges	0.00
Total new charges	228.22
Total amount you owe	\$228.22

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/rates).

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

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



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for ways to pay.

33381-88364

ACCOUNT NUMBER

\$228.22

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 33381-88364

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	278.56
Payment received - Thank you	-278.56
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.086560 per kWh) \$151.92

Fuel: (\$0.032020 per kWh) \$56.20

Electric service amount 222.32

Gross receipts tax (State tax) 5.71

Taxes and charges 5.71

Regulatory fee (State fee) 0.19

Total new charges \$228.22

Total amount you owe \$228.22

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	09508		07753		1755

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	1755	2031	1943
Service days	29	30	30
kWh/day	61	68	65
Amount	\$228.22	\$278.56	\$259.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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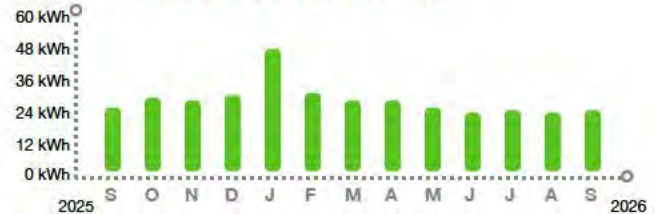
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**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 2026**Account Number:** 46974-44356**Service Address:**9402 LEO MAGUIRE PKWY # 2
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$31.77**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	31.93
Payments received	-31.93
Balance before new charges	0.00
Total new charges	31.77
Total amount you owe	\$31.77

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 2026 is considered LATE; a late payment charge of 0.671667% will apply.
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Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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46974-44356

ACCOUNT NUMBER

\$31.77

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 46974-44356

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	31.93
Payment received - Thank you	-31.93
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$13.79

Non-fuel: (\$0.086560 per kWh) \$2.16

Fuel: (\$0.032020 per kWh) \$0.80

Electric service amount 30.95

Gross receipts tax (State tax) 0.79

Taxes and charges 0.79

Regulatory fee (State fee) 0.03

Total new charges \$31.77

Total amount you owe \$31.77

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	17124		17099		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	25	24	26
Service days	29	30	30
kWh/day	1	1	1
Amount	\$31.77	\$31.93	\$26.99

KEEP IN MIND

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**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$42.45**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

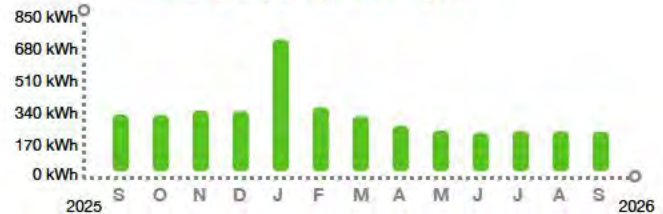
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	44.61
Payments received	-44.61
Balance before new charges	0.00
Total new charges	42.45
Total amount you owe	\$42.45

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

55613-33054

ACCOUNT NUMBER

\$42.45

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 55613-33054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	44.61
Payment received - Thank you	-44.61
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.086560 per kWh) \$19.82

Fuel: (\$0.032020 per kWh) \$7.33

Electric service amount 41.35

Gross receipts tax (State tax) 1.06

Taxes and charges 1.06

Regulatory fee (State fee) 0.04

Total new charges \$42.45

Total amount you owe \$42.45

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02266		02037		229

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	229	231	327
Service days	29	30	30
kWh/day	8	8	11
Amount	\$42.45	\$44.61	\$54.61

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- 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:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$91.27**

TOTAL AMOUNT YOU OWE

Sep 29, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	85.27
Payments received	-85.27
Balance before new charges	0.00
Total new charges	91.27
Total amount you owe	\$91.27

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 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 September 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

59216-52565

ACCOUNT NUMBER

\$91.27

TOTAL AMOUNT YOU OWE

Sep 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 59216-52565

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	85.27
Payment received - Thank you	-85.27
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.086560 per kWh) \$54.54

Fuel: (\$0.032020 per kWh) \$20.17

Electric service amount 88.91

Gross receipts tax (State tax) 2.28

Taxes and charges 2.28

Regulatory fee (State fee) 0.08

Total new charges \$91.27

Total amount you owe \$91.27

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	62765		62135		630

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	630	544	559
Service days	29	30	30
kWh/day	21	18	18
Amount	\$91.27	\$85.27	\$83.95

KEEP IN MIND

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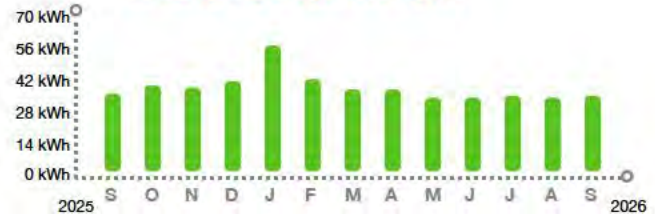
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**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 2026**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$32.21**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	32.46
Payments received	-32.46
Balance before new charges	0.00
Total new charges	32.21
Total amount you owe	\$32.21

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: (386) 252-1541
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61084-35154

ACCOUNT NUMBER

\$32.21

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 61084-35154

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	32.46
Payment received - Thank you	-32.46
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$12.91

Non-fuel: (\$0.086560 per kWh) \$3.11

Fuel: (\$0.032020 per kWh) \$1.15

Electric service amount 31.37

Gross receipts tax (State tax) 0.81

Taxes and charges 0.81

Regulatory fee (State fee) 0.03

Total new charges \$32.21

Total amount you owe \$32.21

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20844		20808		36

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	36	35	37
Service days	29	30	30
kWh/day	1	1	1
Amount	\$32.21	\$32.46	\$27.58

KEEP IN MIND

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**Electric Bill Statement****For:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$4,432.13**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	4,477.20
Payments received	-4,477.20
Balance before new charges	0.00
Total new charges	4,432.13
Total amount you owe	\$4,432.13

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 30, 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 September 15, 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.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. [FPL.com/Rates](https://www.fpl.com/rates).

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72556-88074

ACCOUNT NUMBER

\$4,432.13

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 72556-88074

BILL DETAILS

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

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	4,424.76
Gross receipts tax (State tax)	3.61
Taxes and charges	3.61
Regulatory fee (State fee)	3.76
Total new charges	\$4,432.13
Total amount you owe	\$4,432.13

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.022870 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Oct 6, 2026.

Usage Type

Total kWh used

Usage

2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	2302	2302	2302
Service days	29	30	30
kWh/day	79	77	77
Amount	\$4,432.13	\$4,477.20	\$4,219.69

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: SAMPSON CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 72556-88074

For: 08-06-2026 to 09-04-2026 (29 days)
kWh/Day: 79
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					9.610000		1,479.94
Fixtures					1.650000		254.10
Maintenance							
C861225	73	6000	F	12		300	
Energy					1.000000		12.00
Non-energy					9.610000		115.32
Fixtures					1.650000		19.80
Maintenance							
PMF0001				166			
Non-energy					10.780000		1,789.48
Fixtures							
UCNP				11,449			
Non-energy					0.054620		625.34
Maintenance							

* 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
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Customer Name:
SAMPSON CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
72556-88074

For: 08-06-2026 to 09-04-2026 (29 days)
kWh/Day: 79
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
Storm restoration recovery charge							-43.90
Transition rider credit							-2.39
Storm protection recovery charge							7.37
Fuel charge							72.65
Electric service amount							4,424.76
Gross receipts tax (State tax)							3.61
Regulatory fee (State fee)							3.76
Total						2,302	4,432.13

* 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:** Aug 6, 2026 to Sep 4, 2026 (29 days)**Statement Date:** Sep 4, 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****\$843.84**

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$718.09 withdrawn
instead of \$843.84.
FPL.com/BusBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	943.08
Payments received	-943.08
Balance before new charges	0.00
Total new charges	843.84
Total amount you owe	\$843.84

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 \$718.09 instead of \$843.84 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after November 30, 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 September 15, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.Customer Service: 1-800-375-2434
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80369-00598

ACCOUNT NUMBER

\$843.84

TOTAL AMOUNT YOU OWE

Sep 25, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 80369-00598

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	943.08
Payment received - Thank you	-943.08
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$33.71

Non-fuel: (\$0.027110 per kWh) \$209.86

Fuel: (\$0.032010 per kWh) \$247.79

Demand: (\$15.03 per KW) \$330.66

Electric service amount 822.02

Gross receipts tax (State tax) 21.10

Taxes and charges 21.10

Regulatory fee (State fee) 0.72

Total new charges \$843.84

Total amount you owe \$843.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Oct 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07962		00221		7741
Demand KW	21.83				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2026	Aug 6, 2026	Sep 5, 2025
kWh Used	7741	8544	7209
Service days	29	30	30
kWh/day	266	284	240
Amount	\$843.84	\$943.08	\$925.53

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Invoice # I-090326-3976

Created Date: 9/3/2026

Due Date: 9/3/2026

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
7148279	St. Johns Golf Traffic		10343	60.00	4.00	\$20.00	\$260.00
		FEE TYPE	FEE NAME	RATE	QTY / %	TOTAL	
		Agency Fee	Admin	\$5.00	4 / Hour	\$20.00	

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