Sampson Creek

Community Development District

OCTOBER 15, 2026

AGENDA

Sampson Creek
Community Development District

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

October 8, 2026

Board of Supervisors
Sampson Creek Community Development District
https://us06web.zoom.us/j/85114935250

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, October 15, 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 Removal of Oak and Pine Trees Along Leo Maguire
      3. Proposal for Volleyball Court Landscaping Refresh
      4. Proposal for Volleyball Court Tree Trimming
      5. Proposal for Removal of Oak Tree in Common Area
      6. Proposal for Woodline Pushback
   B. Attorney
   C. Engineer

D. District Manager – Update on Fiscal Year 2026 Goals & Objectives

E. General Manager
   1. Amenities and Operations Report and Maintenance Checklist
   2. Lake Doctors
   3. Athletic Field Report
   4. Proposals for Meeting Room Flooring
   5. Proposal for Repainting Meeting Room
   6. Proposal for Meeting Room Ceiling

VI. Discussion of Future Amenity Capital Improvements
   A. Pool Deck Renovation
   B. Amenity Meeting Room Upgrade
   C. Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild
   D. Tennis Court Landscape Demo
   E. Tennis Court Relandscaping
   F. Tennis Court Rock, Sod, Mulch and Pavers
   G. Tennis Court Drainage Improvements
   H. Basketball Court Drainage Improvements

VII. Contracts Review

VIII. Supervisors' Request

IX. Public Comments

X. Approval of Consent Agenda
   A. Minutes of the September 17, 2026 Meeting
   B. Financial Statements as of September 30, 2026
   C. Check Register

XI. Discussion of Security Matters*

XII. Next Scheduled Meeting – November 19, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XIII. 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.

FIFTH ORDER OF BUSINESS

A.

1.

Sampson Creek CDD: Monthly Report

October 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.

Maintenance:

- Weekly mowing service on all turf throughout the community
- Hard edge and soft edge all landscape beds and sidewalks
- Annual flower bed weeding and deadheading weekly
- Hedges trimmed at Amenity center and tennis court.
- Ornamental Grasses trimmed off walkways around gym, pool deck and on Leo Maguire
- Agapanthus spent blooms removed
- Oak trees lifted around amenities and parking lot.

Irrigation:

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

Notes: Moving into November we will start our wood line cutbacks around the amenity center and common areas. Pinestraw installation will start at the end of October.

Spray Report

Customer: Tree Amigos

Property: Samson Creek

Date: 9/10-9/11/26

Area treated +/- 8 acres

Total Gallons used: 1100

Product:

12-0-0 @ 128oz per acre

6-0-0 @ 3lbs per acre

Bifen XTS @ 7oz per acre

Simazine @ 64oz per acre

Immidacloprid @ 26oz per acre

Alucion @ 19oz per acre(IPM)

Celsius @ 5oz per acre(IPM)

Certanity @ 1oz per acre(IPM)

Target for this application was to apply a micronutrient package to keep the grass healthy and start the green up process. Pre and Post emergent herbicides were applied to eliminate and prevent summer annual weeds. Contact and preventative insecticides were applied for turf damaging insects only. Expect to see results in 10-14 days. Application must be watered in within 24hrs

2.

October 07, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Oak and Pine Removal on Leo Maguire
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

Dead trees

Cut and remove dead pine tree left side of Leo Maguire parkway.

Grind stump/leave stump mulch

Cut and remove dead codominant water oak tree on the left side of Leo Maguire Parkway.

Grind stump/leave stump mulch

Haul off tree debris

Miscellaneous:

Description
Tree removal and stump grinding

Total price* : $5,529_____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: _____

3.

September 21, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Volleyball Court Refresh
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 3 inches of dirty sand and debris from the volleyball courts. We will regrade and add 3 inches to the top layer for refresh.

Materials:

Description	Quantity	UM/Size
Sand	16	Yards

Miscellaneous:

Description
Demo
Equipment

Total price* : **$6,395_____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.

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  - Initial watering will be provided upon installation;
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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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Stephanie Taylor

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Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

4.

September 22, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Volleyball court tree trimming
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 lift the 3 oak tress hanging over volleyball court. This will help with keeping the volleyball court clean from tree debris.

Miscellaneous:

Description
Tree Trimming

Total price* : **$2,243_____ 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.
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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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Stephanie Taylor

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_____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

5.

September 22, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Common area Oak Tree Removal
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 the dead oak tree from the common grounds. This price includes the grinding of the stumps.

Miscellaneous:

Description
Oak Tree Removal

Total price* : **$814_____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.
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Additional watering: **YES** _____ **NO** ____

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Acceptance of Proposal:

Stephanie Taylor

_____

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_____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

6.

September 24, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Woodline Pushback
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 push back the woodlines on both sides of the road on Leo Maguire.

Miscellaneous:

Description
Woodline cutting

Total price* : **$7,988_____Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
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Additional watering: **YES _____ NO ____**

Terms and Conditions

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Acceptance of Proposal:

Stephanie Taylor

_____

_____

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Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

D.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Goal 1.2: Notice of Meetings Compliance

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

2. Infrastructure and Facilities Maintenance

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

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

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

Goal 3.2: Financial Reports

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

Goal 3.3: Annual Financial Audit

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

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

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

E.

1.

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Monthly General Manager's Report

CDD Meeting Date : 09-19-2026 *Submitted by:* ***Stephanie Taylor & Jason Davidson***

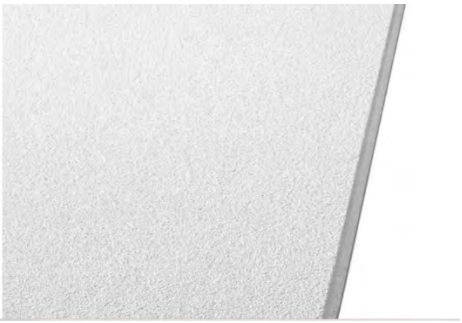
MEETING ROOM PROPOSALS/Board Action Required:

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 October 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 Required:

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 entirely, 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.

ENTRANCE MONUMENT/Board Action Required:

Supervisor Weitzel mentioned wanting to see a rendering of an updated entrance monument to better fit our community. I am meeting with All Weather Contractors Wednesday, October 7th in the morning to discuss the logistics of the monument refurbishment and the possibility of creating a small water feature that feeds to and

from the pond. Below are some basic renderings of possibilities. The beige tiling is pretty common for the surrounding communities, but it would be difficult to see the gold lettering on the monument. The black tiling creates a nice contrast to the gold lettering.





LANDSCAPING/Board Action Required:

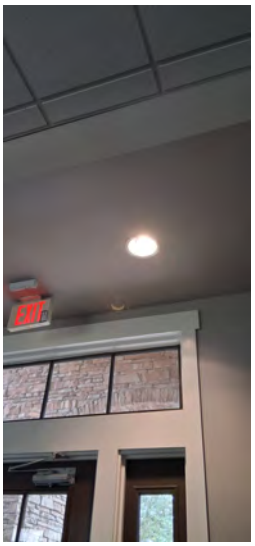
Kyle and I have been meeting weekly to discuss landscaping items with a ride through the community every other week. Every week, Kyle and I discuss items that need to be addressed. He then schedules them out, aiming for them to be completed prior to our next meeting, if possible. In addition to the maintenance 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.

Proposals:
Tree trimming by the sand volleyball court, Dead oak tree removal in common area (area 23), Removal and installation of new sand (3 inches) for the sand volleyball court, Woodline pushback with third party vendor for Leo Maguire, Dead trees removal on Leo Maguire

Upcoming Proposals:
-Fiscal year landscape areas for Board approval
-Front entrance monument landscaping
-Grassy area at intersection of Leo Maguire and St. Johns Golf Drive where turf is struggling due to foot traffic

FULL-TIME MAINTENANCE/No Board Action Required:

Robert has begun his full-time maintenance technician position here at Sampson Creek. We have created a daily, weekly, and monthly checklist for Robert to complete in addition to the unplanned projects that occur. Since moving to full-time, Robert has already completed some pending projects such as straightening the stop sign on Stonehedge Trail Lane, cleaning the basketball goals, and replacing lights throughout the facility. The sample checklist has been provided in this packet. Please note that the checklist may change based on the season and throughout the transition to full-time.







HOLIDAY LIGHTING/No Board Action Required:
I met with M&G Lighting to discuss new ideas for the community's holiday lighting. We worked on re-using all items owned by the District while purchasing some new items to showcase areas not currently included in our installation plan. 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 reached out to M&G for additional lighting/lighting displays for the $2,000 that was originally proposed for the new banners. I will keep the Board updated on this project. Please note that the installation will begin at the beginning of November to test them prior to Thanksgiving weekend!

TREE CANOPIES/No Board Action Required:
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 Quill's Tree Services to approve the $45,000 proposal and get the canopy lifting scheduled. This project will not begin until we are out of the growing season.

AMENITY CENTER SIGN & CEMETERY SIGN/No Board Action Required:
I have reached out to Arete to schedule the re-painting of the current sign. I am also researching stronger solar lights to help showcase the sign at night. Robert and I have some solar lights that believe will better illuminate the sign at night so they will be installed when the re-finished sign has been re-installed.

Debora with Sampson Creek Cemetery has ordered and paid for the cemetery sign and bracket to replace the missing cemetery sign on Leo Maguire by the Eagle Point Drive intersection. It will be installed once it has been delivered!

VIRTUAL MEETING EQUIPMENT/No Board Action Required:
For our October CDD meeting, a Zoom link will be provided for the audience to join via Zoom. Please note that audience members who attend via Zoom will be muted for the entire duration of the meeting and will not be able to participate in audience comments. Daniel will be hosting the Zoom meeting and using a speaker for the audience to hear both the Board members and staff. With this being our first meeting with Zoom, please note that there may be issues with audio clarity that we will need to work through.

POOL EVALUATION/No Board Action Required:
Over the past few months, we have been using more chlorine than anticipated for our pool size. 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 replaced the line that feeds the chlorine from the tank to the pool pump controller. At this point in time, we are sitting at a normal level of chlorine consumption. I will keep the Board posted on this matter should the consumption levels change.

Clayton is updating the proposal for the pool pumps to submit to the Board for the November meeting. As discussed earlier this year, the two pool pumps for the pool are ending their lifespan and will need to be replaced. The new pool pumps will be made out of a strong plastic compared to an iron-cast so the rust stains at the bottom of the pool will not be as prominent once cleaned.

SIDEWALK REPAIRS/No Board Action Required:
With the NTE of $28,000, the Eagle Point Drive project list was approved and Andrew with Precision Sidewalk is in the midst of scheduling it. Once I have received a tentative date, I will let the Board know!

All Weather Contractors are working on replacing the sidewalk panels on Meadow View Lane closest to the intersection with Eagle Point Drive, tentatively starting today based on weather. With the forecasted rain, it will take multiple days to complete as they need better weather to complete the project. Once this location is completed, I will ride through with the vendor so we can make a comprehensive list of replacements for the neighborhood.

GYM ETIQUETTE/No Board Action Required:
In response to the increase in individuals who are breaking CDD policies in the gym, we have increased the number of patrols through the gym, especially after 8 PM when this behavior typically occurs. We have also included signage around the facility and included in our e-blasts stating that smoking, including e-cigarettes and vapes, is not allowed. I am looking into the price of vapor detectors; I am just waiting to hear back from the vendor. Lastly, we have placed signage on the gym doors for residents to scan if they do not have an access card or mobile credential. This will send a message to my email and the office email so we can assist them with getting their credentials. There has been a decrease in these incidents occurring; however, there are still a few individuals vaping in the gym. I will be reviewing credential scans and footage to reach out to the participating households.

GOLF COURSE UPDATES/No Board Action Required:
I reached out to Pete last week about the wooden bridge re-painting and the golf cart path concrete repairs. He let me know that the bridge re-painting had been approved by their corporation, and he was just waiting to hear back from the vendor to coordinate a start date. As for the concrete repairs, they did have it scheduled for the upcoming two weeks, but with the forecasted rain, I am not sure how it will affect the scheduling. I have asked Kyle with Ruppert to price out the sod replacement closest to the tennis courts and new golf course building to have the pricing numbers; he placed the coverage for one pallet of Bermuda sod at $650. Please note that this area is included in the re-landscaping of the tennis courts.

EVENTS RECAP/No Board Action Required:
As we move into cooler weather, we are heading full speed into our holiday events!

-Food Drive: The annual food drive has begun for the St. Johns County Food Pantry. Please drop off any shelf-stable food items into the food bin in the Aerobics room from now until November 17th. All proceeds will be taken to the Food Pantry the following day, just in time for the holidays.
-Kids Activity Night: This past Saturday, we had our first Kids Activity Night. It was filled with ghoulish delight! 27 elementary school aged residents got to spend a fun evening with us while parents enjoyed some well-deserved time together. The kids got to create their own potions, play at the playground, and enjoy a yummy dinner. We finished the evening with a Halloween classic, Halloweentown.
-Fall Fest: This Sunday afternoon is our Fall Fest! We have added even more activities than last year. Come visit us to enjoy the rock wall, bungee jumping station, inflatables, petting zoo, pumpkin decorating, and the hayride! We will have food trucks here for purchase, and don't forget to stop by the blood drive to donate some blood!

-Halloween Bags: Before trick or treat starts, stop by the front office during the office hours on Halloween (Saturday, 10/31) for a Halloween goody bag! It is a great way to start the festivities!
-Elections: Elections will be held in the meeting room on Tuesday, November 3rd from 7 AM – 7 PM.
-Goat Yoga: We are hosting another goat yoga session on Saturday, November 7th at 10 AM. Find your Zen one goat at time! Spots are limited so please be sure to reserve your space today!
-Holiday Market: We are hosting our first holiday market! We will have a collection of local businesses at the multi-purpose field with items to purchase for holiday presents. We will also have a face painter, balloon artist, and inflatables the enjoy between the booth shopping. Don't forget to stop by our table to grab a scavenger hunt page and complete to win a goody!
-Letters from Santa: Registration begins for letters from Santa Thanksgiving weekend. Don't forget to sign your child up online for a personalized letter from Santa. Letters will be available for pick up starting Friday, December 11th.

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

Vesta

2.

The Lake Doctors, Inc.
Aquatic Management Services

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

SAMPSON CREEK CDD SJGCC **10/05/2026**

September: We are quickly approaching the end of year. Nature is making one more push before things start to slow down, hopefully. As we move forward, the team will remain vigilant working hard throughout to keep the ponds in good order.
I hope you enjoy the September photos. 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 September:

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	Sep 8th	23,24,24B,25 24A,25A,26	Algae treatments Algae + Shoreline weeds
2	Luis Gallant	Sep 9th	19 2,3,5,6,7* 4,8	Algae treatments Shoreline weeds Algae + Shoreline weeds
3	Garrett Potter	Sep 16th	1,9,12,12A,13 14,14A	Inspected ponds and treated for minimal algae.
	Second Visit			
4	Marc Thigpen	Sep 28th	24A,24B,26 20,23,25 24,25A	Algae treatments Shoreline weeds Algae + Shoreline weeds
5	Luis Gallant	Sep 25th	2,3,5,7,8,10 19 4,6	Shoreline weeds + Dye Algae + Dye Shoreline weeds only
6	Garrett Potter	Sep 22nd	1,12,12A,13,14,15, 16 9	Algae treatments Algae + shoreline weeds
	Notes			
	Marc	Sep 8th	26	Pond has been rough the last few treatments. Will continue to work

*Beneficial bacteria/probiotic applied

American Owned and Operated

CONNECT WITH US.
@thelakedoctors

Learn More at lakedoctors.com

®THE LAKE DOCTORS, INC.

Pond 1 (Entrance)



Pond 4



Pond 6


Sep 25, 2026 at 9:58:02 AM
941 Brookhaven Dr
Saint Augustine FL 32092
United States

Pond 8


Sep 9, 2026 at 8:41:45 AM
1504 Drury Ct
Saint Augustine FL 32092
United States

Pond 9



Pond 10



Pond 12



Pond 14



Pond 21



Pond 24



Pond 25A



Stephanie,
Happy New Fiscal Year!

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

A pre-emerge herbicide (Specticle) was sprayed around the outside of the field this past Monday, October 5th. A 6oz rate of this herbicide was used to prevent winter weeds with the main emphasis on *Poa annua*. Because we are overseeding the field soon, a different pre emerge herbicide (Barricade @ 32oz/A) was sprayed on the field itself. This pre emerge herbicide will prevent winter weeds from emerging but not affect the winter ryegrass overseed. The soccer field is being mowed two times a week at a height of 0.5 in. Edging along the cart path and trimming around the wooden barriers is being completed once a week. The field has received over 4 in of rain over the past week and is extremely saturated currently.

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.

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

Amazing Floors Florida LLC
545 International Golf Parkway Suite 13
St. Augustine, FL 32095
www.Amazingfloorsfl.com
Operations@amazingfloorsfl.com
Phone: (904) 659-7099

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

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 matierals 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	SHIP TO
Stephanie Taylor 219 Saint John's golf Drive 32092 765-238-0923	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 1:47PM

5.

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 Email: staylor@vestapropertyservices.com
Attn: Stephanie

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

6.

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

Potential Future Capital Improvements
Sampson Creek CDD

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

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

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

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

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

Sampson Creek CDD Potential Future Capital Improvements

Item	Description	Estimated Cost	Status
Amenity Meeting Room Renovation	Remodel Amenity Center meeting room to be more versitle and aesthetically pleaseing.	$ 335,000.00	Final architecture plans are being submitted. Once complete District will solicit proposals to complete the work
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	$165,000 - $200,000	District has solicited for proposals to complete the work
Tennis Court Enhancement	Add pass through between courts as well as shaded sitting areas	$ 187,000.00	Proposals have been recevied for resurfacing, new fencing, landscape demolition and resinstall, and paver section
Pickleball Courts	Construct pickleball courts within the community	$259,699 - $293,940	Location that met key criteria was selected and scoped for 2-3 courts at the end of Brookhaven Dr. The project was put on hold due to resident concerns over traffic as well as Districts ability to monitor/enforce the area.

Potential Future Capital Improvements
Sampson Creek CDD

Amenity Meeting Room Enhancement:

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

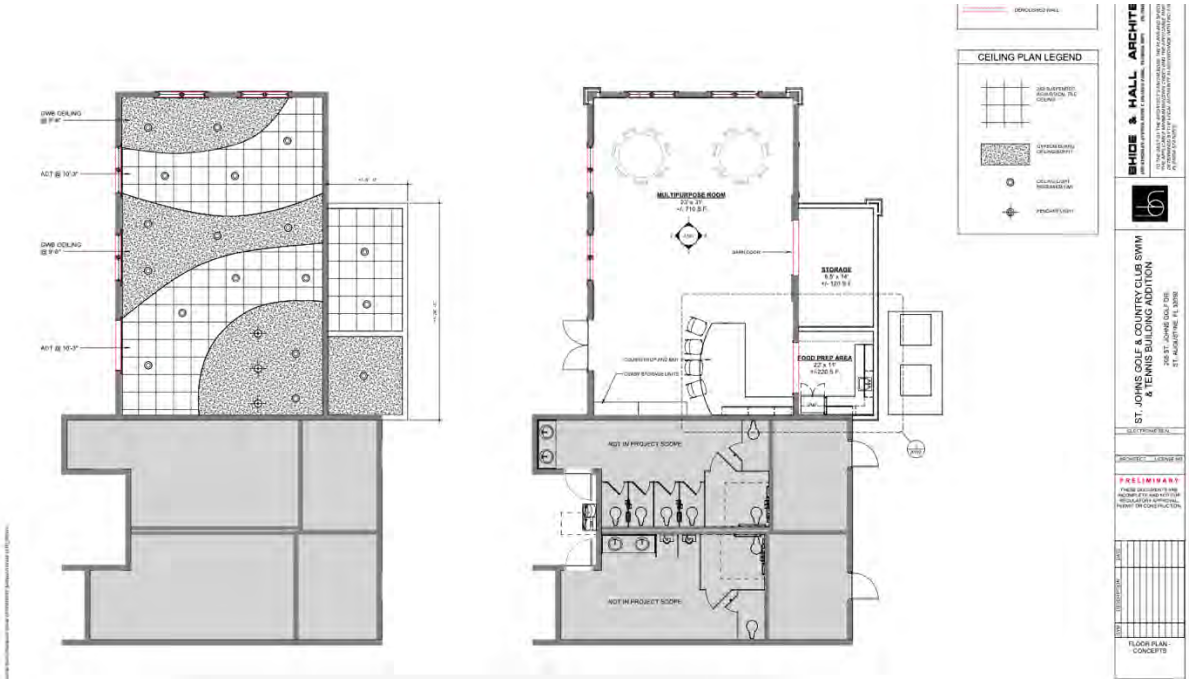
The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs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



Potential Future Capital Improvements
Sampson Creek CDD

Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

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

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

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

Potential Future Capital Improvements
Sampson Creek CDD



Potential Future Capital Improvements
Sampson Creek CDD

Installation of Pickle Ball Courts:

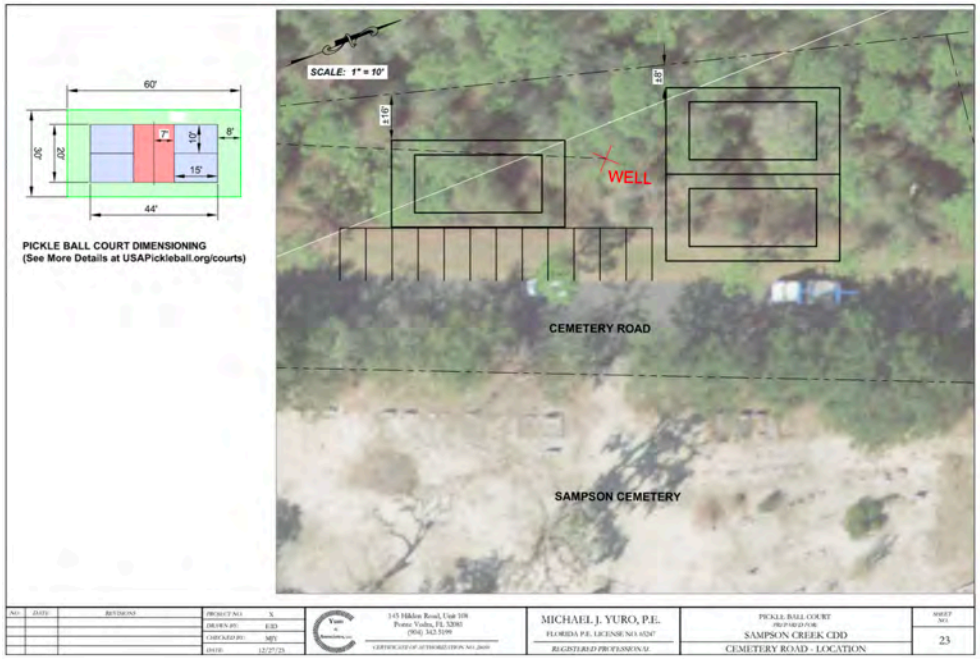
The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

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

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

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

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



Potential Future Capital Improvements
Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

Pool Deck Renovation

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager

ST JOHNS GOLF AND COUNTRY CLUB
ST AUGUSTINE, FLORIDA 32092

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

Est ID: EST5092169
Date: Jan-05-2025

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

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

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

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

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

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

Sod and seed:

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

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

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

Hardscape:

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

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

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

Lighting:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

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

ESTIMATE

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

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

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

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

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

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

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

Total **$79,405.00**

Expiry date 01/12/2025

Note to customer

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

Accepted date **Accepted by**

Urban Edge, Inc.
1879 Caravan Trail, Unit #304
Jacksonville, FL 32216 US
+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 Cordyline 'Red sister', 3 gal.	8	18.50	148.00T
Product Sales:Plant Material:Plant Material Drift rose 'Icy', 3 gal.	75	32.00	2,400.00T
Product Sales:Plant Material:Plant Material Apostle Iris, 3 gal.	27	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

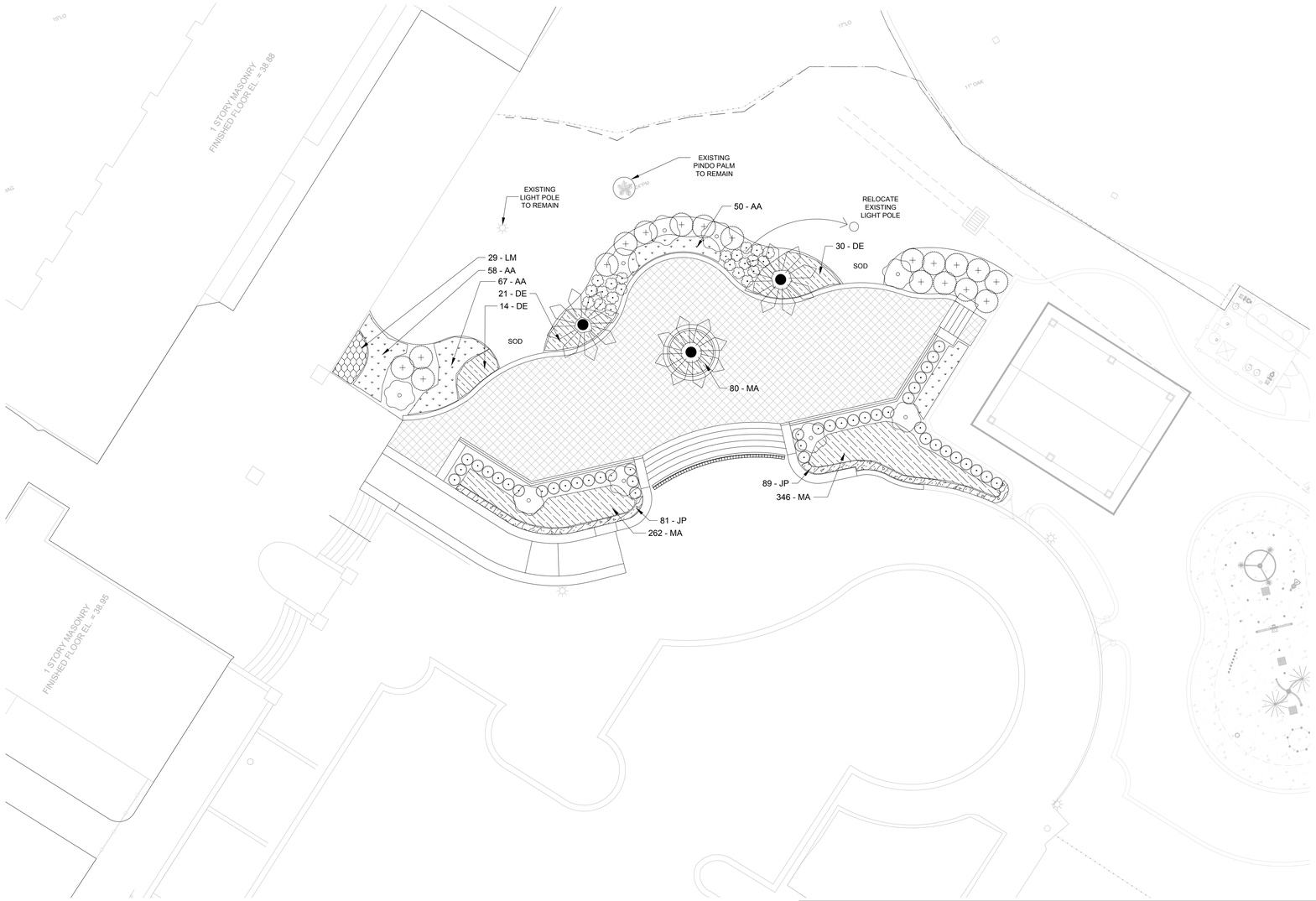
ACTIVITY	QTY	RATE	AMOUNT
Sod, Bermuda Tifway 419, per sq ft			
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	5,850.00	5,850.00
Product Sales:Mulch:Mulch Mulch, per cu yd	8	72.50	580.00T
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	25	85.00	2,125.00T
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Install new plant designs for all patio terrace bed areas based on design plans. Install new sod on top terrace levels to repair from construction. Install fresh mulch in all bed areas. Final clean up and debris removal.	1	15,850.00	15,850.00
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system. Irrigation Installation to Include: -Install 3 new zones for landscape design. Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.	1	6,500.00	6,500.00
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
Notes Installations of specified handrails for ramp and stairs are not included in pricing. Work is to be performed by others.	1	0.00	0.00
Site Work/ Demolition: Erosion Control & Debris Removal			
Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS $100,615.44 NOTES: 50% Deposit, 40% Progress payment, and 10% Final payment. There is a 3% service fee for using a credit card.	1	0.00	0.00

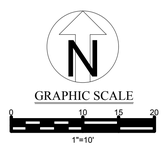
We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

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

Accepted By

Accepted Date





PLANT SCHEDULE

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

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

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

GENERAL NOTES:

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

REVISIONS

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

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

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

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

SHEET NO.
L1
OF 6

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PLANTING NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

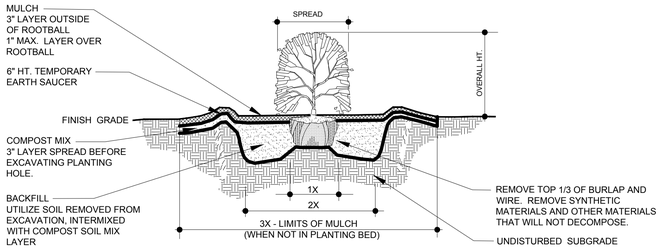
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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

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

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

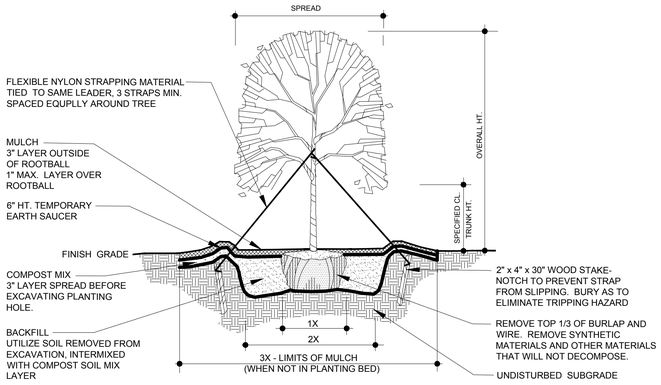
19. There will be special care to all existing trees to be retained on site to avoid construction damage.



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

TREE PLANTING - FULL TO GROUND JAPANESE BLUEBERRY TREE

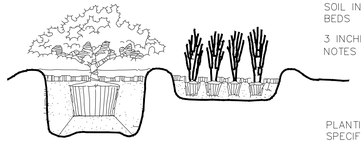
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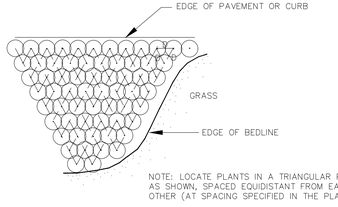
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- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
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- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN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

TREE PLANTING - SINGLE TRUNK

N.T.S.

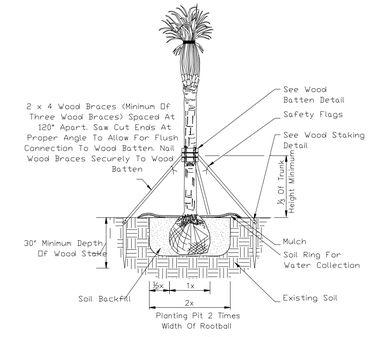


SHRUB AND GROUND COVER PLANTING DETAIL



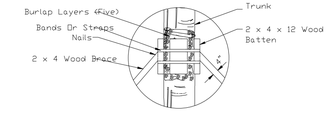
NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

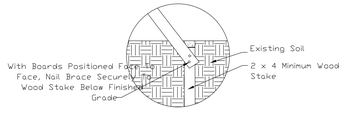


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL



NOTE: Stake Into Firm, Existing Soil.

WOOD STAKING DETAIL

1 PALM PLANTING

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

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

REVISIONS

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

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

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

SHEET No.
L2
OF 6

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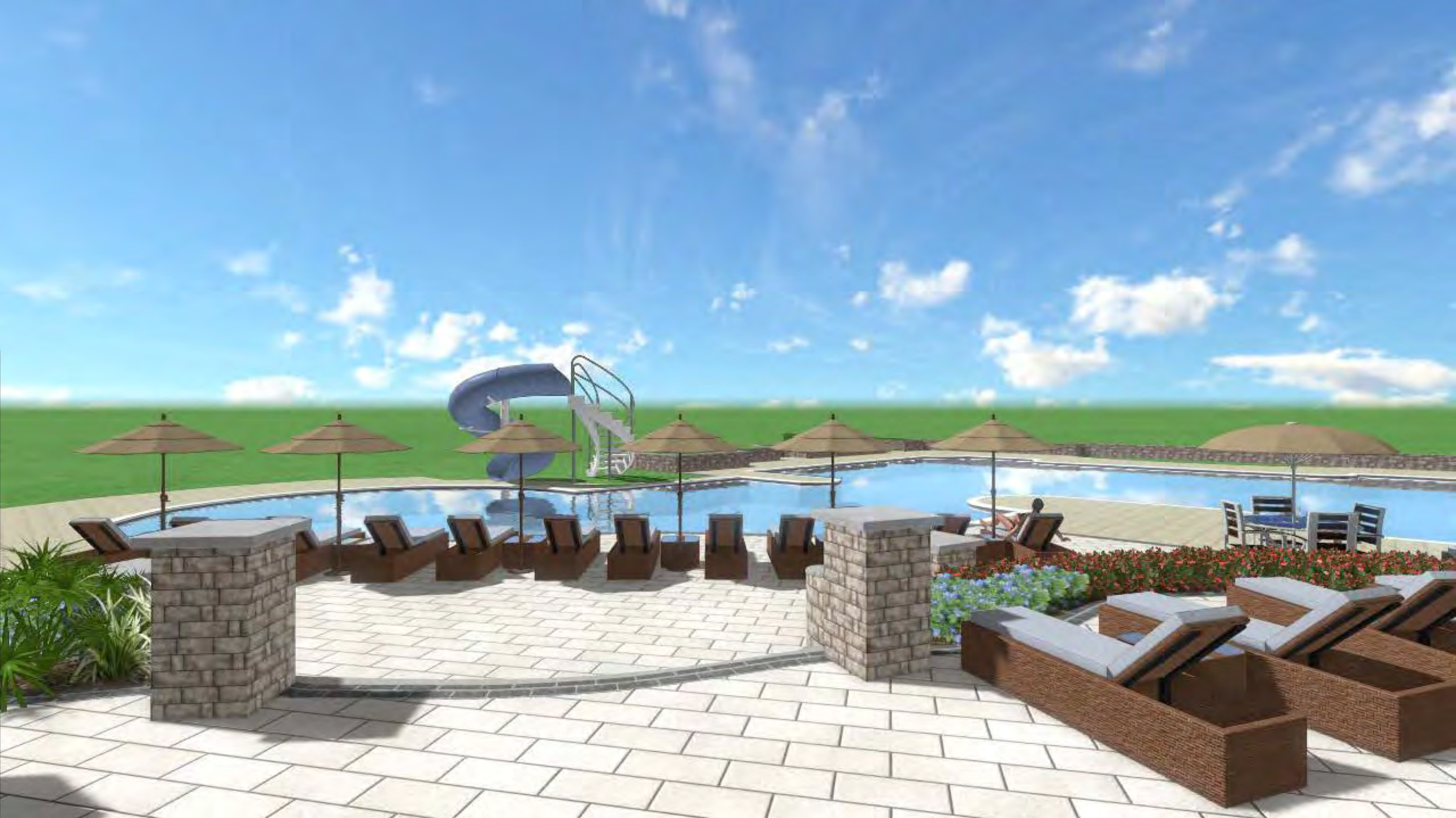


































B.

February 2, 2026

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

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

Chris,

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

Assumptions and Clarifications:

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

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

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

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

    9. Division 12 – Furnishings
        - Excludes window coverings

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

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

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

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

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

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

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

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

Sincerely,

Dustin Woods

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

BROGDON BUILDERS

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

January 14, 2026

Re: Sampson Creek CDD Amenity Addition

Mr. Daniel Laughlin,

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

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

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

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

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

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

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

Sincerely,

Steve Brogdon

Steve Brogdon
Brogdon Builders, LLC
Vice President

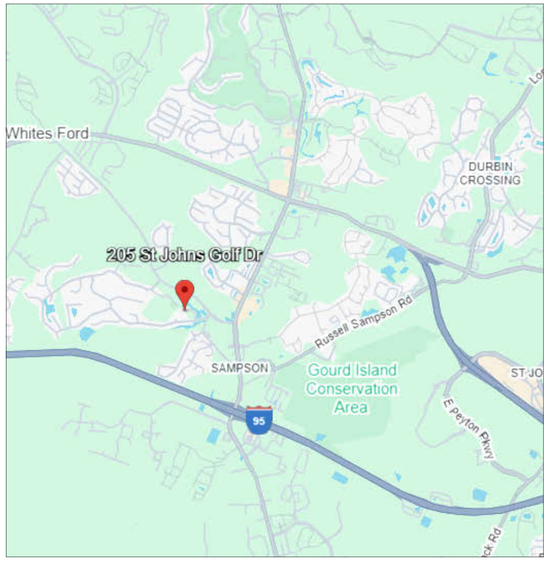
Project: Sampson Creek CDD Amenity Addition
Date: 01/14/2026
Plans Dated: 11/17/25
Estimator: SWB

BROGDON BUILDERS

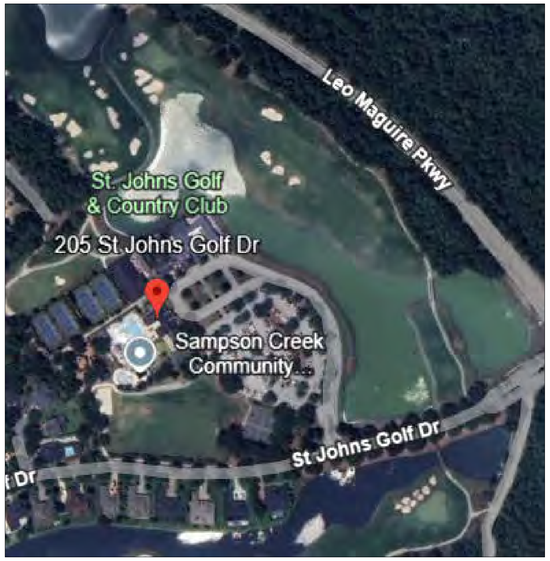
DIVISION	ITEM		ESTIMATE
01	PROJECT SUPERVISON		43,000.00
01	GENERAL CONDITIONS		9,800.00
03	CONCRETE		12,300.00
06	WOODS, PLASTICS, AND COMPOSITES		27,500.00
06	MILLWORK		29,000.00
07	ROOF		5,600.00
07	INSULATION		800.00
07	STUCCO AND STONE VENEER		25,200.00
08	DOORS AND HARDWARE		7,400.00
08	WINDOWS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

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:

PHONE:
EMAIL:

ARCHITECT

BHIDE & HALL ARCHITECTS, P.A.

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

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63. FLORIDA STATUTES

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205 ST. JOHNS GOLF DR.
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PRELIMINARY

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SYM	DESCRIPTION	DATE

COVER

60% CONSTRUCTION DOC.

DATE: 06/12/2025
D.B.: Author
C.B.: DSS
JOB NO: 202509

G000

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CV	GENERAL - ABBRIVATION TEXT
A	
&	AND
ACCESS	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
C	
CAB	CABINET
CER	CERAMIC
CIP	CAST-IN-PLACE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COV	COVER
CPT	CARPET
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL(ED)
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLAS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING
I	
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN

CV	GENERAL - ABBRIVATION TEXT
L	
LAV	LAVATORY
LB	POUND
LP	LOW POINT
LT	LIGHT
LVLG	LEVELING
LVT	LOUVER
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OPNG	OPENING(S)
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
POLYISO	POLYISOCYANURATE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PTN	PARTITION
R	
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED(D)(ING)(MENT)
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SECUR	SECURITY
SF	SQUARE FEET
SHORG	SHORING
SIM	SIMILAR
SNGL	SINGLE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
TBD	TO BE DETERMINED
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VEH	VECHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

REFLECTED CLG

- ACOUS CLG AND GRID
- XX'-XX" / XX'-XX" — CLG HEIGHT CHANGE
- X'-X" | A — CLG HEIGHT ABO FF & CLG TYPE
- GRID STARTPOINT SYMBOL
- AT1 — CLG FINISH TAG
- MS — MOTION SENSOR
- XX / S — CLG MTD SPEAKER
- XX — CLG MTD CAMERA
- CLG MTD SPRINKLER HEAD
- XX_XX / FI — CLG MTD SMOKE DETECTOR
- CLG MTD STROBE LT
- CLG MTD EXIT SIGNS
- WALL MTD EXIT SIGNS - PARALLEL
- WALL MTD EXIT SIGNS - PERPENDICULAR
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXIST TO BE RELOCATED
- ACCESS DOOR

LT FXTRS

- FLOURESCENT LT FXTR
- FLOURESCENT LT FXTR / EMERGENCY CIRCUIT
- EXIST LT FXTR TO BE REMOVED
- UNDER CAB FLOURESCENT FXTR
- FLOURESCENT STRIP FXTR
- FLOURESCENT PENDANT FXTR
- RECES DOWNLT
- RECES ADJUSTABLE DN LT
- RECES WALL WASHER
- TRACK LTING
- SURFACE MTD LT FXTR
- WALL SCONCE
- $ — LT SWITCH
- D / $ — DIMMER SWITCH

MECHANICAL FXTRS

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

FINISH

- CHANGE IN FLOOR FINISH
- XXXXX — FINISH NOTATION

WALL MTD DEVICES

- X / X — EQUIP TAG (REFER TO EQUIP SCHEDULE)
- ST — WALL MTD FIRE ALARM STROBE
- FA — FIRE ALARM PULL
- FW — FIRE WARDEN STATION
- T — THERMOSTAT
- CTV — CABLE TV RECPT
- AV — AV RECPT
- AVT — AV TROUGH
- J — ELECTRICAL JUNCTION BOX
- VOICE/DATA JUNCTION BOX
- P — SYS WORKSTATION PANEL POWER INFEED
- V — SYS WORKSTATION PANEL VOICE/DATA INFEED
- CONDUIT STUB-OUT POWER
- CONDUIT STUB-OUT VOICE AND DATA
- CONDUIT STUB-OUT A/V
- PLUG MOLD

SECURITY DEVICES

- CAMERA
- CR — CARD READER
- B — ELECTRIC DOOR BELL PUSH
- B — ELECTRIC DOOR BELL
- IC — INTERCOM
- DR — REMOTE DOOR RELEASE BUTTON
- MS — MOTION SENSOR
- IA — INTRUSION ALARM
- EH — ELECTRIC DOOR HINGE
- H — ELECTRICAL DOOR HOLD OPEN
- DR — ELECTRICAL DOOR RELEASE
- DC — ELECTRICAL DOOR MONITOR CONTACT
- DDC — DOUBLE DOOR MONITOR CONTACT
- EL — ELECTRIC LOCKSET
- KS — ELECTRIC KEY SWITCH
- ES — ELECTRIC STRIKE
- ML — MAGNETIC LOCKSET
- PB — PANIC BUTTON

POWER & COMM.

LEGEND OF COMMON SYMBOL MODIFIERS

- SURF FLR MTD, POKE THRU DEVICES
- FURN SYS MTD DEVICES
- FLUSH FLR MTD DEVICES
- FLUSH FLR MTD, POKE THRU, DEVICES
- SURF FLR MTD DEVICES

LEGEND OF COMMON SYMBOLS

- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECPT
- COMBINATION DUPLEX & VOICE/DATA RECPT
- COMBINATION QUADRAPLEX & VOICE/DATA RECPTS
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS
- VOICE/DATA RECPT
- DATA RECPT
- VOICE RECPT
- AV — AV RECPT
- P — SYS WORKSTATION PANEL POWER INFEED
- V — SYS WORKSTATION PANEL VOICE INFEED
- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECPT
- VOICE/DATA RECPT
- DATA RECPT
- VOICE RECPT
- FURN SYSTEM ELECTRIC PIGTAIL
- PP — FURN MTD, POWER POLE
- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECEPT
- COMBINATION DUPLEX & VOICE/DATA RECPT
- COMBINATION QUADRAPLEX & VOICE/DATA RECPTS
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS
- PVD — COMBINATION POWER, VOICE/DATA
- PVA — RAISED FLR BOX, COMBINATION POWER, VOICE/DATA, A/V
- AV — RAISED FLR BOX, AV
- CONDUIT STUB UP, AV
- CONDUIT STUB UP, POWER
- CONDUIT STUB UP, VOICE/DATA

SECTION MAT. INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH
- GLASS
- GRAVEL
- GYPSUM PLASTER
- INSULTATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTIC
- PLYWOOD
- PRE-CAST PANELS
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD BLOCKING (INTERRUPTED MEMBER)

CONSTRUCTION

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- S — S — SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- XX — DETAIL NUMBER
- XX.XXX — SHEET NUMBER
- SIM — DESCRIPTION OF SIMILAR OR OPPOSITE HAND
- AREA TO BE DETAILED
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- 2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- INTERIOR AND EXTERIOR ELEVATION MARKER
- 1 — REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- NAME / 1234 — ROOM NAME / ROOM NUMBER
- 01 — SHEETNOTE REFERENCE
- A2-4B — WALL TYPE REFERENCE
- XX — DOOR NUMBER
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- XX — LOUVER REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MW01 — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- X' - XX" — ELEVATION DATUM REFERENCE
- +6" / 0" / MATCH LINE SEE XX/XX / ALIGN — FLOOR ELEVATION TRANSITION
- MATCH LINE SYMBOL
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES
- INDICATES PLAN NORTH
- INDICATES TRUE NORTH

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STUCCO

FLOOR PLAN LEGEND

- NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- EXISTING WALL
- DEMOLISHED WALL

DRAFTING & ATTACHMENT NOTES

DRAFTING CONVENTION

1. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT IN WRITING OF CONFLICTS OR DISCREPANCIES
2. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED ALLOWING FOR THICKNESS OF MATERIALS.
3. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED OTHERWISE.
4. DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
5. DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING.
6. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
7. DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
8. VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION AND REPORT INCONSISTENCIES TO ARCHITECT.
9. "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
10. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
11. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
12. "FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
13. "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
14. "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

GENERAL ATTACHMENT NOTE

15. SECURELY ATTACH PT WOOD FRAMING AT ALL OPENINGS TO STEEL (WHERE APPLICABLE) WITH MIN 3/16" DIA HILTI OR SELF DRILLING SCREWS AT MAX 12" CENTERS. APPLY CONT BEAM OF SEALANT BETWEEN WD FRAMING AND STEEL. CORRIDINATE AND VERIFY WITH STRUCTURAL.
16. AS APPLICABLE SECURELY ATTACH PT WOOD FRAMING AT ALL OPENINGS TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5" INTO MASONRY) SPACED 12 CENTERS MAX.(OPTION - 1/4" DIA X 4" TAPCONS AT 3" FROM EACH END AND 6" CENTERS, MIN EMBD INTO CONC 2 1/2"). PROVIDE CONT BEAM SEALANT BETWEN WD FRAMING AND MASONRY.
17. WHERE APPICABLE, ALL STEEL DOOR FRAMES SHALL BE MN 16 GA WELDED WITH PRIMER COAT AND ATTACHED TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 18 GA T-ANCHORS (36 KSI MIN) AS PER DOOR MANUF INSTRUCTIONS (MIN 3 ANCHORS EA JAMB).
18. WHERE APPICABLE, PROVIDE WELDED BASE JAMB ANCHOR (1 EACH JAMB) AND SECURE TO SLAB WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5").

GENERAL PROJECT NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE ARCHITECT AT THE END OF THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
15. GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
16. NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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SYM	DESCRIPTION	DATE

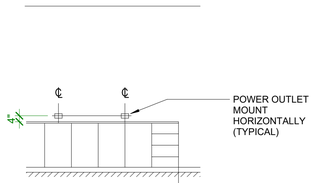
GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

60% CONSTRUCTION DOC.

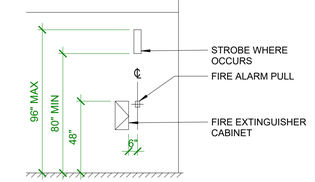
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D.B.:	Author
C.B.:	DSS
JOB NO:	202509

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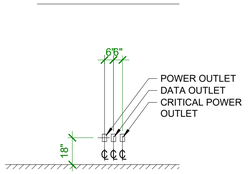
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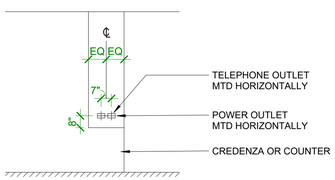
17 **LOCATIONS AT MILLWORK COUNTERS MAX 25" DEPTH OUTLETS**



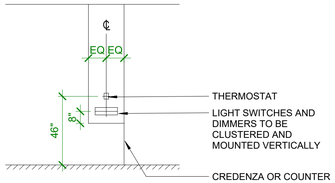
18 **LOCATIONS AT FIRE EXTINGUISHER CABINET STROBES AND FIRE ALARM PULLS**



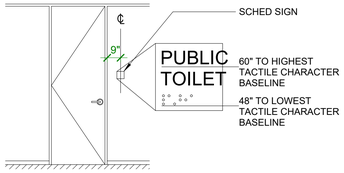
19 **LOCATIONS AT OUTLETS POWER, DATA, CRITICAL POWER**



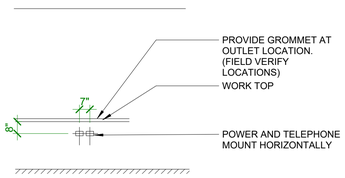
13 **LOCATIONS AT CREDENZAS OR COUNTERS OUTLETS**



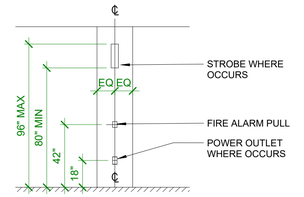
14 **LOCATIONS AT CREDENZAS OR COUNTERS SWITCHES AND THERMOSTATS**



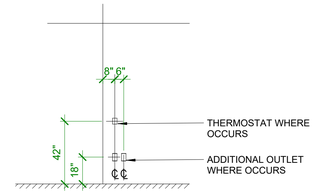
15 **LOCATION FOR TYPICAL SIGNS**
REF: SPECIFICATIONS FOR ADDITIONAL INFORMATION



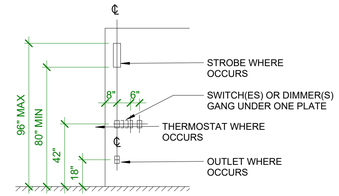
16 **LOCATIONS AT WORK SURFACES OUTLETS**



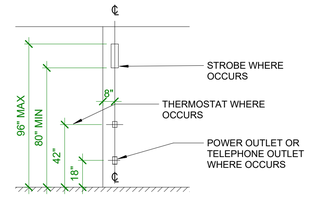
9 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLETS, STROBES AND FIRE ALARM PULLS**



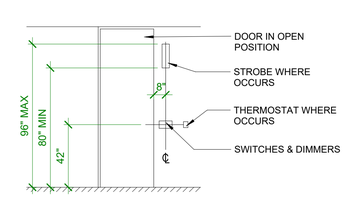
10 **LOCATIONS AT CORNERS OUTLETS**



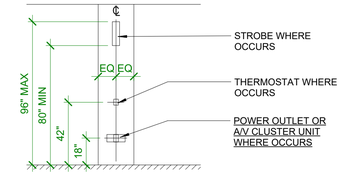
11 **LOCATIONS AT CORNERS SWITCHES, OUTLETS, STROBES AND THERMOSTATS**



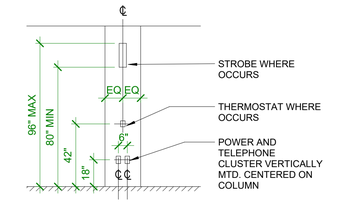
12 **LOCATIONS AT CORNERS OUTLETS, STROBES AND THERMOSTATS**



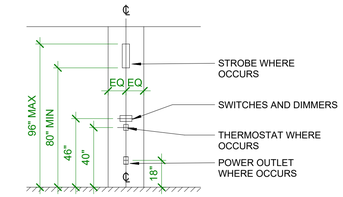
5 **LOCATIONS AT OPEN DOORS SWITCHES, STROBES AND THERMOSTATS**



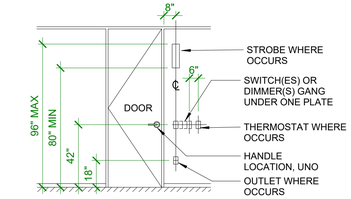
6 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLETS, STROBES AND THERMOSTATS**



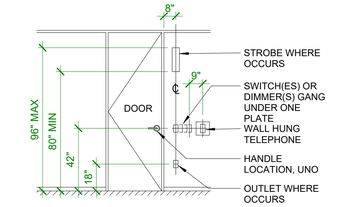
7 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLET GROUPS, STROBES AND THERMOSTATS**



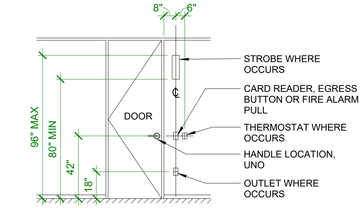
8 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
SWITCHES, STROBES AND THERMOSTATS**



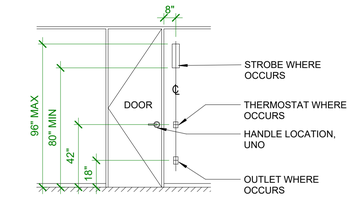
1 **LOCATIONS AT DOOR JAMBS SWITCH AND THERMOSTAT**



2 **LOCATIONS AT DOOR JAMBS SWITCH AND TELEPHONE**



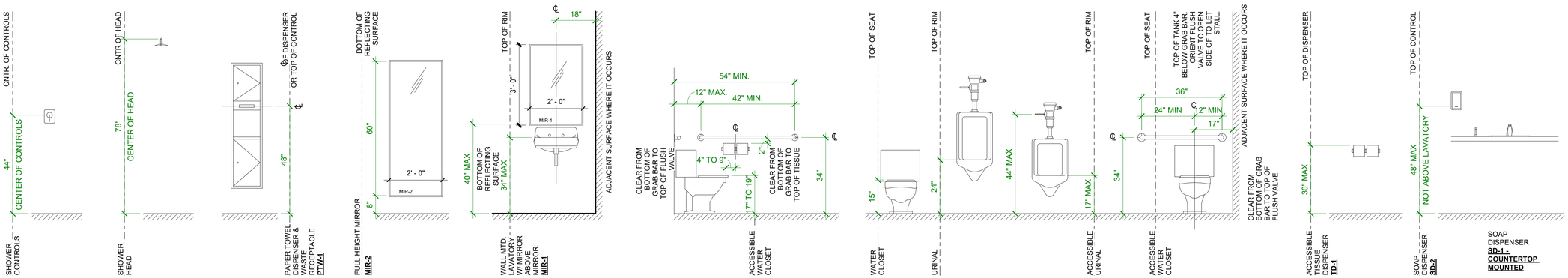
3 **LOCATIONS AT DOOR JAMBS CARD READER, EGRESS BUTTON OR FIRE ALARM PULL**



4 **LOCATIONS AT DOOR JAMBS THERMOSTAT, STROBE OR OUTLET**

B1 / G002 TYPICAL MOUNTING HEIGHTS (EQUIPMENT)

1/4" = 1'-0"



A1 / G002 TYP MOUNTING HGTS - TOILETS & ACCS

1/2" = 1'-0"

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

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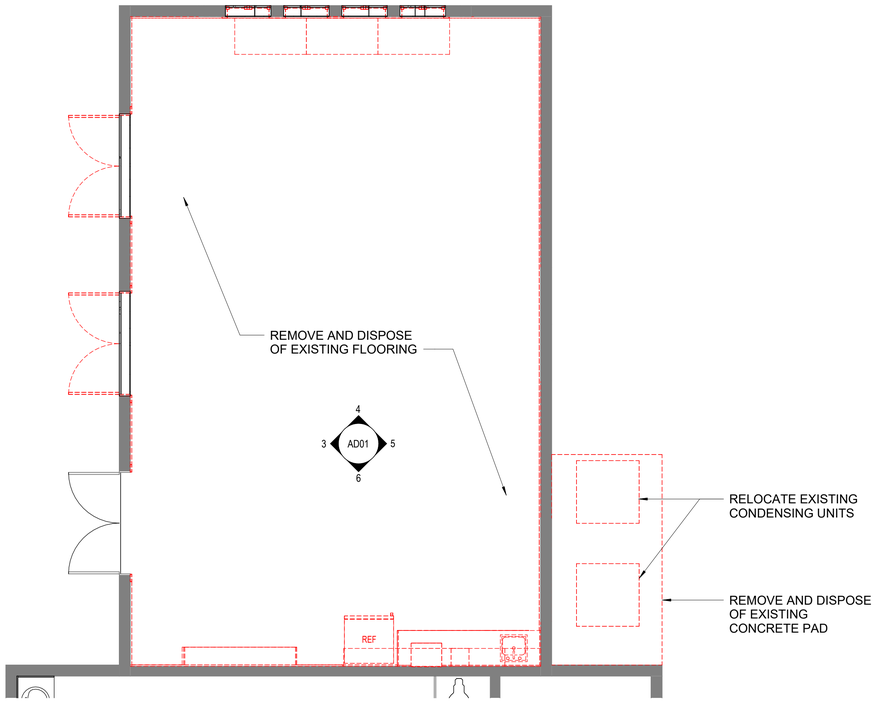
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TYP MOUNTING HEIGHTS

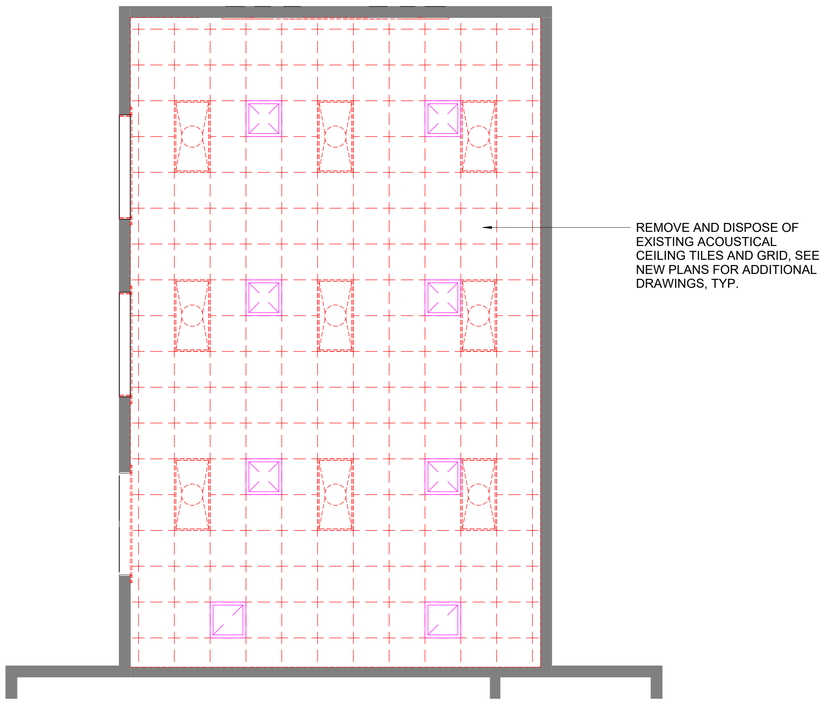
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C.B.:	DSS
JOB NO:	202509

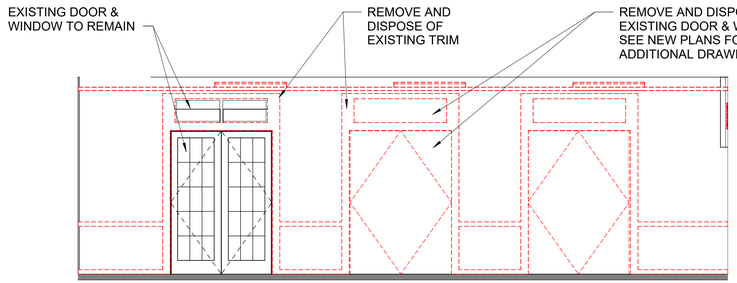
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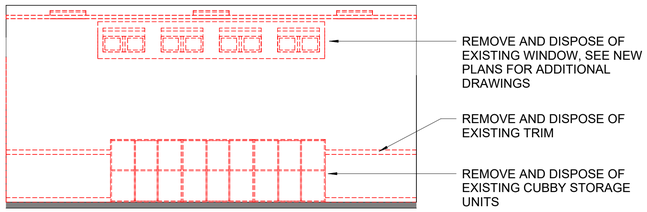
1 AD01 DEMOLITION PLAN
1ST FLOOR - DEMOLITION 1/4" = 1'-0"



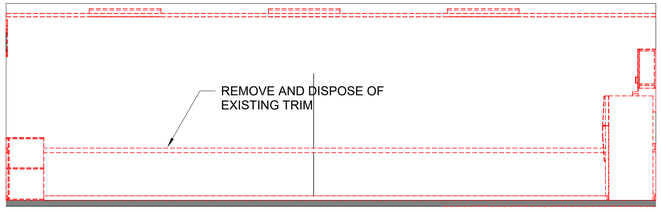
2 AD01 CEILING PLAN - DEMOLITION
1ST FLOOR PLAN - CEILING DEMOLITION 1/4" = 1'-0"



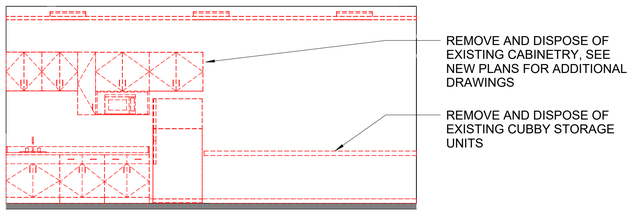
3 AD01 INTERIOR ELEVATION
VIEW 01 - DEMOLITION 1/4" = 1'-0"



4 AD01 INTERIOR ELEVATION
VIEW 02 - DEMOLITION 1/4" = 1'-0"



5 AD01 INTERIOR ELEVATION
VIEW 03 - DEMOLITION 1/4" = 1'-0"



6 AD01 INTERIOR ELEVATION
VIEW 04 - DEMOLITION 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- EXISTING WALL
- DEMOLISHED WALL

GENERAL DEMOLITION NOTES

. (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.
2	REMOVAL OF EXISTING FIXTURES AND EQUIPMENT WILL REQUIRE ISOLATING THE PIPING RISERS OR MAINS VIA SHUT-OFF VALVES. INSTALL NEW ISOLATION VALVES WHERE REQUIRED FOR COMPLETION OF WORK.
3	REMOVAL OF EXISTING PLUMBING FIXTURES AND EQUIPMENT, ETC, WILL REQUIRE CAPPING AND SEALING EXISTING MAINS OR BRANCHES AS NECESSARY AND REQUIRED TO ALLOW THE REMAINING SYSTEMS TO FULLY OPERATE WITHOUT DEGRADATION. CONTRACTOR SHALL PROVIDE PROTECTIVE PLASTIC DROP CLOTHS TO PROTECT THE EXISTING OCCUPIED AREAS AND EQUIPMENT FROM DUST AND DEBRIS DURING THE CONSTRUCTION WORK, AND SHALL CLEAN THE AREAS OF ALL CONSTRUCTION DIRT DAILY AND UPON COMPLETION OF THE WORK. REFER TO GENERAL CONDITIONS OF THE SPECIFICATIONS.
4	ALL DRAINED PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED BY THE CONTRACTOR, ONCE NEW WORK HAS BEEN INSTALLED.
5	COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL AND REPLACEMENT OF ALL EXISTING CEILINGS, WALLS, ETC. AS REQUIRED FOR MECHANICAL DEMOLITION WORK.
6	OWNER SHALL HAVE RIGHT OF REFUSAL ON SALVAGEABLE EQUIPMENT REMOVED AS A RESULT OF RENOVATION ACTIVITIES.
7	ALL CUTTING AND CHANNELING OF EXISTING BUILDING SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THE CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.
8	WHERE EXISTING PIPING AND EQUIPMENT, ETC. THAT ARE TO BE UTILIZED IN THE COMPLETED PROJECT CONFLICT WITH NEW CONSTRUCTION AND THE REQUIRED DEMOLITION, THEY SHALL BE RELOCATED AND RECONNECTED TO MAINTAIN THE DESIRED SERVICE
9	PORTIONS OF EXISTING SYSTEMS MAY BE SHOWN FOR CLARITY EVEN THOUGH IT MAY NOT BE NECESSARY TO MODIFY OR REVISE. ALL EXISTING SYSTEMS RE SHOWN BASED ON ORIGINAL OR REMODEL BUILDING DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
10	ALL WORK MUST BE COORDINATED AND SCHEDULED WITH THE OWNER AND OCCUPANTS OF THE BUILDING SO AS TO PROVIDE THE LEAST AMOUNT OF DISRUPTION OF BUILDING ACTIVITIES AS POSSIBLE.
11	ALL ACCESSIBLE ABANDONED PIPING AND DUCTWORK SHALL BE REMOVED AND PROPERLY DISPOSED.
12	ALL EXISTING SURFACES TO REMAIN SHALL BE PROTECTED, PATCHED IF DAMAGED, AND CLEANED PRIOR TO APPLICATION OF NEW FINISHES AS SCHEDULED.
13	FLOOR SURFACES TO RECEIVE NEW FINISHES SHALL BE SMOOTH, LEVEL, AND FREE OF RESIDUE FROM PREVIOUS FINISHES.
14	GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AFFECTIONG BUILDING COMPONENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS, THIS SHAL INCLUDE, BUT NOT BE LIMITED TO, DOORS AND FRAMES, CASEWORK, STEEL, DUCTWORK, ETC.
15	REPAIR AND PATCH ALL EXISTING SURFACES (TO MATCH EXISTING ADJACENT SURFACES DAMAGED BY REMOVAL OF EXISTING AND/OR INSTALLATION OF NEW ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING WORK. PATCHING INCLUDED (BUT NOT LIMITED TO) MASONRY WALLS, CONCRETE FLOORS, AND ANY M.P.E. OR STRUCTURAL WORK. COORDINATE ARCHITECTURAL DEMOLITION AND M.E.P. DRAWINGS. NOT ALL REQUIRED PATCHING IS INDICATED ON ARCHITECTURAL DRAWINGS.
16	ALL ELECTRICAL POWER MUST BE DISCONNECTED BEFORE STARTING DEMOLITION. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT REPRESENTATIVE AND ENSURE THAT ELECTRICAL DISRUPTION TO ADJACENT SPACES IS MINIMAL.
100	REMOVE AND DISPOSE DEMOLISHED CEILING GRID, CEILING TILE, LIGHT FIXTURES, AND SUPPLY AND RETURN GRILLES AS SHOWN ON CEILING DEMOLITION PLAN SALVAGE EXISTING CEILING MOUNTED EQUIPMENT AND RETURN TO WONER. COORDINATE WITH MEP DRAWINGS.
101	REMOVE AND DISPOSE OF DEMOLISHED CEILING GIRD WIRE .
102	REMOVE AND SALVAGE ALL EXISTING WALL OUNTED PLUMBINF FIXTURES, FIRE ALARM DEVICES, OUTLETS, ETC

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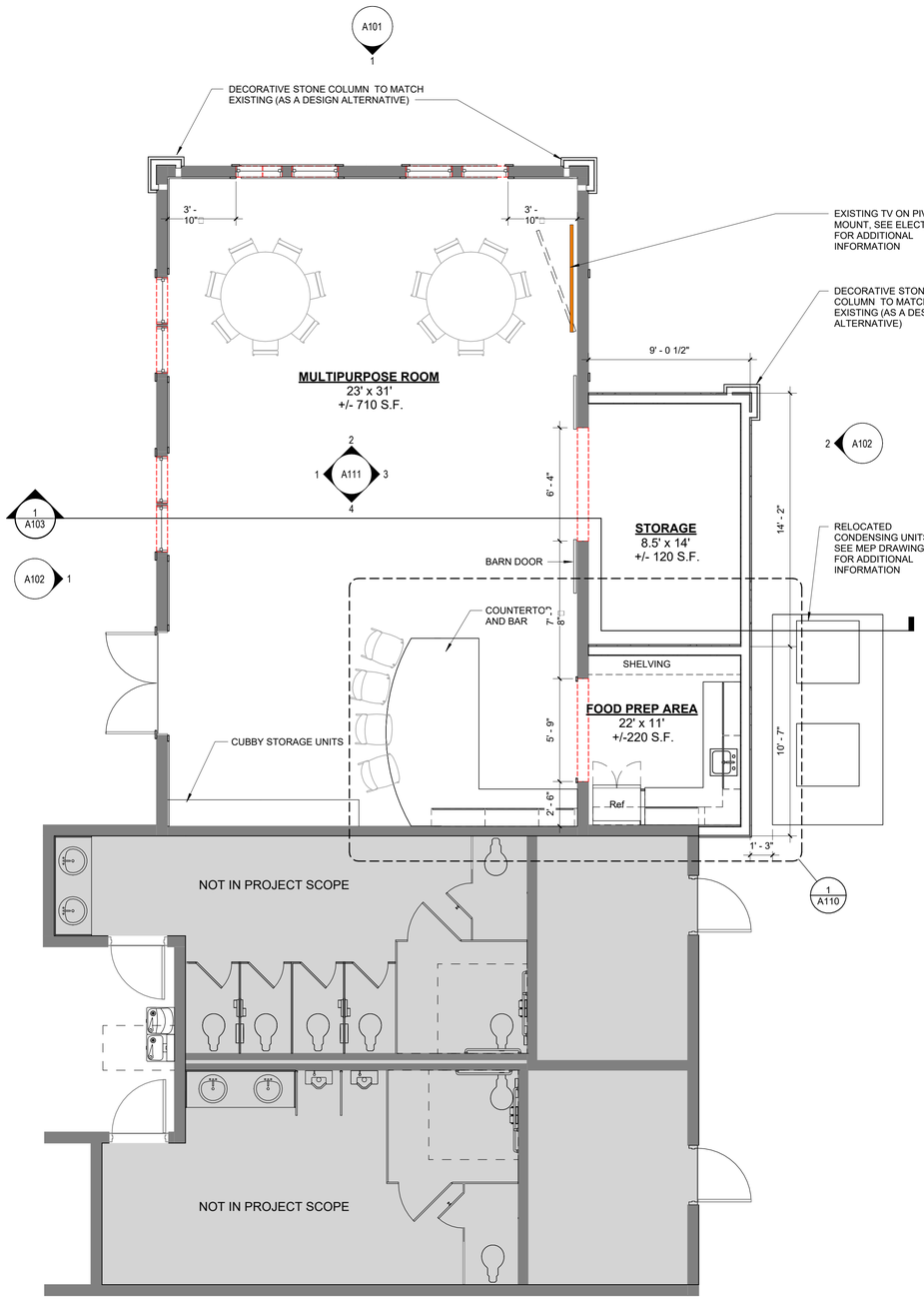
FLOOR PLAN - FIRST FLOOR DEMOLITION

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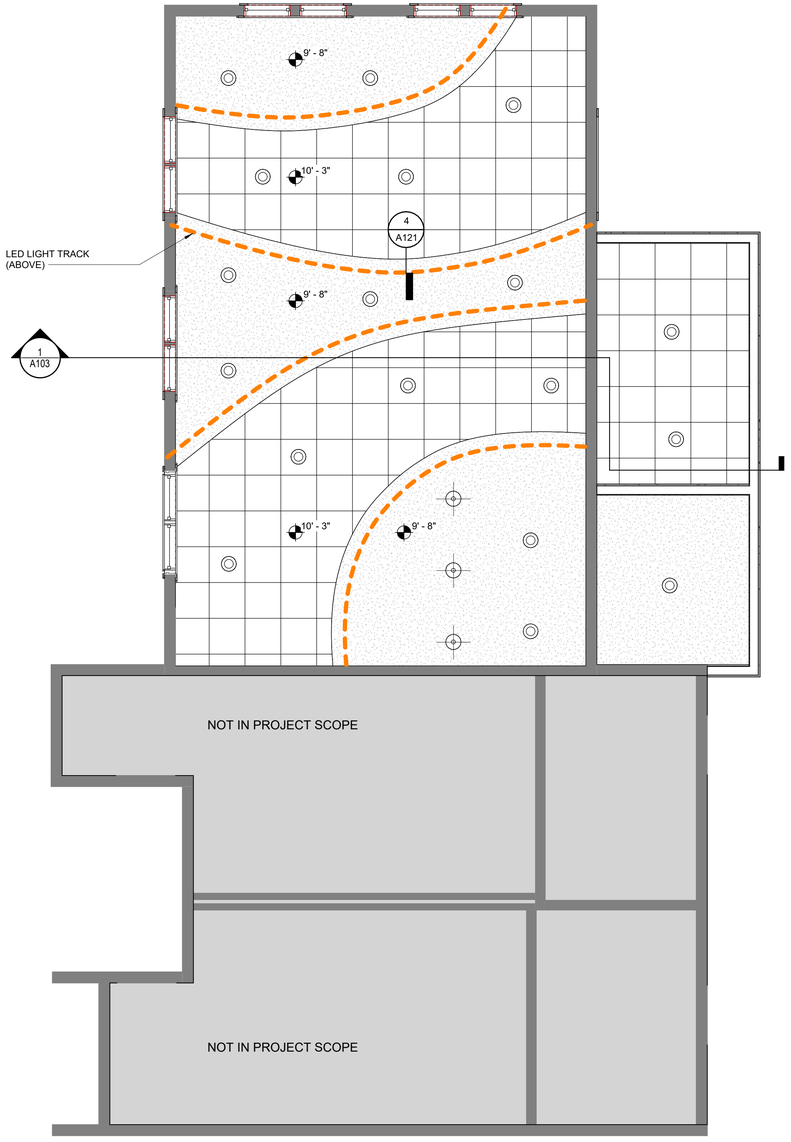
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1 A100 FLOOR PLAN
1/4" = 1'-0"



2 A100 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.

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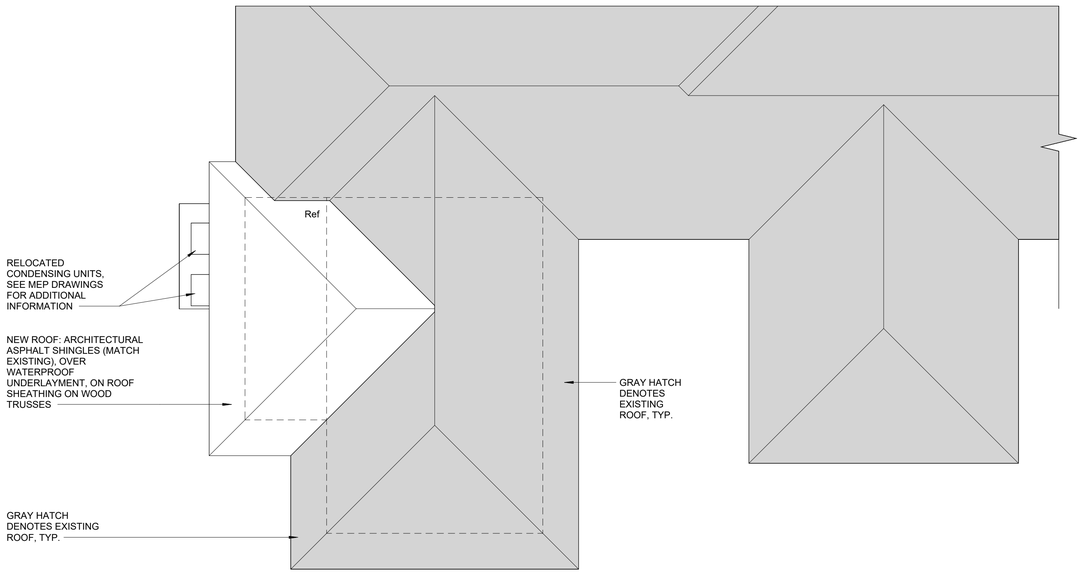
FLOOR PLAN & R.C.P.

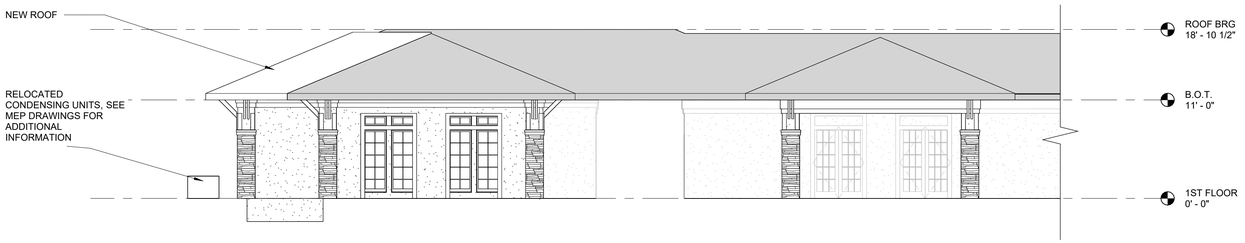
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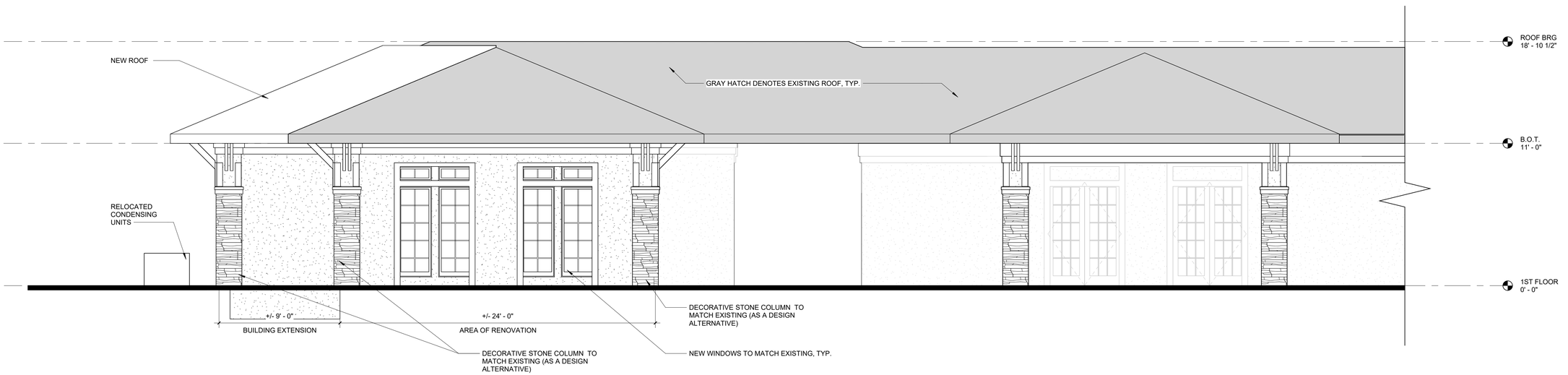
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A100

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

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63. FLORIDA STATUTES

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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SYM	DESCRIPTION	DATE

EXTERIOR ELEVATION & ROOF PLAN

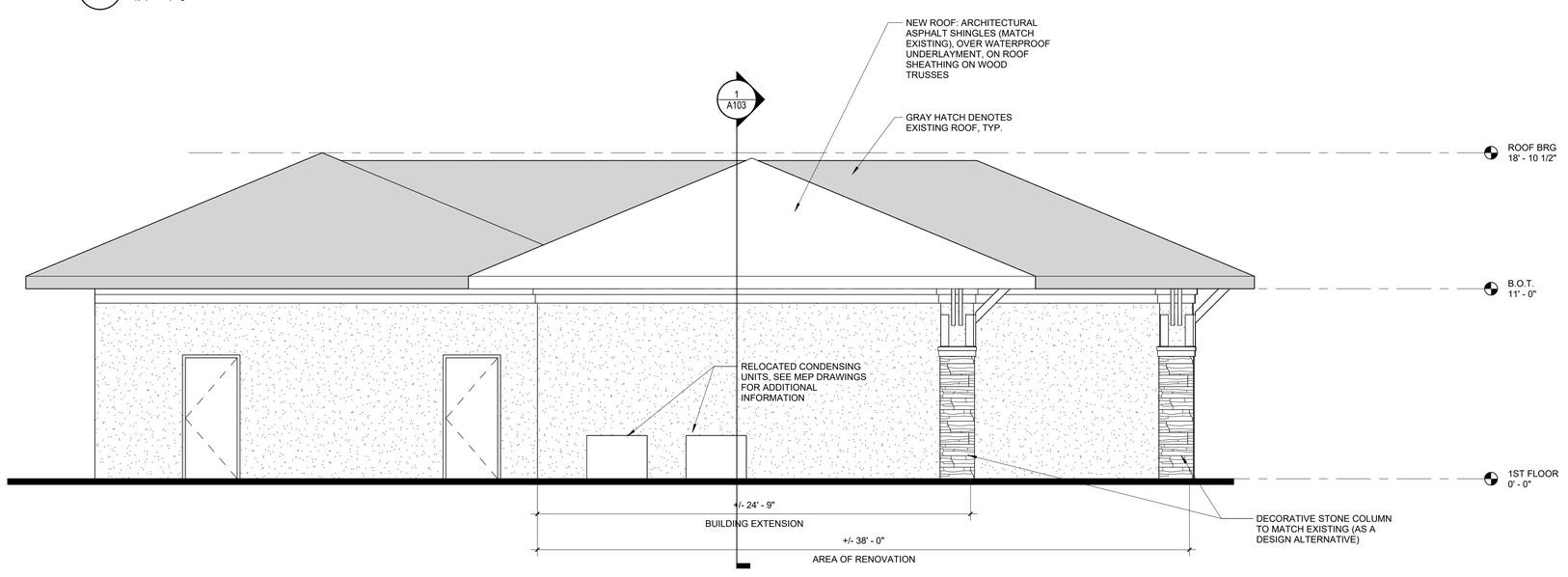
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A101



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



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

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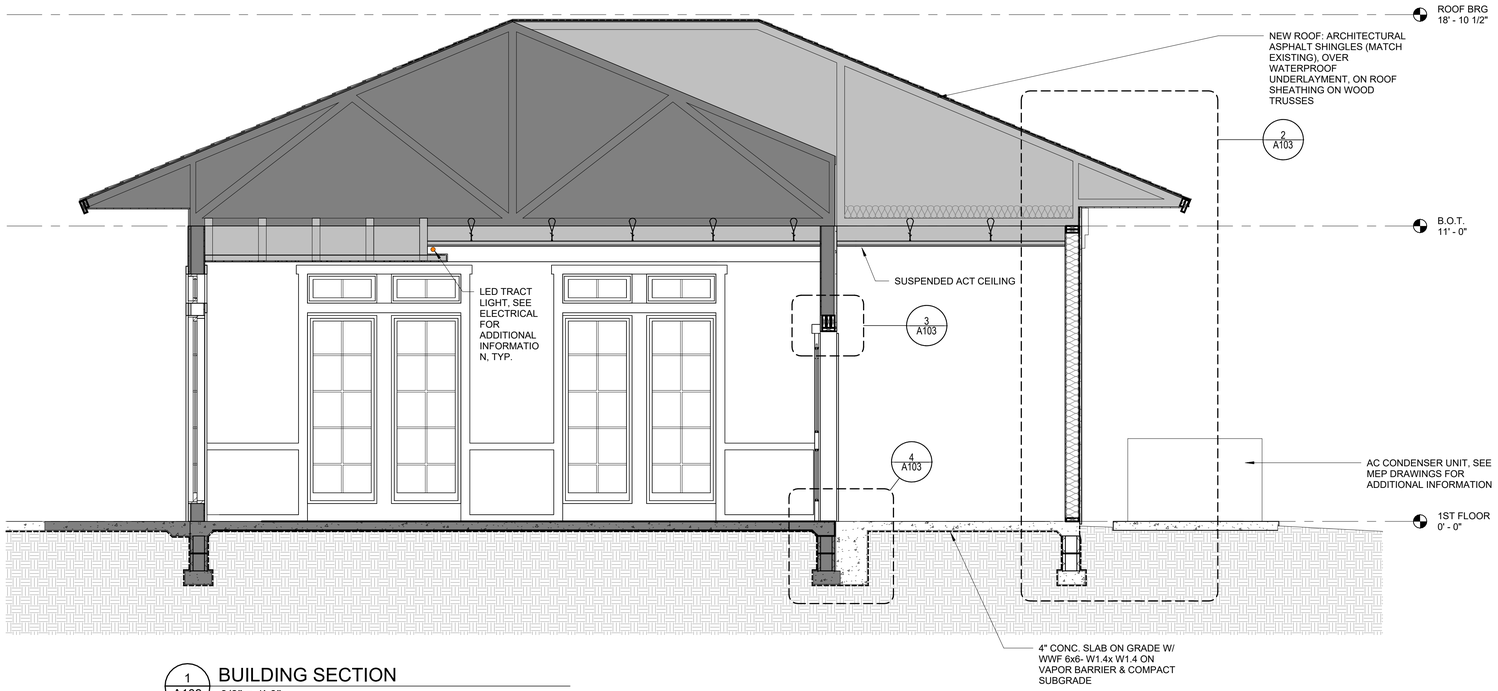
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EXTERIOR ELEVATIONS

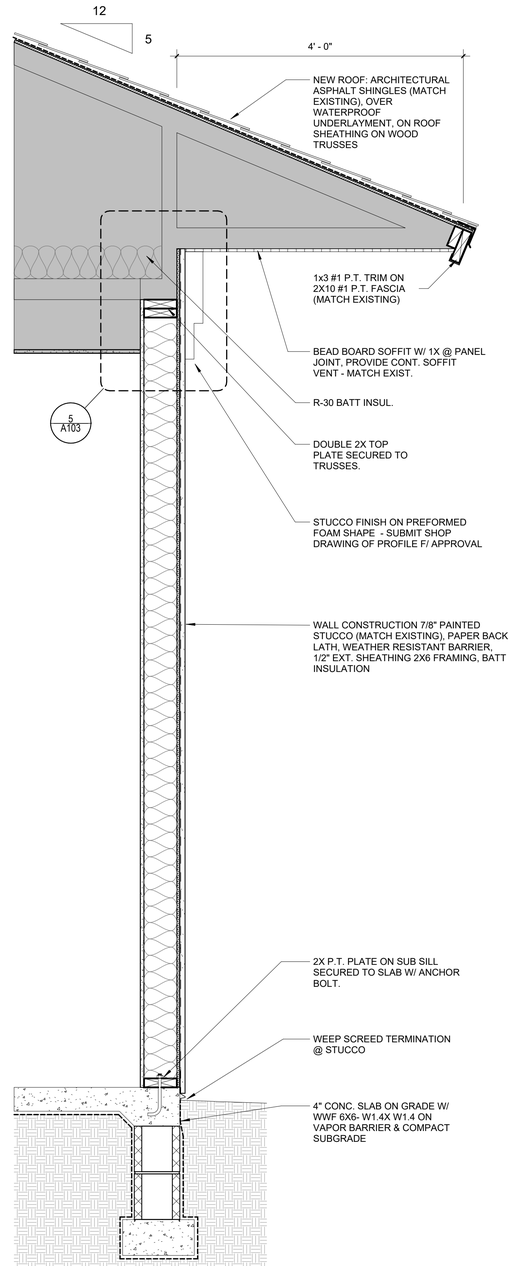
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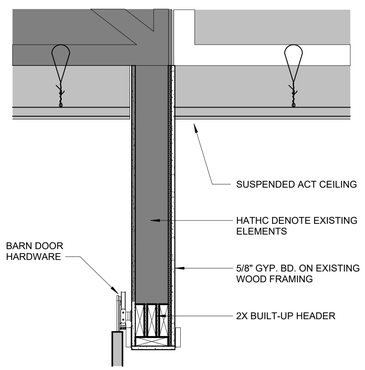
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A102

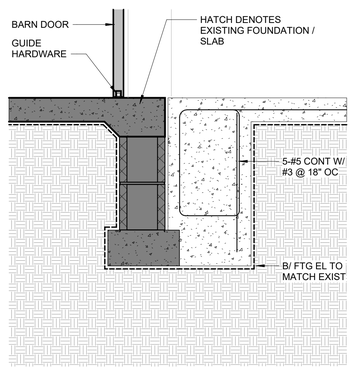


1 A103 BUILDING SECTION
3/8" = 1'-0"

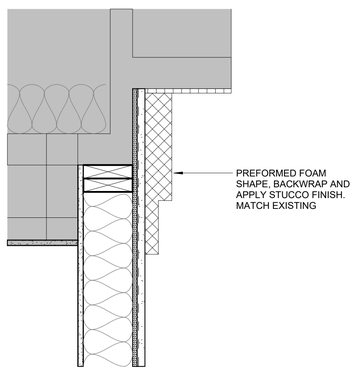




3 A103 OPENING DETAIL
1" = 1'-0"



4 A103 FOUNDATION DETAIL
1" = 1'-0"



5 A103 STUCCO FOAM
1 1/2" = 1'-0"

2 A103 WALL SECTION
1" = 1'-0"

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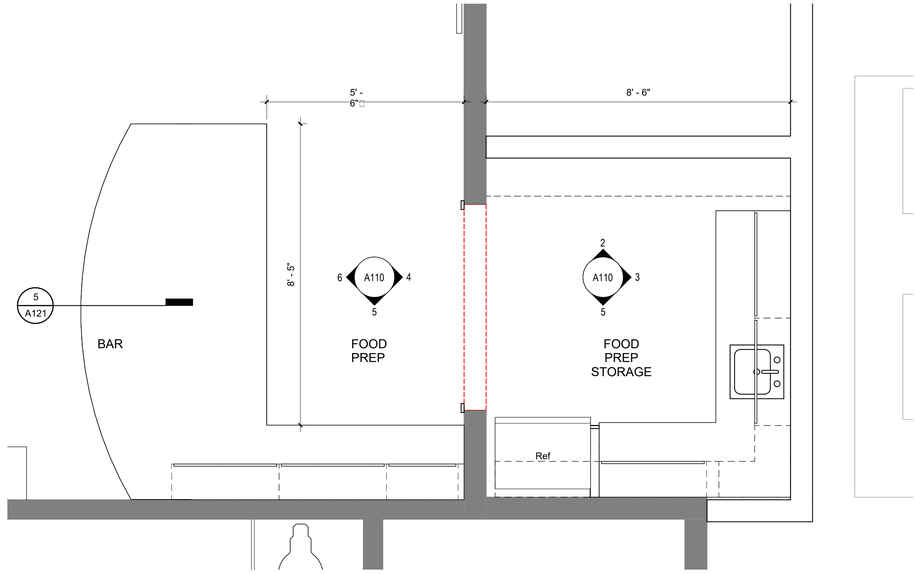
SECTIONS

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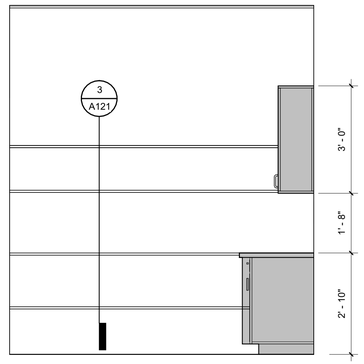
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A103

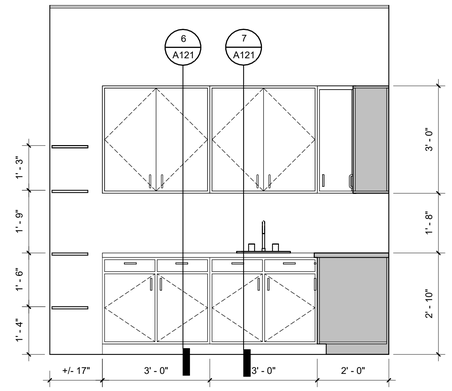
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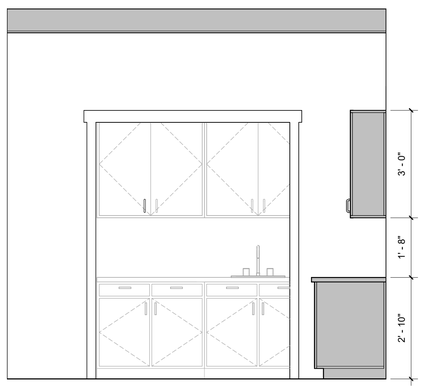
1 A110 ENLARGE FOOD PREP AREA
1/2" = 1'-0"



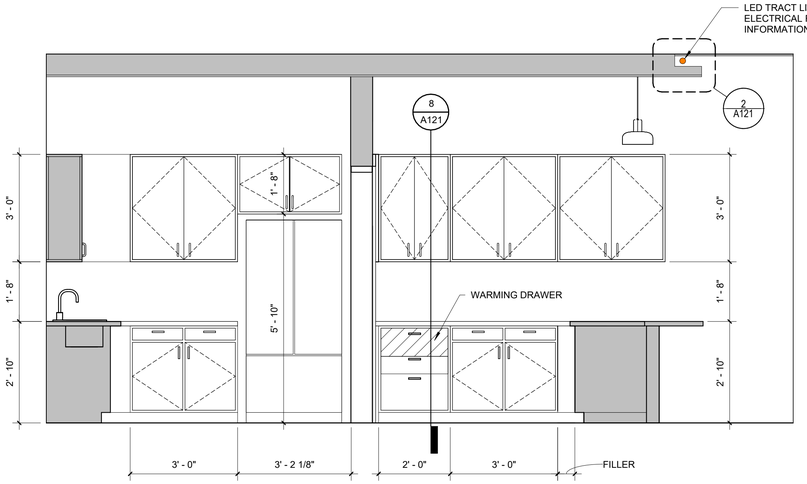
2 A110 FOOD PREP STORAGE
1/2" = 1'-0"



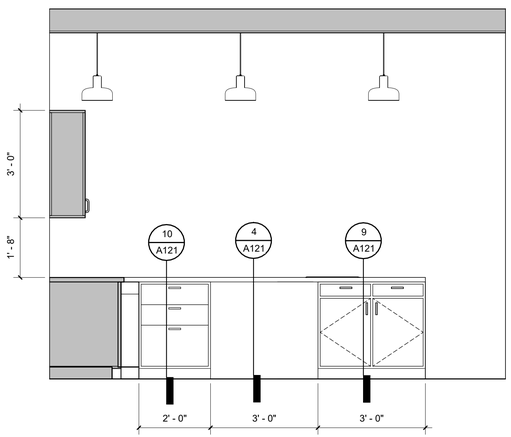
3 A110 FOOD PREP STORAGE
1/2" = 1'-0"



4 A110 FOOD PREP AREA
1/2" = 1'-0"



5 A110 FOOD PREP AREA & STORAGE
1/2" = 1'-0"



6 A110 FOOD PREP - BAR
1/2" = 1'-0"

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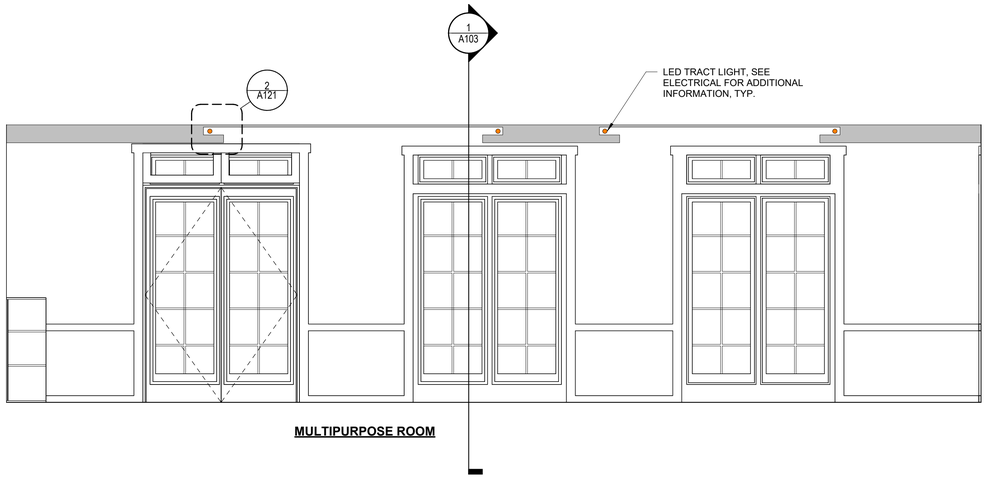
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PLAN & INTERIOR ELEVATIONS

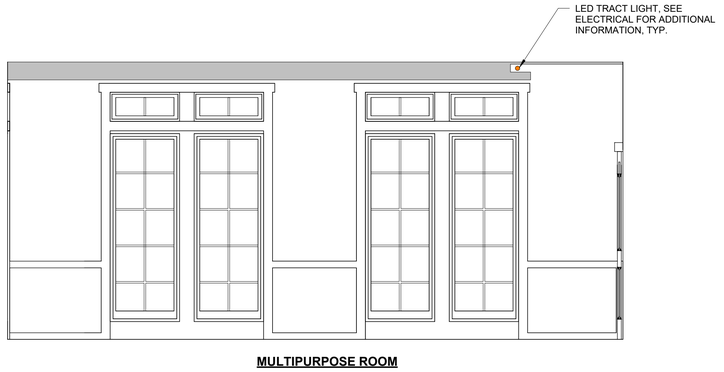
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A110

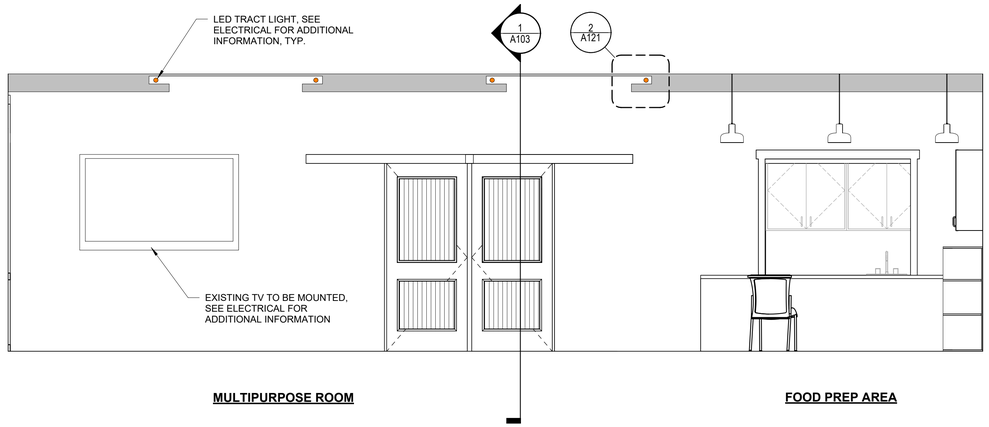
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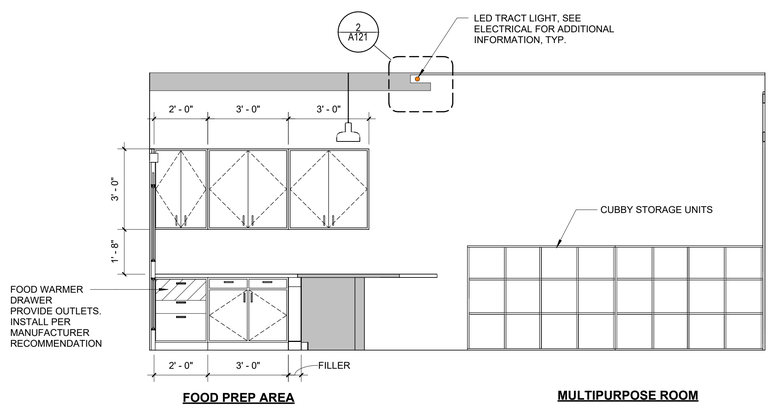
1 A111 ELEVATION @ PATIO VIEW
3/8" = 1'-0"



2 A111 ELEVATION @ POOL VIEW
3/8" = 1'-0"



3 A111 ELEVATION @ SIDEWALL
3/8" = 1'-0"



4 A111 ELEVATION @ BACKWALL
3/8" = 1'-0"

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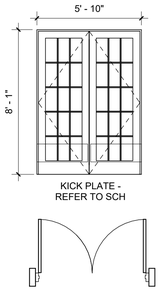
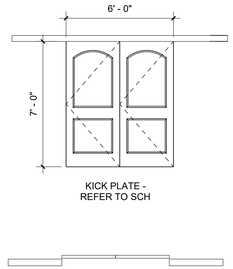
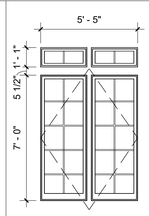
INTERIOR ELEVATIONS

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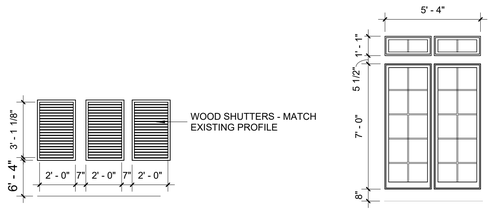
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A111

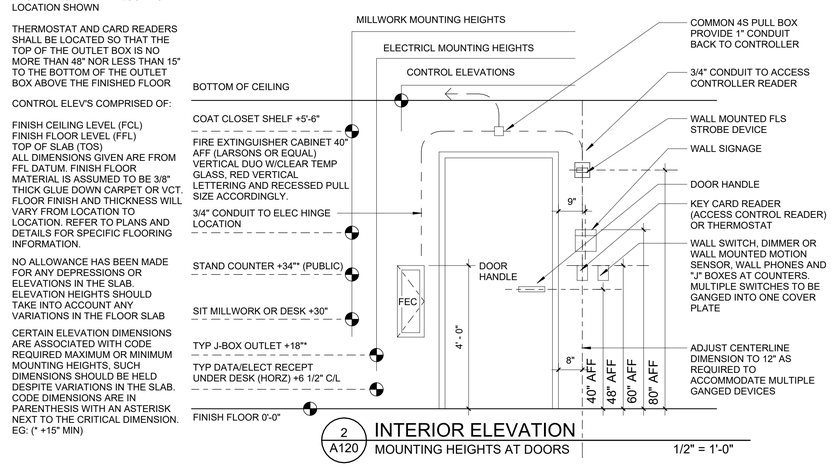
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DOOR TYPE : DF	DOOR TYPE : DF-DS		
DOOR AND FRAME NOTES:			

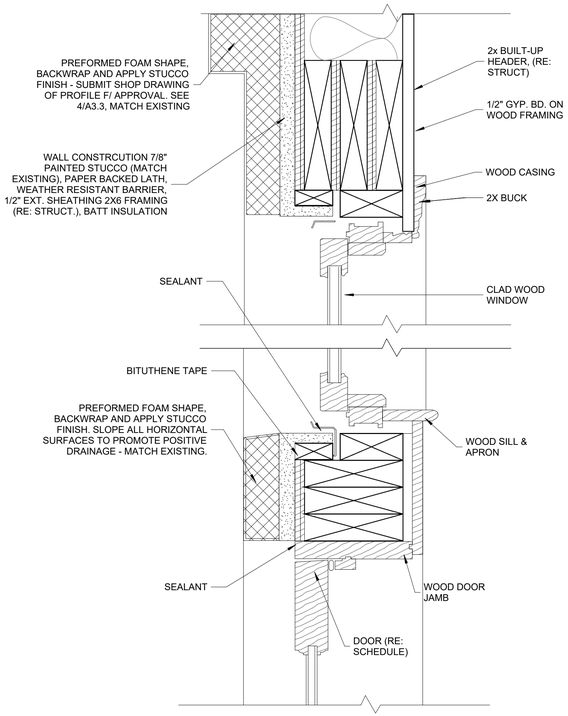
DOOR ELEVATIONS



WINDOW ELEVATIONS



2 A120 INTERIOR ELEVATION
MOUNTING HEIGHTS AT DOORS 1/2" = 1'-0"



1 A120 DOOR DETAIL - HEAD
DOOR HEAD DETAIL 3" = 1'-0"

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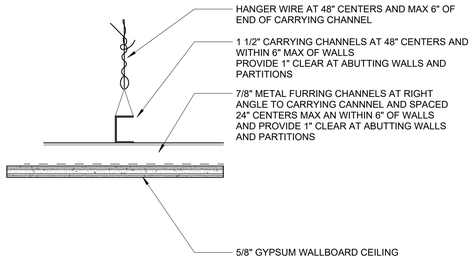
DOOR SCHEDULE & DETAILS

60% CONSTRUCTION DOC.

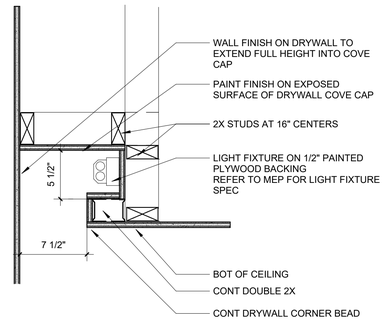
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A120

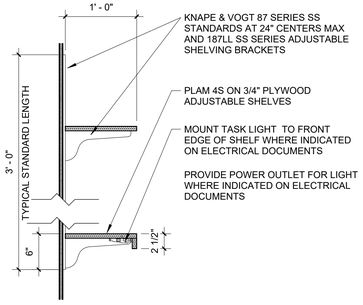
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1 A121 SECTION DETAIL
SUSPENDED METAL GWB CLG 3" = 1'-0"



2 A121 SECTION DETAIL
LIGHT COVE DETAIL 1 1/2" = 1'-0"



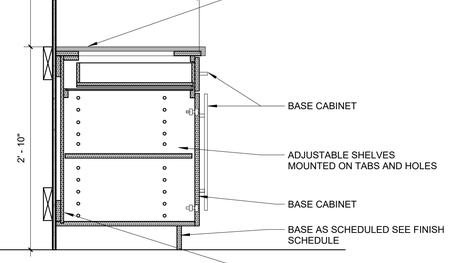
3 A121 SECTION DETAIL
ADJUSTABLE SHELVING 1" = 1'-0"

MILLWORK TAGS

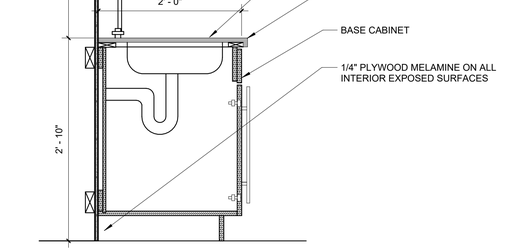
MW-B	BASE CABINET WITH DRAWER AND DOOR
MW-BDR	BASE CABINET WITH DOOR ONLY
MW-BF	BASE CABINET FILLER
MW-BO	BASE CABINET WITH OPEN SHELVES
MW-BT	FULL HEIGHT STORAGE CABINET WITH DOORS
MW-CNTR	COUNTER TOP
MW-CNTRL	COUNTER TOP L-SHAPED
MW-CNTRU	COUNTER TOP U-SHAPED
MW-CTSK	COUNTER TOP WITH SINK
MW-DB	BASE CABINET, DOUBLE DRAWER AND DOOR
MW-OA	OPEN APRON SINK
MW-W	WALL CABINET WITH DOORS
MW-WD	WALL CABINET WITH DOUBLE DOORS
MW-WF	WALL CABINET FILLER
MW-WO	WALL CABINET WITH OPEN SHELVES
MW-XD	BASE CABINET WITH (X) DRAWERS
MW-XSH	WALL SHELVES WITH (X) SHELVES

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 AT 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 CONNECTIOON FOR ALL MILL WORK TO WALLS, ETC.
E	PROVIDE CONCEALED METAL BRACKETS, AS NECESSARY TO SUPPORT COUNTERTOPS (SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 4'—0" APRT MAXIMUM AND/OR 6" OC FROM AN OPEN END).
F	TYPICAL CABINETRY PROFILES SHOWN TO CONVEY CRITIAL DIMENSIONS. REFER TO ELVATIONS FOR SPECFIC CONFIGIRTATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND QUALITY REQUIREMENTS.
G	MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALEANT COLOR AS SELETCTED BY ARTITECT FROM FULL RANGE OF COLORS (INCLUDING CUSTOM 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 SIGINAL DEVISES 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 ALL ACCESORY MATERIALS ASSCIOCATED WITH MILLWORK AS NECESSARY.
N	PROVIDE 4" BACKSPALSH AT ALL MILLWORK SIDEWALL/RETURN WALL LOCATIONS (MATCH ADJ. BACKSPLASH).



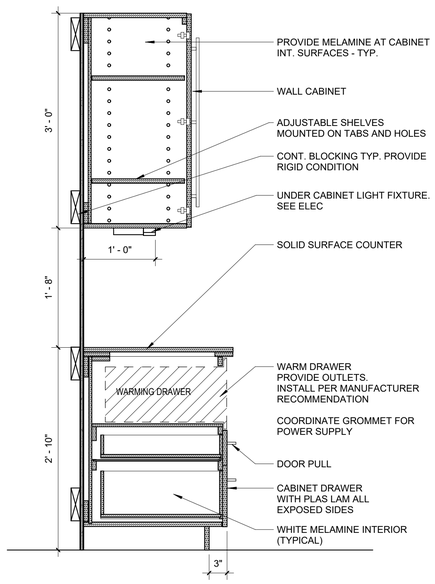
4 A121 SECTION DETAIL
CABINET 8 1" = 1'-0"



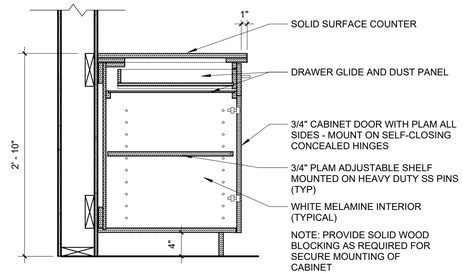
5 A121 MILLWORK ELEV (SIM)
COUNTER TOP - DESK HEIGHT 1" = 1'-0"

6 A121 TYPICAL CABINET
1" = 1'-0"

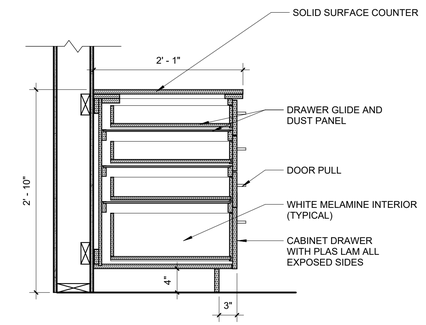
7 A121 SINK BASE CABINET
1" = 1'-0"



8 A121 WARMING DRAWER
1" = 1'-0"



9 A121 BASE CABINET
1" = 1'-0"



10 A121 BASE CABINET WITH DRAWERS
1" = 1'-0"

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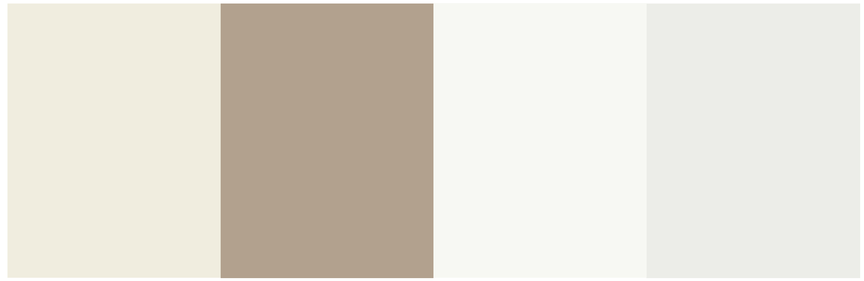
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CLUBHOUSE BEACH COLOR SCHEME 1



WALL PAINT:
SW 8917 SHELL WHITE

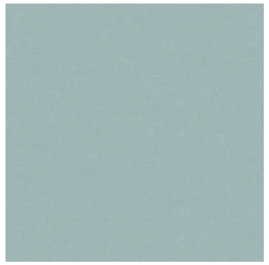
ACCENT PAINT:
SW 7038 TONY TAUPE

TRIM PAINT:
SW 7757 HIGH REFLECTIVE WHITE

CEILING PAINT:
SW 7005 PURE WHITE



SOLID SURFACE COUNTERTOP: CORIAN - CALCATTA GRIEGE



CABINET FINISH:
WILSONART - Y0686 ICED MINT

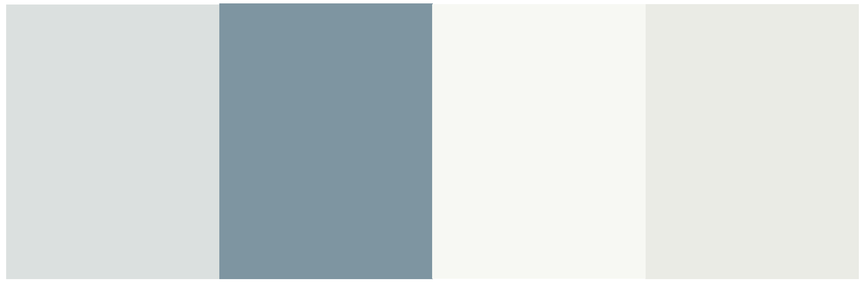


FLOOR FINISH: SHAWCONTRACT - BRANCHING OUT - 56140 RIVERSIDE IN HERRING BONE PATTERN



PROPOSED PENDANT LIGHTING: ROWABI - DREAMY PALM FIBERS PENDANT LIGHT

CLUBHOUSE BEACH COLOR SCHEME 2



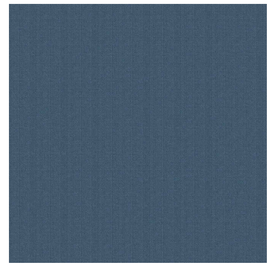
WALL PAINT:
SW 6238 ICICLE

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

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63. FLORIDA STATUTES

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

MATERIAL BOARD

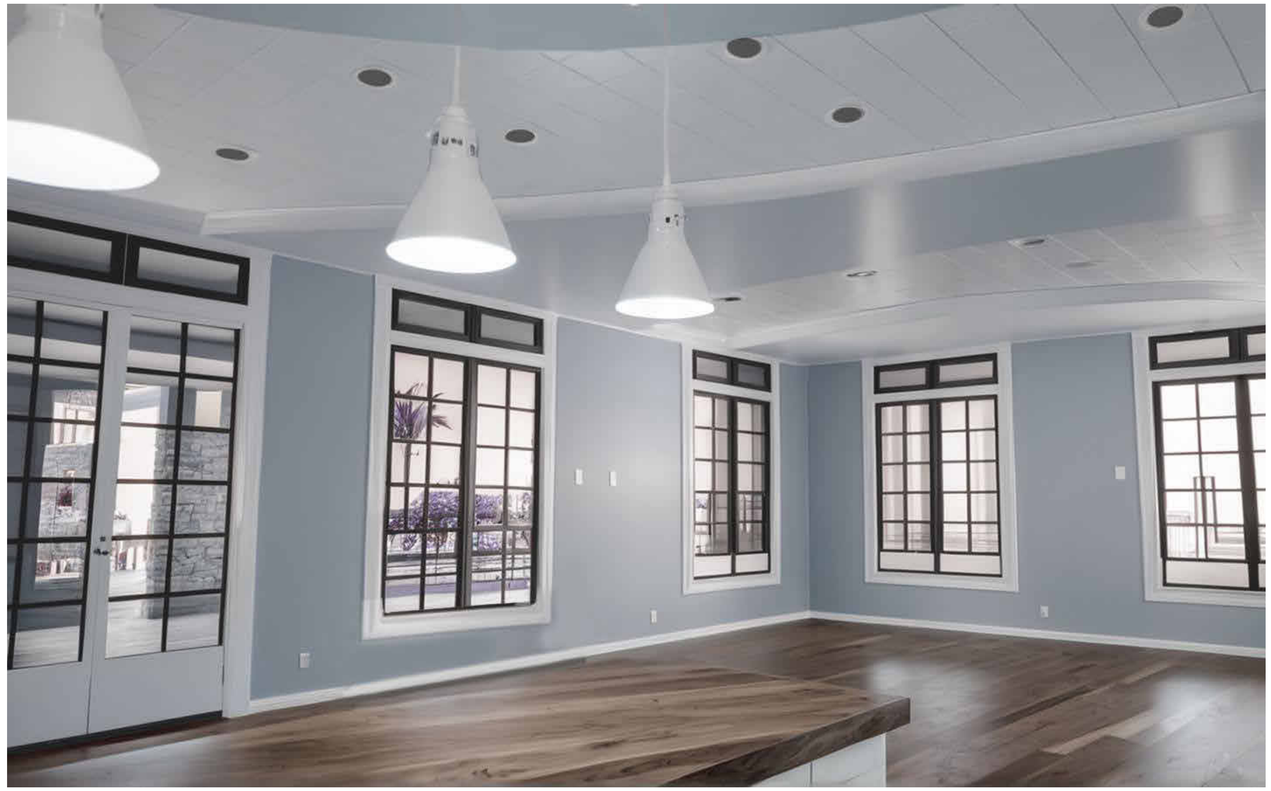
60% CONSTRUCTION DOC.

DATE:	06/12/2025
D.B.:	Author
C.B.:	Checker
JOB NO:	202509

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FURNITURE, FIXTURES, AND EQUIPMENT LIST		
ITEMS	STATUES	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.

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63. FLORIDA STATUTES

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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SYM	DESCRIPTION	DATE

RENDERINGS

60% CONSTRUCTION DOC.

DATE:	06/12/2025
D.B.:	Author
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JOB NO:	202509

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Furniture, Fixtures, and Equipment List

Items	**Statues**	**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 & Clou
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:

The re-surfacing of the tennis courts, including the root damage and the dead spot on Court 3. The landscape demolition does include pulling out the two oak trees in between Courts 2 & 3. Drainage is for the French drains and corrugated piping around the courts to deter water from sitting stagnant near the edges of the courts.

Re-Surfacing with Original Fencing Layout **Fast-Dry Courts**

	Tennis Courts Resurfacing or Rebuild with Fiberglass Membrane:	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Landscape Demolition	Ruppert Re-Landscaping/Paver Border	Ruppert Drainage
PRICING	$54,500/$282,500	$47,500	$5,750	$12,102	$14,533 rock & mulch $7,500 paver border	$35,258
Resurfacing	$54,500	$102,000	$107,750	$119,852	$141,885	$177,143
Rebuild	$282,500	$330,000	$335,750	$347,852	$369,885	$405,143

Tennis Courts with New Fencing Layout **Fast-Dry Courts**

	Tennis Courts Resurfacing or Rebuild with Fiberglass Membrane:	Replace the Fencing with NEW Fencing Mesh	Bottom Bar Addition for New Fencing	Landscape Demolition	Ruppert Re-Landscaping/ Paver Border	Ruppert Drainage	Paver Section	Change the Fencing to Enclose all 4 Courts	Furniture **(2 benches, 2 umbrellas, & 2 tables)**
PRICING	$54,500/ $282,500	$47,500	$5,750	$12,102	$13,166 sod & re-grade $7,500 paver border	$21,639	$15,500	$14,695	$740 8’ foot bench $1,075 60” table $622 Umbrella
Resurfacing	$54,500	$102,000	$107,750	$119,852	$140,518	$162,157	$177,657	$192,352	$197,226
Rebuild	$282,500	$330,000	$335,750	$347,852	$368,518	$390,157	$405,657	$420,352	$425,226

Re-Surfacing with Original Fencing Layout **NIDY**

	Tennis Courts Resurfacing with RiteWay or Rebuld:	Replace the Fencing with NEW Fencing Mesh	Landscape Demolition	Ruppert Re-Landscaping/ Paver Border	Ruppert Drainage
PRICING	$55,820/ $365,285	$64,400	$12,102	$14,553 rock & mulch $7,500 paver border	$35,258
Resurfacing	$55,820	$120,220	$132,322	$154,375	$189,633
Rebuild	$365,385	$365,385 (Fencing Included)	$377,487	$399,540	$434,798

Tennis Courts with New Fencing Layout **NIDY**

	Tennis Courts Resurfacing with RiteWay:	Replace the Fencing with NEW Fencing Mesh	Landscape Demolition	Ruppert Re-Landscaping/ Paver Border	Ruppert Drainage	Paver Section	Change the Fencing to Enclose all 4 Courts	Furniture **(2 benches, 2 umbrellas, & 2 tables)**
PRICING	$55,820/ $365,385	$64,400	$12,102	$13,166 sod & re-grade $7,500 paver border	$21,639	$15,500	$19,400	$740 8' foot bench $1,075 60" table $622 Umbrella
Resurfacing	$55,820	$120,220	$132,322	$152,988	$174,627	$190,127	$209,527	$214,401
Rebuild	$365,385	$365,385 (Fencing Included)	$377,487	$398,153	$417,792	$435,292	$454,692	$459,566



Tennis Courts with Original Fencing and Sod



Tennis Courts with New Fencing Layout with Pavers and Sod



Tennis Courts with Pavers, Sod, and Furniture

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	$95,500	$15,219	$110,719	
NIDY	$105,750	$15,219	$120,969	



Tennis Courts with Original Fencing and Sod



Tennis Courts with New Fencing Layout with Pavers and Sod



Tennis Courts with Pavers, Sod, and Furniture

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	$95,500	$15,219	$110,719	

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC
1400 N.W. 13th Avenue
Pompano Beach, FL 33069

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.***

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC

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



Root Barrier

Furnish and install 120 linear feet of 29-inch-deep root barrier, as required, outside the fence line for the total cost of **$2,595.00**. *NOTE: Owner is responsible for removal of all landscaping (including root systems) and irrigation outside the courts to ensure site is ready/available for installation prior to FDC mobilizing to the site.*

Chain Link Mesh Replacement

Replace 1,032 linear feet of 10' tall, 40 linear feet of transitional (10' to 4'), and 40 linear feet of 4' tall chain link mesh utilizing new 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and heavy-mil spec attaching hardware (2-1/2" terminals); while mesh is removed we will clean and paint all fence framework with acrylic DTM paint (black) for the additional cost of **$47,500.00**. All waste materials will be hauled away.

Bottom Rail

A basic approach to your court fencing is to apply the scope outlined above. However, here at FDC, we approach each job with the intent to add value for our customers. FDC **highly recommends substituting the tension wire with 544 linear feet of 1-5/8" O.D. CQ20 bottom rail at the court ends and diagonals**. This is to better support the fence during high winds (especially if it has a windscreen) and to prevent future curvature/selvage, thus adding value. This bottom rail application is **$5,750.00** in addition to the scope above, and it will help extend the lifespan of your court fencing.

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

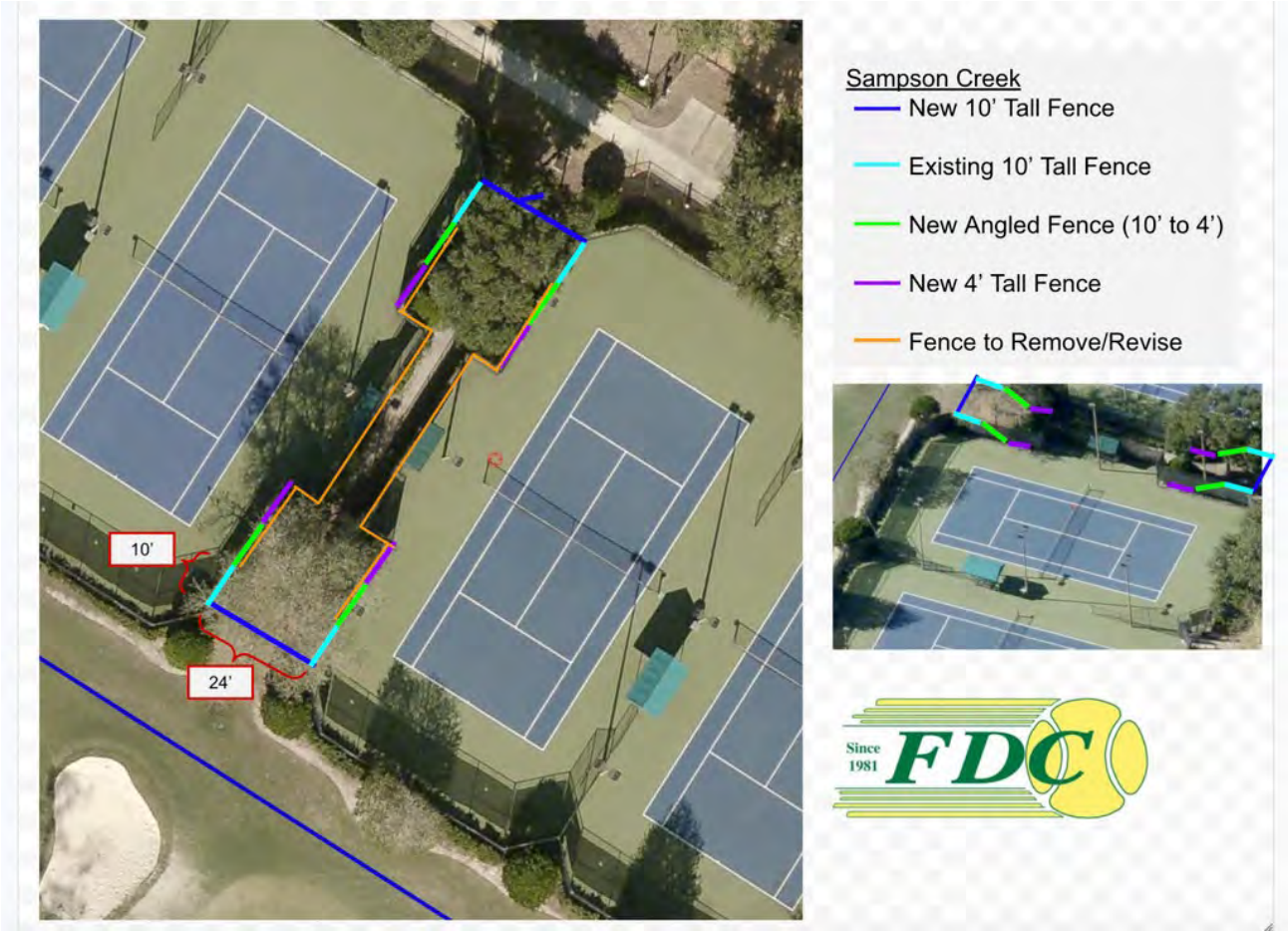
Since 1981 FDC
1400 N.W. 13th Avenue
Pompano Beach, FL 33069

Basketball Courts

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

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



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

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

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

Sincerely,

Fast-Dry Courts
Stacy Kraus
Account Executive

D.

August 11, 2026

475 West Town Place
St. Augustine , FL 32092

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

Scope of Work: This proposal is to remove all landscaping around both tennis courts. This quote has 2 options, one for tree removal and another to keep trees

Oak Tree Removal
Miscellaneous

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

Total price for Oak Tree Removal: $12,102_____ Initial

No tree Re
Miscellaneous

Description
Demolition of all plantings surrounding the Tennis Court
Dumpster
Equipment
Irrigation repairs

Total price for No tree Re: $6,959_____ Initial

[tableMiscMedia]

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

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

- Hand-watering by garden hose from a private water source on-site is $60.00 per hour.
- Hand-watering by hose from a metered public source (hydrant) is $70.00 per hour.
- Tank-truck watering, from a metered public source (hydrant), is $100 per hour.

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

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

Terms and Conditions

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

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

Acceptance of Proposal:

Stephanie Taylor

_____
_____
_____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

Date: _____

E.

August 11, 2026

475 West Town Place
St. Augustine , FL 32092

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

Scope of Work
: This proposal is to re landscape both tennis courts. A seperate proposal will be given for irrigation.

Plants:

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

Materials:

Description	Quantity	UM/Size
St Augustine	6	Pallet
River Rock	6	Yards

Miscellaneous:

Description
Equipment

Total price* : $32,924_____Initial

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

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

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

Additional watering: **YES _____ NO ____**

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
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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: _____



F.

October 07, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie Taylor
Re: Tennis court Mulch
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 brown mulch between the tennis courts.

Materials:

Description	Quantity	UM/Size
Brown Hardwood Mulch	15	yards

Total price* : **$1,367_____ 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.

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

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

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

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
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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

_____
_____
_____

Date: _____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

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

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

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

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

Terms and Conditions

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



ESTIMATE

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

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

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

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

Estimate details
Estimate no.: 1157
Estimate date: 10/09/2026

Product or service	Description	Qty	Rate	Amount
Paver Boarder Installation	Furnish and Install a paver border around the entire perimeter of tennis court. This is to help hold in mulch and prevent damage to the fence	1	$7,500.00	$7,500.00

Total **$7,500.00**

Accepted date

Accepted by

G.

September 22, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Tennis court Drainage 2 (Closed in Middle)
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 a french drain around the outside perimeter of the tennis courts.

Materials:

Description	Quantity	UM/Size
Corrugated Drain Pipe	12	quantity
57 rock	30	Yards

Miscellaneous:

Description
Demo/Grade
Equipment
Irrigation re route

Total price* : $21,639_____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.

- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
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    - Hand-watering by hose from a metered public source (hydrant) is $70.00 per hour.
    - Tank-truck watering, from a metered public source (hydrant), is $100 per hour.

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

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

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
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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: _____

September 22, 2026

475 West Town Place
St. Augustine , FL 32092

Attn: Stephanie
Re: Tennis Court Drainage 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 add 18x 18 drain boxes to each corner of the tennis court. This will help catch any surface water and divert it away from the court.

Materials:

Description	Quantity	UM/Size
Corrugated Drain Pipe	15	quantity
Drain Boxes 18x 18	8	quantity

Miscellaneous:

Description
Demo/Grade
Equipment
Irrigation re route
Fittings

Total price* : $15,681_____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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- 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: _____

September 17, 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

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* : $35,258_____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.
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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 21, 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: This proposal is to install french drainage around the basketball court. We will demo the west side landscape of the court and add bahia grass to help with drainage. This quote includes replacing the bahia grass on the east side of the court also.

Materials:

Description	Quantity	UM/Size
Corrugated Pipe	6	Quantity
57 Rock	10	Yards
Drain Box 18 x 18	6	Quantity
Pop up emitter	2	Quantity
Bahia Sod	10	Pallets

Miscellaneous:

Description
Irrigation Adjustments
Equipment
Grade/ Demo
Debris Disposal

Total price* : $17,048_____ 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;
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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.
- 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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My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:

Stephanie Taylor

_____

_____

_____

Date: _____

Ruppert Landscape LLC
Kyle Carasea
904-504-7403 cell
kcarasea@ruppertcompanies.com

SEVENTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

Description	Enity	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.

TENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the actions taken at the September 17, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Amenities Booking Requests**

Ms. Taylor presented an amenity booking request from Mr. Kevin Struble to use the amenity meeting room for LPA football photos and game-play review, from September 18, 2026 through November 18, 2026, from 4:00 p.m. to 7:00 p.m. The majority of LPA participants were residents, and attendance would be limited to a maximum of 30 people.

> On MOTION by Mr. Leary seconded by Mr. Geary with all in favor the amenity booking request from Mr. Kevin Struble to use the amenity meeting room from 4:00 p.m. to 7:00 p.m. from September 18, 2026 to November 18, 2026 and waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Mr. Tom Cherry to use the amenity meeting room for Knights of Columbus meetings from 6:30 p.m. to 8:00 p.m., on the third Tuesday of each month. There were no issues with residents or onsite staff during their prior use.

> On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the amenity booking request from Mr. Tom Cherry to use the amenity meeting room from 6:30 p.m. to 8:00 p.m. on the third Tuesday of each month and waiving the rental fee was approved.

Ms. Taylor presented amenity booking requests from the First Coast Tennis Association League (FCTAL). One league requested Tuesday mornings, while two leagues requested Thursday mornings; however, their requested times did not conflict, as one requested Friday mornings and the other requested Friday evenings.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the amenity booking request from Ms. Kim Loferski on behalf of the First Coast Tennis Association League for a Fall/Spring mixed doubles team to use three tennis courts on four to six Friday nights from 6:30 p.m. to 9:30 p.m. starting on September 11, 2026 and ending on December 18, 2026 and waiving the rental fee was approved.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the amenity booking request from Ms. Nancy Scranton on behalf of the First Coast Tennis Association League for tennis league play on Thursdays starting on September 1, 2026 and waiving the rental fee was approved.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the amenity booking request from Ms. Brenda Byman on behalf of the First Coast Tennis Association League to reserve four tennis courts from 8:30 a.m. to Noon on Fridays from September 11, 2026 to May 28, 2027 and waiving the rental fee was approved.

On MOTION by Mr. Leary seconded by Ms. Monroe with all in favor the amenity booking request from Ms. Jessica Shelton on behalf of the First Coast Tennis Association League to reserve four tennis courts from 8:15 a.m. to 1:00 p.m. on Fridays from September 15, 2026 to April 20, 2027 and waiving the rental fee was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscaping Team

1. Report

Mr. Carasea of Ruppert Landscape (Ruppert) reported that the annual flowers would be replaced on Monday and placed on a tarp for residents to pick up. A micronutrient turf treatment had been completed, along with pre- and post-emergent treatments to prevent summer annual weeds and preventative insecticide treatment for chinch bugs and other turf-damaging insects. A fallen tree in a common area on Pepper Stone Court and a tree at the outflow structure had been cut up and the Hostas in front of the Gym had been removed. The Hibiscus were struggling and if they died, would be replaced with smaller plants. Cutbacks would begin in October, along with

the pine straw application. Tree branches encroaching on the parking lot would be trimmed and ornamental grasses would be cut back as they turned brown.

Mr. Geary questioned whether the trees near the volleyball court would be trimmed. Ms. Taylor reported that she was obtaining a proposal from a tree vendor, as the branches requiring trimming were thick and outside of Ruppert's scope of work. Mr. Carasea indicated that he was meeting with a tree vendor the following day. Mr. Leary requested that Ruppert monitor the grasses near the Gym, as they grew quickly and required frequent mowing and requested that rain sensors be installed along CR 210 due to flooding. Ms. Taylor reported that smart irrigation was installed along a portion of Leo Maguire Parkway and St. Johns Golf Drive, which functioned similarly to a rain sensor. Mr. Carasea explained that the sensor detected weather conditions; however, if there was heavy rain for 15 minutes, the system did not automatically shut down. A proposal would be provided to install the battery-operated clocks on a pole.

Ms. Weitzel questioned whether the scalped grass had been addressed. Ms. Taylor indicated that Ruppert was now using push mowers to reduce scalping and had increased the mowing height to three inches. Ruppert was monitoring several areas of sod and would replace the sod if it did not improve. Mr. Carasea reported that some of the sod on Leo Maguire Parkway had been replaced; however, an area where the sod had not initially been replaced, subsequently required replacement due to root rot. Mr. Leary reported receiving complaints from residents who were being drenched by the irrigation while walking on Leo Maguire Parkway at 8:00 a.m. and questioned whether there was a timing issue. Mr. Carasea explained that the irrigation was running twice daily to support the new sod. Mr. Leary requested that the irrigation schedule be changed to 5:00 a.m. rather than 8:00 a.m.

2. Proposal for Shade Tolerant Landscaping at Amenity Center Exit

Ms. Taylor presented a proposal from Ruppert to extend the mulch beds at the Amenity Center exit and install shade-tolerant landscaping in the amount of $5,515. Mr. Leary reported that there was erosion in the area due to rainwater washing dirt onto the path.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal with Ruppert Landscaping for shade tolerant landscaping at the Amenity Center exit in the amount of $5,515 was approved.

3. Proposal for Installation of Sod on Leo Maguire

Ms. Taylor presented a proposal from Ruppert for the installation of two pallets of St. Augustine sod on Leo Maguire Parkway in the amount of $1,307. Mr. Geary questioned whether the current sod was taking well. Mr. Carasea explained that the sod had been treated for wet worms and that Ruppert had changed sod vendors; however, there were still issues with weeds and root rot. Ruppert would replace any dead sod at their expense under the one-year warranty.

> On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the proposal with Ruppert Landscaping for the installation of sod on Leo Maguire Parkway in the amount of $1,307 was approved.

- **Tennis Court Landscape Demo** *(Item 7D)*
- **Tennis Court Relandscaping** *(Item 7E)*
- **Tennis Court Rock and Sod** *(Item 7F)*
- **Tennis Court Drainage Improvements** *(Item 7G)*

Mr. Carasea presented a proposal to remove all of the hedges around both tennis courts, including two oak trees, in the amount of $12,10 or $6,959 if the trees were not removed. Mr. Carasea also presented a proposal to install St. Augustine sod and two feet of river rock around the sides and front of both tennis courts in the amount of $44,953, or $32,924 for a large mulch bed with plantings. There was a additional proposal in the amount of $35,305 to install channel drains around the entire tennis court area with corrugated piping.

Ms. Weitzel questioned whether the proposed prices were reasonable. Ms. Taylor explained that the removal of the oak trees was expensive due to the labor involved. However, repairing the drainage would be beneficial, as French drains would direct water from the tennis courts into pipes that carried it away from the courts. Mr. Carasea explained that drain boxes would capture surface water and prevent it from collecting along the edge of the courts. Mr. Davidson suggested placing metal edging around the rocks where they met the grass. Mr. Carasea would provide a proposal for the edging. Mr. Leary suggested installing sod directly to the edge of the courts. Ms. Taylor recommended removing all landscaping and fencing, resurfacing the courts, installing new fencing and repairing the drainage. Ms. Weitzel preferred

completing the demolition first and selecting the rocks at a later time. Mr. Leary appreciated Mr. Carasea's explanation of the drainage but preferred to have a complete project plan.

- **Basketball Court Drainage Improvements** *(Item 7H)*

Mr. Carasea reported that the entire drainage line toward the roadside was clogged with dirt and recommended installing additional French drains and drainage boxes, removing the hill in the back, removing the dirt and plants around the oak trees and installing rocks to allow water to flow into the planted area. Mr. Leary expressed concern that children would pick up the rocks. Mr. Carasea clarified that the rocks would be installed underground and covered with sod.

B. Attorney

There being no comments, the next item followed.

C. Engineer

Mr. Laughlin noted that the District Engineer was not present, as the current contract with Matthews ended on November 30th, after which time Alliant would assume the District Engineer role. In the interim, Alliant had offered to respond to emails. Ms. Weitzel requested that Alliant be kept informed of ongoing matters.

D. District Manager

There being no comments, the next item followed.

E. General Manager

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. She reported that the banners placed on six streetlight poles along CR 210 during the December holidays, had become worn and the brackets were breaking. MG Lighting was working with a vendor that provided banners to the City of St. Augustine to develop year-round banners. The cost for the brackets and signs was $2,115, plus a $300 annual installation charge, for a total of $2,415, to be paid from the holiday/decoration budget. Mr. Leary questioned

whether the banners were necessary, as children riding bicycles sometimes hit them. Ms. Weitzel preferred to explore other options.

4. Proposals for Lifting Tree Canopies

Ms. Taylor presented proposals from Quill's Tree Services in the amount of $45,000 and Taylor Tree Services in the amount of $56,000, to lift tree canopies to 4 to 15 feet over roadways and 8 to 10 feet over sidewalks. The CDD had used Quill's Tree Services in the past and Mr. Davidson worked with them in several communities.

> On MOTION by Mr. Geary seconded by Ms. Monroe with all in favor the proposal from Quill's Tree Services to lift tree canopies in the amount of $45,000 were approved. (Motion Passed 3-1)

5. Proposal for Amenity Center and Cemetery Signs

Ms. Taylor presented proposals for the Amenity Center sign from Fast Signs in the amount of $12,463.84, Sundancer Sign Graphics in the amount of $7,950 and Arete in the amount of $8,775, for a 36 x 48 sign and $6,350 for a 30 x 42 sign. The cost of the signs had increased due to the price of aluminum. Arete, the current vendor, also provided a proposal to repaint the existing entranceway sign for $250, which was in good condition.

Mr. Leary preferred repainting the existing sign, as the wording was faded and needed to be changed from *"Country Club Swim and Tennis Center"* to *"Golf Club Swim and Tennis Center."* Mr. Laughlin suggested asking the golf course to contribute toward the cost of the sign. Ms. Taylor pointed out that if the Board did not want a larger sign, the wording could not be changed. Mr. Geary preferred repainting the existing sign and exploring improved lighting. Ms. Weitzel agreed, as she did not want to spend $9,000 on a sign that would primarily benefit the golf course. Mr. Leary preferred a larger sign with the updated wording.

> On MOTION by Ms. Monroe seconded by Mr. Geary with Ms. Weizel, Ms. Monroe and Mr. Geary in favor and Mr. Leary dissenting, the repainting of the Amenity Center sign by Fast Signs in the amount of $250 was approved. (Motion Passed 3-1)

Ms. Taylor presented a proposal from Arete to install a cemetery sign at the intersection of Eagle Point Drive and Leo Maguire Parkway, as the existing sign was missing. Arete would replace the sign and install a bracket for $735. Mr. Geary pointed out that the CDD did not own the property. Ms. Taylor would contact the cemetery owner to determine whether they would pay for the replacement sign.

6. Proposal for Sidewalk Repairs

Ms. Taylor presented a proposal from Precision Sidewalk Safety for sidewalk repairs on Eagle Point Drive in a not-to-exceed amount of $28,000, to be funded from capital reserves. Ms. Weitzel questioned whether staff was maintaining a list of sidewalks requiring repair, as a former Board Member had questioned how the sidewalks were being identified. Ms. Taylor indicated that she maintained a project list, but due to shifting tree roots, some sidewalks on St. Johns Golf Drive needed to be re-shaved. At some point, the affected sidewalk panels would need to be replaced.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor authorization for Precision Sidewalk Safety to perform sidewalk repairs in an amount not-to-exceed of $28,000 was approved.

Ms. Taylor requested that the Board approve a not-to-exceed of $3,500, as she was speaking with two other vendors to replace two sidewalk panels at the school bus stop on Meadow View Lane.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the replacement of two sidewalk panels on Meadow View Lane in an amount not-to-exceed of $3,500 was approved.

Ms. Taylor reported that she had researched equipment for virtual meetings. A sister location had conducted virtual meetings during renovations by installing a drop-down screen on one side of the room, a television on the opposite side, a camera to view half of the room and microphones for each Supervisor. One option was to offer Zoom, which allowed the audience to be muted. Ms. Taylor suggested purchasing microphones first, to allow residents to listen to

meetings remotely and then obtaining camera equipment at a later time. Ms. Weitzel supported offering Zoom and having residents email questions to staff. Mr. Leary believed that the technology was the easier part and that the primary issue was managing the flow of the meeting.

Mr. Laughlin suggested using Meeting Owl, an all-in-one camera, microphone and speaker device, which cost $1,200. Mr. Davidson would contact a CDD that used Meeting Owl to borrow their equipment and evaluate how it worked. Mr. Leary did not feel that spending $1,200 to show a person speaking was worthwhile. A resident suggested that Board Members participate by video using their individual laptops and that residents be provided with links to the meetings. Mr. Leary requested that Vesta provide an outline of how a virtual meeting would operate and identify available technology options. Mr. Laughlin would include a Zoom link in the next agenda package.

Ms. Taylor reported that she would be meeting with vendors regarding the CR 210 entrance monument and provide renderings at the next month's meeting, with various price options for updating the tiles or landscaping and adding water features. Staff had contacted a pool leak detection company after noticing that the pool was using more chlorine than normal. Four leaks were identified around the pool lights, which were attributed to wear and tear. The leaks were patched and the line that feeds chlorine from the tank to the pool pump was replaced. Ms. Taylor also reported that the streetlight pole had been reinstalled and that she would meet with the golf course again regarding repainting the golf cart path.

Mr. Leary reported that a resident had contacted him regarding the condition of the bridge. Ms. Taylor understood that the golf course planned to use the vendor that maintained the CDD bridge and would follow up with the golf course. Mr. Leary requested that Ms. Taylor also discuss with the golf course, the path near the playground, which had been damaged by heavy equipment during the golf course greens renovation the previous year, as well as the area between the tennis court, path and starter shack that had been dug up and never repaired. If the golf course did not repair these areas by the next meeting, he requested that $5,000 be deducted from their next bill payment. Mr. Leary further requested drain cleaning around the community. Ms. Taylor reported that their maintenance person was handling that today. On October 1st, the maintenance person would be working full-time.

Mr. Laughlin reported no further incidents involving the non-resident coach who had been using the field. Resident Aleksandr Bidner of 1173 Stonehedge Trail Lane apologized to

the Board for using the field when it was closed. Only three or four children used approximately one-third of the field to play soccer, and the coach was Mr. Bidner's friend and a former professional soccer player. They respected the rules regarding field placement when someone else was already using the field and asked to have the trespass lifted. Mr. Geary was in favor of keeping the trespass in place, as the coach had been aggressive toward residents by kicking balls at them, telling them they had to move and charging for his time. Mr. Bidner confirmed that he was not being charged by the coach but would speak with him regarding the matter.

7. Proposals for Meeting Room Flooring
8. Proposal for Repainting Meeting Room
9. Proposal for Meeting Room Ceiling

These items were discussed later in the meeting.

SIXTH ORDER OF BUSINESS **Ratification of Agreement with Alliant Engineering for Professional Engineering Services**

Mr. Laughlin recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services and the Board awarded the engineering contract to Alliant. Since the prices were fair, compared with other engineering firms, the Chairman entered into a contract with Alliant.

On MOTION by Mr. Leary seconded by Mr. Geary with all in favor approval of the Agreement with Alliant Engineering for Professional Engineering Services was ratified.

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

A. Pool Deck Renovation
B. Amenity Meeting Room Upgrade

Mr. Laughlin reported that he received an updated proposal from Urban Edge for the pool deck renovation and the price increased from $178,000 to $201,000. Mr. Leary requested that Mr. Laughlin update the summary sheet. Mr. Laughlin pointed out that one option was to obtain a more strategic bid from the new engineering firm.

C. Tennis Court Resurfacing and Basketball Court Rebuild

Mr. Laughlin recalled that the proposals for tennis court resurfacing were $180,000 from Fast Dry and $181,000 from Nidy Court Services. Ms. Monroe questioned the amount of bond funds available. Mr. Laughlin confirmed that there was $499,000 in bond funds. Ms. Taylor questioned whether the Board favored resurfacing or rebuilding the courts. Ms. Weitzel recalled that, at the previous meeting, the Board had favored resurfacing. Mr. Leary noted that the cost difference between resurfacing and rebuilding the tennis courts was $228,000 and that rebuilding would provide an expected lifespan of 20 to 25 years. Ms. Taylor clarified that, with an asphalt base, the courts could last 25 to 30 years, while resurfacing would last approximately five to 10 years and could last 10 years if the drainage was redone.

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

Ms. Taylor recalled that the landscape demolition was $12,102 and installing channel drains with corrugated piping around the entire tennis court area was $35,305, which the District Engineer recommended. The proposal from Mr. Carasea for French drains with corrugated piping was $35,258. Ms. Taylor asked if the Board wanted a mulch bed, similar to what was on St. Johns Golf Drive with flowers and mulch for $33,000 and rocks or sod for $45,000. Ms. Weitzel expressed concern about having to replenish the mulch and the potential for mulch to stain the courts brown and preferred sod. Resident Nancy Scranton of 1816 Forest Glen Way also expressed opposition to using mulch. Mr. Leary preferred having a buffer between the courts and the grass. Mr. Davidson suggested using pavers or decorative bricks to create a buffer.

The Board discussed whether to spend $427,000 for a complete rebuild of the tennis courts or resurfacing them. Mr. Geary felt that resurfacing made more sense. Ms. Weitzel felt that there was no point in resurfacing or rebuilding the courts without addressing the drainage. Mr. Leary favored spending approximately $228,000 to rebuild the courts and extend their expected lifespan to 20 years. Mr. Davidson suggested that the Board consider whether to resurface the courts for an additional five years or complete the entire project to achieve an expected 20-year lifespan, recalling that $30,000 had been spent to resurface the courts three

years earlier. Ms. Weitzel pointed out that, whether the courts were resurfaced or rebuilt, the landscaping would need to be demolished and reinstalled and the drainage improved.

Mr. Davidson noted that the drainage improvement was needed, as well as landscaping and a resurfacing or full rebuild. The courts did not need to be joined, but the trees could be pulled out for now. As funding accumulates, the paver project could be budgeted for 2028 or 2029; however, costs would increase. Ms. Weitzel voiced concern about waiting as there would be new construction time and an inconvenience to players. Ms. Scranton believed that there would be a large cost in re-doing the fencing and then having to do it again. Mr. Leary wanted to do the project per the vision and requested designs and more information on the border with sod option. Mr. Geary questioned how invasive it would be to replace the courts in five to 10 years, if the Board chose to resurface the courts today. Mr. Davidson indicated that a portion of the landscaping must be removed, as well as some fence posts, in order for heavy equipment to access the courts.

Mr. Geary was in favor of resurfacing the tennis and basketball courts now, as well as anything additional, using the budget that they had, with $150,000 remaining for the amenity meeting room upgrade. Mr. Laughlin suggested taking $40,000 for the pool deck renovation from the capital, but there would not be enough funds for the amenity meeting room upgrade, other than flooring. Ms. Weitzel questioned the balance of the Capital Reserve Fund. Mr. Leary recalled that money was spent from this fund today for lifting the tree canopies and sidewalk repairs. Mr. Laughlin confirmed that $286,000 remained in the Capital Reserve Fund, with an additional $175,000 being added at the end of this month. Ms. Taylor pointed out that the basketball court resurfacing, including tables and umbrellas was $350,000, which would leave $145,000 in the bond funds that could be used for the pool deck pavers and re-landscaping, if the project was scaled down and the shade structure was eliminated.

Mr. Geary supported addressing the landscaping and irrigation, removing the trees, and improving the area, but expressed concern that there was only one meeting remaining with Mr. Leary and Mr. Yuro. Ms. Weitzel preferred to make a decision before Mr. Leary and Mr. Yuro left the Board and supported resurfacing the courts and joining them. Mr. Geary did not feel there was sufficient information to make a decision based on the current pricing. Mr. Leary requested additional information regarding the drainage and design plans for the proposed work Mr. Geary preferred to hear Mr. Yuro’s opinion and review a rendering of the proposed paver

area. Mr. Davidson would provide renderings depicting the tennis court area with the trees removed, a shade structure added and the courts joined.

- **Proposals for Meeting Room Flooring** *(Item 5E7)*
- **Proposal for Repainting Meeting Room** *(Item 5E8)*
- **Proposal for Meeting Room Ceiling** *(Item 5E7)*

Ms. Taylor reported that she obtained proposals for the flooring, repainting and replacement of the ceiling for the meeting room. The flooring proposals ranged from $4,000 to $6,000 for luxury vinyl plant (LVP) flooring. Repainting of the meeting room and outside portion of the doors was $2,400 and $4,500 for the ceiling tiles and installation for a total amount ranging from $11,447 to $13,447.

Ms. Weitzel was in favor of using capital funds for the amenity meeting room. Mr. Geary preferred to wait another 30 days, but estimated spending $500,000 for everything, if they resurfaced the basketball and tennis courts, using $499,000 in bond funds and $60,000 from capital. Mr. Leary felt that the right thing to do for the community was to borrow $500,000 to renovate the pool deck, improve the amenity meeting room and repair the courts properly. Mr. Laughlin obtained two loan options; a delayed draw term loan of 60 months for $100,000 at a fixed rate of 6.25% or a line of credit for working capital, allowing the District to borrow and repay as needed at a 7.2% rate. *There was Board consensus to wait 30 days before making a final decision.*

Ms. Taylor reported that she had obtained proposals for flooring, repainting and replacement of the ceiling in the amenity meeting room. The flooring proposals ranged from $4,000 to $6,000 for luxury vinyl plank (LVP) flooring. Repainting the meeting room and the exterior portion of the doors was $2,400, and replacement of the ceiling tiles and installation was $4,500, for a total estimated cost ranging from $11,447 to $13,447.

Ms. Weitzel supported using capital funds for the amenity meeting room. Mr. Geary preferred waiting another 30 days but estimated that approximately $500,000 could be spent on all proposed improvements, if the basketball and tennis courts were resurfaced, using the $499,000 in bond funds and $60,000 from capital funds. Mr. Leary felt that the appropriate approach for the community would be to borrow $500,000 to renovate the pool deck, improve the amenity meeting room, and properly repair the courts. Mr. Laughlin obtained a loan option for a delayed-draw term loan for $100,000 over 60 months at a fixed rate of 6.25% or a working

capital line of credit that would allow the District to borrow and repay funds as needed at a rate of 7.2%. *There was Board consensus to wait 30 days before making a final decision.*

EIGHTH ORDER OF BUSINESS **Contracts Review**

Mr. Laughlin would update the contract reviews list to include the Alliant engineering contract.

NINTH ORDER OF BUSINESS **Supervisors' Request**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Public Comments**

There being no comments, the next item followed.

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

A. Minutes of August 20, 2026 Meeting
B. Financial Statements as of August 31, 2026
C. Check Register

Mr. Laughlin presented the minutes of the August 20, 2026 Board of Supervisors meeting, Financial Statements as of August 31, 2026 and Check Register for August 20, 2026, totaling $69,255.50.

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

TWELFTH ORDER OF BUSINESS **Discussion of Security Matters**

This item was tabled until the next meeting.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 15, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for October 15, 2026 at 6:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sampson Creek Community Development District

[PERIODS INCLUDED: October 01, 2025 thru September 30, 2026]



Thursday, October 8, 2026

Financial Services Dashboard Status Report - August 2026 EOM Report

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

Last Updated: 10/8/26

% of Fiscal Year Completed: 100.00%

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

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

Balance Sheet - General Fund

		Status
Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	$ 331,113.27	10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	$ (60,589.63)	10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	**$ 270,523.64**	10) In Good Order
FYTD Tax Assessments Collected	**$ 1,854,733** 100.66%	10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	Status
Total Revenues	**$ 1,232,236**	**$ 1,246,934**	101%	10) In Good Order
[PERIODS INCLUDED: October 01, 2025 thru September 30, 2026]				
Total	**$ 1,135,698**	**$ 1,163,106**	102%	20) Watch Item
Administrative	$ 159,079	$ 155,496	98%	10) In Good Order
Field Operations	$ 976,619	$ 1,007,610	103%	20) Watch Item

General Fund - Material Line items

Administrative

				Status
Engineer	$ 15,000	$ 22,121	147%	20) Watch Item
Attorney	$ 23,963	$ 14,631	61%	10) In Good Order

Field Operations

				Status
Security Operations	$ 83,500	$ 76,319	91%	10) In Good Order
Repairs & Maintenance	$ 32,849	$ 42,815	130%	10) In Good Order
Electric	$ 82,500	$ 86,347	105%	20) Watch Item
Landscape	$ 248,398	$ 254,749	103%	20) Watch Item

Recreation Facility

				Status
Onsite Staffing	$ 193,091	$ 195,491	101%	10) In Good Order

Long Term Debt

	10/1/25	Principal Payments	9/30/26	Status
Series 2016	$ 4,200,000	$ (430,000)	$ 3,770,000	10) In Good Order
Series 2020	$ 2,470,000	$ (10,000)	$ 2,460,000	10) In Good Order
	$ 6,670,000	$ (440,000)	$ 6,230,000	

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	Status
Capital Outlay	$ 63,797	$ 136,009	$ -	$ (72,212)	20) Watch Item
Funding [1]	$ 175,000	$ 175,000	$ -	$ -	10) In Good Order
Account Balance	$ 349,137	$ 287,609	$ -	$ (61,528)	10) In Good Order

Series 2020 Construction Account

	10/1/25	Actual to Date	Interest Income	9/30/26	Status
Account Balance	$ 526,195	$ 41,836	$ 16,432	$ 500,791	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")

Last Updated: 10/8/26

% of Fiscal Year Completed: 100.00%

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

Topic	Status

2023-2024 Capital Reserve Repairs

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

2024-2025 Capital Reserve Repairs

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

2025-2026 Capital Reserve Repairs

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

Sampson Creek

Community Development District

Unaudited Financial Reporting

September 30, 2026

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 52,248	$ -	$ -	$ 52,248
Petty Cash Account	$ 278	$ -	$ -	$ 278
Capital Projects Account	$ -	$ -	$ 15,475	$ 15,475
Due from General Fund	$ -	$ -	$ 3,680	$ 3,680
Deposits	$ 820	$ -	$ -	$ 820
Investments:				
US Bank Custody	$ 262,003	$ -	$ -	$ 262,003
State Board of Administration	$ -	$ -	$ 268,070	$ 268,070
Series 2016				
Reserve	$ -	$ 193,381	$ -	$ 193,381
Revenue	$ -	$ 77,360	$ -	$ 77,360
Construction	$ -	$ -	$ 7,291	$ 7,291
Series 2020				
Reserve	$ -	$ 112,710	$ -	$ 112,710
Revenue	$ -	$ 69,942	$ -	$ 69,942
Construction	$ -	$ -	$ 501,175	$ 501,175
Total Assets	**$ 315,350**	**$ 453,394**	**$ 795,691**	**$ 1,564,436**
Liabilities:				
Accounts Payable	$ 41,146	$ -	$ -	$ 41,146
Due to Capital Reserve	$ 3,680	$ -	$ -	$ 3,680
Total Liabilites	**$ 44,826**	**$ -**	**$ -**	**$ 44,826**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 820	$ -	$ -	$ 820
Restricted for:				
Debt Service - Series 2016	$ -	$ 270,742	$ -	$ 270,742
Debt Service - Series 2020	$ -	$ 182,652	$ -	$ 182,652
Capital Projects - Series 2016	$ -	$ -	$ 7,291	$ 7,291
Capital Projects - Series 2020	$ -	$ -	$ 500,791	$ 500,791
Assigned for:				
Capital Reserves	$ -	$ -	$ 287,609	$ 287,609
Unassigned	$ 269,704	$ -		$ 269,704
Total Fund Balances	**$ 270,524**	**$ 453,394**	**$ 795,691**	**$ 1,519,609**
Total Liabilities & Fund Balance	**$ 315,350**	**$ 453,394**	**$ 795,691**	**$ 1,564,436**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,216,236	$ 1,216,236	$ 1,224,299	$ 8,063
Interest Income	$ 15,000	$ 15,000	$ 17,292	$ 2,292
Clubhouse Income	$ 1,000	$ 1,000	$ 5,342	$ 4,342
Total Revenues	**$ 1,232,236**	**$ 1,232,236**	**$1,246,934**	**$ 14,698**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 10,200	$ 1,800
FICA Expense	$ 918	$ 918	$ 780	$ 138
Engineering	$ 15,000	$ 15,000	$ 22,121	$ (7,121)
Dissemination	$ 2,337	$ 2,337	$ 2,337	$ 0
Arbitrage	$ 1,200	$ 1,200	$ 600	$ 600
Assessment Roll	$ 5,843	$ 5,843	$ 5,843	$ 0
Attorney	$ 23,963	$ 23,963	$ 14,631	$ 9,332
Annual Audit	$ 4,000	$ 4,000	$ 3,800	$ 200
Trustee Fees	$ 8,869	$ 8,869	$ 8,889	$ (21)
Management Fees	$ 67,702	$ 67,702	$ 67,702	$ (0)
Information Technology	$ 1,169	$ 1,169	$ 1,169	$ (0)
Telephone	$ 400	$ 400	$ 738	$ (338)
Postage	$ 600	$ 600	$ 968	$ (368)
Printing & Binding	$ 400	$ 400	$ 768	$ (368)
Insurance	$ 12,053	$ 12,053	$ 10,885	$ 1,168
Legal Advertising	$ 1,350	$ 1,350	$ 1,928	$ (578)
Other Current Charges	$ 1,000	$ 1,000	$ 1,690	$ (690)
Office Supplies	$ 100	$ 100	$ 272	$ (172)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 159,079**	**$ 159,079**	**$ 155,496**	**$ 3,583**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field				
General Manager (Vesta)	$ 193,091	$ 193,091	$ 195,491	$ (2,400)
Landscape Maintenance (Brightview Landscape)	$ 166,398	$ 166,398	$ 116,855	$ 49,543
Landscape Maintenance (St Johns Golf)	$ 30,000	$ 30,000	$ 29,100	$ 900
Landscape Maintenance Contingency	$ 52,000	$ 52,000	$ 108,794	$ (56,794)
Lake Maintenance	$ 30,000	$ 30,000	$ 30,770	$ (770)
Security	$ 83,500	$ 83,500	$ 76,319	$ 7,181
Lifeguards/Pool Monitors	$ 46,434	$ 46,434	$ 52,145	$ (5,711)
Pool Maintenance	$ 35,000	$ 35,000	$ 45,955	$ (10,955)
Splash Pad Maintenance/Chemicals	$ 6,000	$ 6,000	$ 6,000	$ -
Janitorial Maintenance	$ 22,500	$ 22,500	$ 20,597	$ 1,903
Electric	$ 82,500	$ 82,500	$ 86,347	$ (3,847)
Water	$ 18,500	$ 18,500	$ 21,868	$ (3,368)
Refuse Service	$ 500	$ 500	$ -	$ 500
Permits	$ 2,000	$ 2,000	$ 575	$ 1,425
Fitness Equipment Lease	$ 27,000	$ 27,000	$ 26,547	$ 453
Repairs & Maintenance	$ 32,849	$ 32,849	$ 42,815	$ (9,966)
Street & Tennis Court Lighting Maintenance	$ 5,000	$ 5,000	$ -	$ 5,000
Repairs & Replacements-Amenity Center	$ 20,000	$ 20,000	$ 29,118	$ (9,118)
Tennis Court Maintenance	$ 2,500	$ 2,500	$ -	$ 2,500
Supplies	$ 12,500	$ 12,500	$ 17,816	$ (5,316)
Special Events	$ 25,000	$ 25,000	$ 25,863	$ (863)
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	$ 14,000	$ 16,324	$ (2,324)
Website Maintenance	$ 1,056	$ 1,056	$ 1,137	$ (81)
Office Supplies	$ 700	$ 700	$ 641	$ 59
Contingencies	$ 7,500	$ 7,500	$ -	$ 7,500
Subtotal Field Expenditures	**$ 976,619**	**$ 976,619**	**$ 1,007,610**	**$ (30,991)**
Total Operations & Maintenance	**$ 976,619**	**$ 976,619**	**$ 1,007,610**	**$ (30,991)**
Total Expenditures	**$ 1,135,698**	**$ 1,135,698**	**$ 1,163,106**	**$ (27,408)**
Excess (Deficiency) of Revenues over Expenditures	**$ 96,538**		**$ 83,828**	
Other Financing Sources/(Uses):				
Capital Reserve Transfer	$ (175,000)	$ (175,000)	$ (175,000)	$ -
Interfund Transfer-Excess/Shortage DS Revenues	$ 24,338	$ 24,338	$ 30,582	$ 6,245
Total Other Financing Sources/(Uses)	**$ (150,662)**	**$ (150,662)**	**$ (144,418)**	**$ 6,245**
Net Change in Fund Balance	**$ (54,124)**		**$ (60,590)**	
Fund Balance - Beginning	**$ 54,124**		**$ 331,113**	
Fund Balance - Ending	**$ 0**		**$ 270,524**	

Sampson Creek

Community Development District
Month to Month
FY 2026

	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	$ 1,119	$ 17,292
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**	**$ 1,119**	**$ 1,246,934**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 800	$ 800	$ 1,000	$ 1,000	$ 800	$ 800	$ 800	$ 600	$ 800	$ 800	$ 1,000	$ 10,200
FICA Expense	$ 77	$ 61	$ 61	$ 77	$ 77	$ 61	$ 61	$ 61	$ 46	$ 61	$ 61	$ 77	$ 780
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	$ 195	$ 2,337
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ 600
Assessment Roll	$ 5,843	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,843
Attorney	$ 4,774	$ -	$ 1,543	$ -	$ 3,768	$ -	$ -	$ 3,252	$ 1,294	$ -	$ -	$ -	$ 14,631
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	$ 5,642	$ 67,702
Information Technology	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 97	$ 1,169
Telephone	$ 53	$ 66	$ 68	$ 76	$ 80	$ 65	$ 72	$ 76	$ 42	$ 80	$ 27	$ 34	$ 738
Postage	$ -	$ 159	$ -	$ -	$ 26	$ -	$ 38	$ -	$ -	$ 664	$ 80	$ 1	$ 968
Printing & Binding	$ 47	$ 3	$ 16	$ 13	$ 25	$ 9	$ -	$ 36	$ 9	$ 521	$ 23	$ 65	$ 768
Insurance	$ 10,885	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,885
Legal Advertising	$ 71	$ 70	$ 70	$ 70	$ 71	$ 74	$ 73	$ 140	$ 247	$ 762	$ 115	$ 164	$ 1,928
Other Current Charges	$ 100	$ 119	$ 103	$ 111	$ 146	$ 128	$ 145	$ 140	$ 176	$ 152	$ 144	$ 224	$ 1,690
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61	$ -	$ 211	$ -	$ 0	$ 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**	**$ 12,317**	**$ 11,876**	**$ 7,916**	**$ 7,499**	**$ 155,496**

Sampson Creek
Community Development District
Month to Month
FY 2026

	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
Operations & Maintenance													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 16,291	$ 195,491
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	$ 9,748	$ 116,855
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	$ 2,703	$ -	$ 29,100
Landscape Maintenance Contingency	$ 383	$ 5,361	$ 806	$ 3,783	$ 2,073	$ 44,170	$ 400	$ 129	$ 36,748	$ 2,741	$ 6,395	$ 5,806	$ 108,794
Lake Maintenance	$ 4,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,810	$ 2,360	$ 30,770
Security	$ 7,066	$ 6,446	$ 6,312	$ 7,357	$ 5,716	$ 1,638	$ 7,638	$ 6,707	$ 7,398	$ 6,449	$ 7,253	$ 6,340	$ 76,319
Lifeguards/Pool Monitors	$ -	$ -	$ -	$ -	$ 230	$ 1,875	$ 3,644	$ 4,627	$ 14,068	$ 16,240	$ 9,555	$ 1,906	$ 52,145
Pool Maintenance	$ 3,276	$ 2,891	$ 4,346	$ 2,933	$ 3,338	$ 2,974	$ 4,729	$ 5,622	$ 2,874	$ 3,557	$ 4,683	$ 4,732	$ 45,955
Splash Pad Maintenance/Chemicals	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 6,000
Janitorial Maintenance	$ 2,661	$ 1,611	$ 1,611	$ 1,611	$ 1,826	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 20,597
Electric	$ 6,637	$ 6,635	$ 7,335	$ 7,381	$ 7,055	$ 7,269	$ 7,097	$ 7,321	$ 7,597	$ 7,559	$ 7,137	$ 7,324	$ 86,347
Water	$ 1,416	$ 4,218	$ 2,832	$ 1,217	$ 2,412	$ 111	$ 1,527	$ 1,720	$ 2,129	$ 1,468	$ 1,330	$ 1,489	$ 21,868
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	$ 2,212	$ 26,547
Repairs & Maintenance	$ 1,700	$ -	$ 1,125	$ 920	$ 12,154	$ 1,213	$ 1,419	$ 4,691	$ 6,389	$ 288	$ 129	$ 12,787	$ 42,815
Street & Tennis Court Lighting Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Replacements-Amenity Center	$ -	$ -	$ 171	$ 2,215	$ 165	$ 841	$ 1,303	$ 4,527	$ 7,537	$ 6,465	$ 2,958	$ 2,935	$ 29,118
Tennis Court Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Supplies	$ 2,421	$ 909	$ 1,482	$ 1,821	$ 2,583	$ 606	$ 1,728	$ 388	$ 1,221	$ 1,675	$ 1,252	$ 1,731	$ 17,816
Special Events	$ 5,120	$ -	$ 3,406	$ 4,430	$ 3,044	$ 475	$ 2,177	$ 1,798	$ 922	$ 2,983	$ 54	$ 1,455	$ 25,863
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	$ 1,364	$ 16,324
Website Maintenance	$ 99	$ 99	$ 99	$ 99	$ 99	$ -	$ 198	$ -	$ 99	$ 115	$ 115	$ 115	$ 1,137
Office Supplies	$ -	$ -	$ -	$ -	$ 219	$ -	$ 49	$ -	$ 74	$ 17	$ -	$ 282	$ 641
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 123,995**	**$ 86,429**	**$ 78,098**	**$ 80,988**	**$ 1,007,610**
Total Operations & Maintenance	**$ 109,574**	**$ 70,212**	**$ 71,912**	**$ 68,783**	**$ 76,036**	**$ 97,964**	**$ 68,736**	**$ 74,883**	**$ 123,995**	**$ 86,429**	**$ 78,098**	**$ 80,988**	**$ 1,007,610**
Total Expenditures	**$ 144,474**	**$ 79,914**	**$ 81,462**	**$ 77,645**	**$ 96,399**	**$ 106,452**	**$ 81,553**	**$ 86,090**	**$ 136,312**	**$ 98,305**	**$ 86,014**	**$ 88,487**	**$ 1,163,106**
Excess (Deficiency) of Revenues over Expendi	**$ (144,474)**	**$ 23,490**	**$ 57,779**	**$ 785,495**	**$ (41,518)**	**$ (62,798)**	**$ (70,530)**	**$ (83,609)**	**$ (123,816)**	**$ (84,215)**	**$ (84,608)**	**$ (87,368)**	**$ 83,828**
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)**	**$ (123,816)**	**$ (84,215)**	**$ (84,608)**	**$ (87,368)**	**$ (60,590)**

Sampson Creek

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 552,515	$ 552,515	$ 556,164	$ 3,649
Interest	$ 2,500	$ 2,500	$ 13,480	$ 10,980
Total Revenues	**$ 555,015**	**$ 555,015**	**$ 569,644**	**$ 14,629**
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**		**$ 15,669**	
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)**		**$ (14,914)**	
Fund Balance - Beginning	**$ 86,325**		**$ 285,656**	
Fund Balance - Ending	**$ 63,027**		**$ 270,742**	

Sampson Creek

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 73,780	$ 73,780	$ 74,269	$ 489
Interest	$ 750	$ 750	$ 6,133	$ 5,383
Total Revenues	**$ 74,530**	**$ 74,530**	**$ 80,403**	**$ 5,872**
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**		**$ 7,453**	
Net Change in Fund Balance	**$ 1,580**		**$ 7,453**	
Fund Balance - Beginning	**$ 61,026**		**$ 175,200**	
Fund Balance - Ending	**$ 62,607**		**$ 182,652**	

Sampson Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 5,000	$ 5,000	$ 9,230	$ 4,230
Misc. Income	$ -	$ -	$ -	$ -
Total Revenues	**$ 5,000**	**$ 5,000**	**$ 9,230**	**$ 4,230**
Expenditures:				
Capital Outlay	$ 63,797	$ 63,797	$ 136,009	$ (72,212)
Total Expenditures	**$ 63,797**	**$ 63,797**	**$ 136,009**	**$ (72,212)**
Excess (Deficiency) of Revenues over Expenditures	**$ (58,797)**		**$ (126,779)**	
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**		**$ 48,221**	
Fund Balance - Beginning	**$ 232,934**		**$ 239,388**	
Fund Balance - Ending	**$ 349,137**		**$ 287,609**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 16,432	$ 16,432
Total Revenues	**$ -**	**$ -**	**$ 16,432**	**$ 16,432**
Expenditures:				
Capital Outlay	$ -	$ -	$ 41,836	$ (41,836)
Total Expenditures	**$ -**	**$ -**	**$ 41,836**	**$ (41,836)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (25,404)**	
Net Change in Fund Balance	**$ -**		**$ (25,404)**	
Fund Balance - Beginning			**$ 526,195**	
Fund Balance - Ending			**$ 500,791**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 238	$ 238
Total Revenues	**$ -**	**$ -**	**$ 238**	**$ 238**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 238**	
Net Change in Fund Balance	**$ -**		**$ 238**	
Fund Balance - Beginning			**$ 7,053**	
Fund Balance - Ending			**$ 7,291**	

Sampson Creek
Community Development District
Long Term Debt Report
FY 2026

Series 2016, Special Assessment Bonds		
Interest Rate:	2.50%	
Maturity Date:	5/1/26	$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	$1,420,000
Bonds outstanding - 9/30/2025		$4,200,000
Less:	May 1, 2026 (Mandatory)	($430,000)
Current Bonds Outstanding		**$3,770,000**

Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	$755,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	$1,715,000
Bonds outstanding - 9/30/2025		$2,470,000
Less:	May 1, 2026 (Mandatory)	($10,000)
Current Bonds Outstanding		**$2,460,000**

Total Current Bonds Outstanding	**$6,230,000**

	2016 Bond			2020 - Combined		
Stated:	**$ 7,595,000.00**	**$ 2,156,730.51**	**$ 9,751,730.51**	**$ 2,520,000.00**	**$ 1,080,046.24**	**$ 3,600,046.24**
		$ 0.28			**$ 0.43**	

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

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

FY 2026

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

						66.01%	29.99%	4.00%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Net Receipts*	*O&M Portion*	*2016 Debt Service*	*2020 Debt Service*	*Total*
11/03/25	Distribution #1	$ 20,658.97	$ 1,054.96	$ 392.08	$ 19,211.93	$ 12,681.69	$ 5,760.93	$ 769.31	$ 19,211.93
11/18/25	Distribution #2	$ 75,659.48	$ 3,026.38	$ 1,452.66	$ 71,180.44	$ 46,985.83	$ 21,344.31	$ 2,850.29	$ 71,180.43
11/21/25	Distribution #3	$ 68,554.90	$ 2,742.19	$ 1,316.25	$ 64,496.46	$ 42,573.77	$ 19,340.04	$ 2,582.64	$ 64,496.45
12/16/25	Distribution #4	$ 133,829.77	$ 5,353.20	$ 2,569.53	$ 125,907.04	$ 83,110.57	$ 37,754.75	$ 5,041.72	$ 125,907.04
12/23/25	Distribution #5	$ 89,590.69	$ 3,583.63	$ 1,720.14	$ 84,286.92	$ 55,637.35	$ 25,274.45	$ 3,375.12	$ 84,286.92
01/13/26	Distribution #6	$ 1,383,915.59	$ 55,356.60	$ 26,571.18	$ 1,301,987.81	$ 859,435.30	$ 390,416.77	$ 52,135.73	$ 1,301,987.80
01/26/26	INTEREST	$ -	$ -	$ -	$ 4,012.78	$ 2,648.81	$ 1,203.28	$ 160.68	$ 4,012.77
02/19/26	Distribution #7	$ 83,800.05	$ 2,306.34	$ 1,629.87	$ 79,863.84	$ 52,717.70	$ 23,948.14	$ 3,198.00	$ 79,863.84
03/13/26	Distribution #8	$ 59,431.18	$ 568.10	$ 1,177.26	$ 57,685.82	$ 38,078.11	$ 17,297.79	$ 2,309.92	$ 57,685.82
04/08/26	INTEREST	$ -	$ -	$ -	$ 1,618.37	$ 1,068.28	$ 485.29	$ 64.80	$ 1,618.37
04/23/26	Distribution #9	$ 11,542.12	$ -	$ 230.84	$ 11,311.28	$ 7,466.52	$ 3,391.82	$ 452.94	$ 11,311.28
06/19/26	Distribution #10-Tax Sale	$ 14,578.44	$ (437.34)	$ 300.32	$ 14,715.46	$ 9,713.60	$ 4,412.61	$ 589.25	$ 14,715.46
07/08/26	Distribution #11	$ 18,560.61	$ (270.53)	$ 376.62	$ 18,454.52	$ 12,181.73	$ 5,533.81	$ 738.98	$ 18,454.52
	TOTAL	**$ 1,960,121.80**	**$ 73,283.53**	**$ 37,736.75**	**$ 1,854,732.67**	**$ 1,224,299.26**	**$ 556,163.99**	**$ 74,269.38**	**$ 1,854,732.63**

100.00%	**Gross Percent Collected**
$ (0.00)	**Balance Remaining to Collect**

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

October 15, 2026

GENERAL FUND		
DATE	***CHECK NUMBERS***	***AMOUNT***
09/17/26	9232-9243	$17,720.25
10/01/26	9244-9249	$27,965.71
10/08/26	9250-9262	$42,725.80
AUTOPAY		
09/30/26	8078-8083	$7,155.44
Total		**$95,567.20**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/26	00311	9/09/26	39527	202609	320-57200-54500				*	630.00		
			BACKFLOW TEST 09/26									
		9/16/26	39721	202609	320-57200-54500				*	1,013.06		
			BACKFLOW TEST 09/26									
								BOB'S BACKFLOW & PLUMBING SERVICES			1,643.06	009232
9/17/26	00469	9/01/26	7238	202609	320-57200-54502				*	925.48		
			SVCS 09/26									
								CBUSS ENTERPRISES			925.48	009233
9/17/26	00048	9/08/26	53590187	202609	320-57200-54600				*	96.61		
			FIRST AID SUPPLIES 09/26									
								CINTAS CORPORATION			96.61	009234
9/17/26	00319	9/04/26	1110956-	202609	320-57200-41000				*	914.38		
			SVCS 09/26									
								COMCAST			914.38	009235
9/17/26	00496	9/09/26	59860792	202609	320-57200-44000				*	2,212.29		
			GYM EQUIPMNT LEASING 9/26									
								DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29	009236
9/17/26	00131	9/01/26	438	202609	310-51300-34000				*	5,641.83		
			MGMT FEE 09/26									
		9/01/26	438	202609	310-51300-35100				*	97.42		
			INFO TECH 09/26									
		9/01/26	438	202609	310-51300-31300				*	194.75		
			DISSEMINATION AGENT SVCS									
		9/01/26	438	202609	310-51300-51000				*	.03		
			OFFICE SUPPLIES 09/26									
		9/01/26	438	202609	310-51300-42000				*	.78		
			POSTAGE 09/26									
		9/01/26	438	202609	310-51300-42500				*	64.95		
			COPIES 09/26									
		9/01/26	438	202609	310-51300-41000				*	33.90		
			TELEPHONE 09/26									
								GOVERNMENTAL MANAGEMENT SERVICES			6,033.66	009237
9/17/26	00508	9/08/26	6493	202609	320-57200-54500				*	1,504.36		
			REPAIR TENNIS GATES 09/26									
								INTEGRATED ACCESS SOLUTIONS LLC			1,504.36	009238
9/17/26	00340	9/08/26	195752	202608	310-51300-31100				*	732.50		
			SERVICE THRU 8/31/2026									
								MATTHEWS DESIGN GROUP, INC.			732.50	009239

*** CHECK DATES 09/10/2026 - 10/08/2026 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/26	00019	9/04/26	70025156	202609	320	57200	54500			*	77.00		
			QRTLY PEST CONTROL 09/26										
		9/04/26	70025193	202609	320	57200	54500			*	163.00		
			RODENT CONTROL 09/26										
									NADER'S PEST RAIDERS, INC.			240.00	009240
9/17/26	00421	8/31/26	08312026	202608	320	54100	46201			*	2,703.03		
			BERMUDA MAINT 08/26										
									ST JOHNS GOLF & COUNTRY CLUB			2,703.03	009241
9/17/26	00424	9/09/26	22211	202609	320	57200	54500			*	600.00		
			TREE MAINT 09/26										
									TAYLOR TREE SERVICES, INC			600.00	009242
9/17/26	00501	8/03/26	00078650	202608	310	51300	48000			*	114.88		
			NOTICE OF PUBLIC HEARING										
									USA TODAY MEDIA CORP.			114.88	009243
10/01/26	00469	8/03/26	6946	202608	320	57200	54502			*	959.89		
			POOL PUMP REPAIR 08/26										
		9/25/26	7336	202610	320	57200	45200			*	5,481.65		
			POOL SVCS 10/26										
									CBUSS ENTERPRISES			6,441.54	009244
10/01/26	00319	9/28/26	1110618-	202610	320	57200	41000			*	449.49		
			SVCS 10/26										
									COMCAST			449.49	009245
10/01/26	00488	7/18/26	0104	202607	320	57200	49400			*	175.00		
			POOL PARTY 07/26										
									GREGORY T. JOHNSON			175.00	009246
10/01/26	00430	9/22/26	3814931	202606	310	51300	31500			*	1,294.00		
			SVCS 06/26										
									KUTAK ROCK LLP			1,294.00	009247
10/01/26	00505	9/18/26	06187601	202609	320	57200	54600			*	453.77		
			WATER 09/26										
									PRIMO BRANDS			453.77	009248
10/01/26	00377	10/01/26	434889	202610	320	54100	34000			*	19,151.91		
			FEES 10/26										
									VESTA PROPERTY SERVICES, INC			19,151.91	009249
10/08/26	00483	9/24/26	049	202610	320	57200	49400			*	1,125.00		
			SANTA & MRS CLAUS EVENT										
									AAA BIG TOP ENTERTAINMENT			1,125.00	009250

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00413	9/09/26	260918	202609	320-57200-54500			*	7,740.00		
			ENTRANCE POLE LIGHT 09/26								
							BEACON ELECTRICAL CONTRACTORS, INC.			7,740.00	009251
10/08/26	00416	10/11/26	1011226.	202610	320-57200-49400			*	4,540.00		
			EVENT 10/26								
		11/14/26	11142026	202610	320-57200-49400			*	1,600.00		
			EVENT								
							BOUNCERS, SLIDERS, AND MORE INC.			6,140.00	009252
10/08/26	00397	10/01/26	SAMPSON2	202609	320-57200-34501			*	5,248.00		
			SECURITY SVCS 09/26								
							CENTRAL SECURITY AGENCY			5,248.00	009253
10/08/26	00048	9/30/26	93924792	202609	320-57200-54500			*	328.00		
			ZOLL 3 AED AUTO AGREE								
		10/05/26	53644081	202610	320-57200-54600			*	85.62		
			SUPPLIES 10/26								
							CINTAS CORPORATION			413.62	009254
10/08/26	00319	10/04/26	1110956-	202610	320-57200-41000			*	915.44		
			SVCS 10/26								
							COMCAST			915.44	009255
10/08/26	00461	10/01/26	I4041389	202610	320-57200-54500			*	295.00		
			PREVENTIVE MAINT 10/26								
							FITNESS MACHINE TECHNICIANS OF			295.00	009256
10/08/26	00488	11/14/26	0109	202610	320-57200-49400			*	200.00		
			EVENT 11/14/26								
							GREGORY T. JOHNSON			200.00	009257
10/08/26	00031	10/01/26	413101B	202610	320-54100-46300			*	2,430.00		
			WATER MGMT 10/26								
							THE LAKE DOCTORS, INC.			2,430.00	009258
10/08/26	00482	7/14/26	12811226	202610	320-57200-49400			*	595.00		
			EVENT 10/26								
							PROGRESSIVE ENTERTAINMENT SERVICES			595.00	009259
10/08/26	00497	9/29/26	876918	202609	320-54100-46202			*	5,235.62		
			FLOWER ROTAION 09/26								
		9/29/26	876947	202609	320-54100-46203			*	569.98		
			MAINLINE LEAK 09/26								
		9/30/26	878301	202609	320-54100-46200			*	9,747.58		
			LANDSCAPE MAINT 09/26								
							RUPPERT LANDSCAPE LLC			15,553.18	009260

*** CHECK DATES 09/10/2026 - 10/08/2026 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00501	9/30/26	00079083 NOTICE OF MEETING 09/26	202609	310	51300-48000				*	74.08		
		9/30/26	00079083 FY2027 MEETINGS	202609	310	51300-48000				*	90.40		
									USA TODAY MEDIA CORP.			164.48	009261
10/08/26	00377	9/30/26	435124 LIFEGUARD/MONITORS 09/26	202609	320	57200-45100				*	1,906.08		
									VESTA PROPERTY SERVICES, INC			1,906.08	009262

TOTAL FOR BANK A 88,411.76

*** CHECK DATES 09/10/2026 - 10/08/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/30/26	00022	9/16/26	14873242 SVCS THRU 09/13/26	202609	320-54100-43100				*	69.75		
								JEA			69.75	008078
9/30/26	00022	9/18/26	82743242 SVCS THRU 09/13/26	202609	320-54100-43100				*	1,419.17		
								JEA			1,419.17	008079
9/30/26	00467	9/13/26	I-091326 OFF DUTY POLICE-09/12/26	202609	320-57200-34500				*	273.00		
								ROLLKALL TECHNOLOGIES LLC			273.00	008080
9/30/26	00467	9/18/26	I-091826 OFF DUTY POLICE 09/17/26	202609	320-57200-34500				*	273.00		
								ROLLKALL TECHNOLOGIES LLC			273.00	008081
9/30/26	00467	9/26/26	I-092626 OFF DUTY POLICE 09/25/26	202609	320-57200-34500				*	273.00		
								ROLLKALL TECHNOLOGIES LLC			273.00	008082
9/30/26	00431	8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-54600				*	672.22		
		8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-49400				*	544.46		
		8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-51000				*	21.48		
		8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-54500				*	256.40		
		8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-54502				*	129.98		
		8/09/26	3470-080 CC PURCHASES THRU 8/9/26	202607	320-57200-41050				*	115.00		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-54600				*	507.94		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-49400				*	735.69		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-51000				*	260.56		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-54500				*	475.47		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-54502				*	920.00		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	320-57200-41050				*	115.00		
		9/09/26	3470-090 CC PURCHASES THRU 9/9/26	202608	310-51300-49000				*	93.32		
								TRUIST BANK			4,847.52	008083
									TOTAL FOR BANK Z	7,155.44		

*** CHECK DATES 09/10/2026 - 10/08/2026 *** SAMPSON CREEK - GENERAL FUND
BANK Z SAMPSON CREEK-ACH

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

TOTAL FOR REGISTER 95,567.20

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

39721

Invoice Date

9/16/2026

Repairs & Maintenance
320-57200-54500

Bill To	Job Location
Sampson Creek CDD c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095	Sampson Creek CDD Various addresses St. Augustine, Fl. 32092

P.O. Number	Terms	Due Date
	Net 30	10/16/2026

Serviced	Description	Quantity	Price Each	Amount
9/11/2026				
	3/4" Febco 860 S#:H62695 - Irrigation 1013 Meadows View Ln.			
	Labor to replace #1 & #2 check rubber, clean, flush, test, and certify. Insulate the backflow preventer and risers.	3.5	100.00	350.00
	Febco 905348 860 #1 Check 1/2- 1'	1	92.56	92.56
	Febco 905347 850 CV Module 1/2'- 3/4'	1	84.50	84.50
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			587.06
	1-1/2" Wilkins 975XL2 S#:ACG2075 - Irrigation 1401 Crested Heron Ct.			
	Labor to remove the #1 check valve and rebuild the relief valve, clean, flush, test, and certify	2.5	100.00	250.00
	Wilkins RK114-975RV 975 Relief Valve Kit 1 1/4'-2'	1	176.00	176.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			426.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	$1,013.06
Payments/Credits	$0.00
Balance Due	$1,013.06

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

Repairs & Maintenance
320-57200-54500

39527

Invoice Date

9/9/2026

Bill To	Job Location
St. John's Golf/ Sampson Creek c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095	St. John's Golf/ Sampson Creek Various Address St. Augustine, FL 32092

P.O. Number	Terms	Due Date
	Net 30	10/9/2026

Serviced	Description	Quantity	Price Each	Amount
9/8/2026				
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	14	45.00	630.00
	1148 Stonehedge Trail Ln 1" Wilkins 975XL2 Serial # 4590839 - PASSED			
	219 Saint Johns Golf Dr 2" Wilkins 975XL2 Serial # 4820444 - PASSED 4" Wilkins 375DA Serial # M11613 - PASSED 3/4" Wilkins 975XLD Serial # 4590061 - PASSED 2" Wilkins 975XL2 Serial # ACA00749 - PASSED 1" Wilkins 975XL2 Serial # ABA11123 - PASSED			
	380 Saint Johns Golf Dr 1" Wilkins 975XL2 Serial # ABB24101 - PASSED			
	884 Eagle Point 1" Wilkins 975XL2 Serial # ABB24110 - PASSED			
	1401 Crested Heron Ct 1-1/2" Wilkins 975XL2 Serial # ACG2075 - FAILED			
	1054 Eagle Point Dr 1" Wilkins 975XL2 Serial # 4875061 - PASSED			
	982 Eagle Point Dr 1" Wilkins 375RP Serial # B34113 - PASSED			
	885 Eagle Point Dr 1" Wilkins 975XL2 Serial # ABB24084 - PASSED			
	784 Eagle Point Dr			

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	
Payments/Credits	
Balance Due	

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

39527

Invoice Date

9/9/2026

Bill To	Job Location
St. John's Golf/ Sampson Creek c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095	St. John's Golf/ Sampson Creek Various Address St. Augustine, FL 32092

P.O. Number	Terms	Due Date
	Net 30	10/9/2026

Serviced	Description	Quantity	Price Each	Amount
	1" Wilkins 375 Serial # B34125 - PASSED			
	1013 Meadows View Lane 3/4" Febco 860 Serial # H62695 - FAILED			
	Proposal will follow for repairs needed to be in compliance with water utility provider.			

Total	$630.00
Payments/Credits	$0.00
Balance Due	$630.00

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

INVOICE

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

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

CBUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1459428
904-710-8161

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

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

Invoice details
Invoice no.: 7238
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

Repairs & Maintenance-
Amenity Center
320-57200-54502

#	Product or service	Description	Qty	Rate	Amount
1.	**STENNER 45M5**	CL STENNER 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	$850.48	$850.48
2.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	0.5	$150.00	$75.00

Total **$925.48**

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

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

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

Invoice # 5359018706
Invoice Date 09/08/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7066754492
Payer # 10552255

Supplies
320-57200-54600

Material #		Description		Quantity		Unit Price	Ext Price	Tax
Unit	000000000005150417	**Unit Description:**	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
120		CABINET ORGANIZED		1	EA	$0.00	$0.00	
130		EXPIRATION DATES CHECKED		1	EA	$0.00	$0.00	
33139		QUIKHEAL F/P BANDAGES MED		1	BOX	$25.90	$25.90	
50030		ANTISEPTIC WIPES SMALL		1	BAG	$9.89	$9.89	
55555		HARD SURFACE DISINFEC SVC		1	EA	$10.95	$10.95	
111929		IBUPROFEN TABS SMALL		1	BAG	$23.92	$23.92	
						Unit Subtotal:	**$70.66**	
Unit	000000000017631113	**Unit Description:**	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	$0.00	$0.00	
564462		AED BATTERY CHECKED		1	EA	$0.00	$0.00	
564463		AED PADS CHECKED		1	EA	$0.00	$0.00	
						Unit Subtotal:	**$0.00**	
Unit	000000000017631116	**Unit Description:**	OFFICE HALLWAY					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	$0.00	$0.00	
564462		AED BATTERY CHECKED		1	EA	$0.00	$0.00	
564463		AED PADS CHECKED		1	EA	$0.00	$0.00	
						Unit Subtotal:	**$0.00**	
Unit	000000000999900999	**Unit Description:**	Other					
400		SERVICE CHARGE		1	EA	$25.95	$25.95	
						Unit Subtotal:	**$25.95**	
						Invoice Sub-total	**$96.61**	
						Tax	**$0.00**	
						Invoice Total	**$96.61**	

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax

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

Note



COMCAST BUSINESS

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$914.38
Payment - thank you	Aug 19	-$914.38
Balance forward		**$0.00**
Regular monthly charges	Page 3	$900.97
Taxes, fees and other charges	Page 3	$13.41
New charges		**$914.38**
Amount due Sep 25, 2026		**$914.38**

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

Need help?

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

001.320.57200.41000
Sept 2026

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	**8495 74 140 1110956**
Payment due	Sep 25, 2026
Please pay	**$914.38**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

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

8495741401111095600914382

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

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

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

Useful information

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

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

Ways to pay

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

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

Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges $900.97

Comcast Business $878.97

Bundled services		**$456.95**
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$429.00	
Equipment Fee Voice.	$27.95	
TV services		**$332.12**
TV Standard Business Video.	$124.95	
Service Discount Discount will end on Mar 13, 2027	-$62.48	
Public View Service Business Video.	$25.00	
CableCARD Service To Additional TV.	$43.50	
Service Discount	-$43.50	
Digital Adapter	Included	
Equipment Fee TV Box.	$200.00	
Regional Sports Fee	$4.70	
Broadcast TV Fee	$39.95	
Voice services		**$89.90**
Mobility Voice Line Business Voice. Qty 2 @ $44.95 each	$89.90	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $13.41

Other charges $13.41

Federal Universal Service Fund	$6.13
Regulatory Cost Recovery	$7.28

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

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

Additional information

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

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.

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

Comcast Business Update: We've made updates to our Comcast Business Services Customer Terms and Conditions. You can review the updated agreement terms at https://business.comcast.com/terms-conditions-smb.

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

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

Remittance Section

Invoice Number:	598607925
Due Date:	10/24/2026
Due This Period:	$2,212.29

Amount Enclosed: $_____

Please make check payable to

Sampson Creek Community Development District
ATTN: SHARYN HENNING
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Sept 2026

Gym Equipment Leasing
1.320.57200.44000

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

2100005986079250002212291

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.

DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736
www.leasedirect.com

Contract Number:	500-50749980
Invoice Number:	598607925
Account Number:	4411036
Site Number:	14732817
Invoice Date:	09/09/2026
Period of Performance:	09/24/2026 - 10/23/2026
Due This Period:	$2,212.29

Important Messages

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Asset Details

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

Asset Amount Total: $2,212.29

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

Invoice

Invoice #: 438
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Management Fees -September 2026	001.310.51300.34000		5,641.83	5,641.83
Information Technology -September 2026	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - September 2026	001.310.51300.31300		194.75	194.75
Office Supplies	001.310.51300.51000		0.03	0.03
Postage	001.310.51300.42000		0.78	0.78
Copies	001.310.51300.42500		64.95	64.95
Telephone	001.310.51300.41000		33.90	33.90

Total	$6,033.66
Payments/Credits	$0.00
Balance Due	$6,033.66

Integrated Access Solutions, LLC
6000 Philips Hwy Ste 10
Jacksonville, FL 32216-5958
USA
Service@iasnfl.com

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

INVOICE

BILL TO
Sampson Creek CDD
Vesta Property Services
219 Saint Johns Golf Drive
St. Augustine, FL 32092
United States

Repairs & Maintenance
320-57200-54500

INVOICE	6493
DATE	09/08/2026
TERMS	Due on receipt
DUE DATE	09/08/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/13/2026	Technicians Notes	Service for tennis gates not working. On arrival, only 1x tennis gate is not working. The PTE button needs to be replaced. Voltage is being pulled away from the lock to the button without an input at the button. Model number of the button is attached.	1	0.00	0.00
08/17/2026	Technicians Notes	Return service for 1x tennis gate not working. Replaced PTE with new one. New PTE doesn't pull voltage from lock without an input, but the lock still doesn't energize with power. Need to replace the maglock for this gate. Model number is attached.	1	0.00	0.00
	Camden CM-9080PTE	CM-9000 and CM-9100 series push/exit buttons are all-metal construction and will withstand extreme attacks of all types. The buttons are countersunk in a heavy duty 1/4" thick brushed aluminum faceplate and available in single gang (2-3/4") or narrow stile (1-3/4") widths. Available with optional US40 (duranodic) finish. *CM-9000 product image shown	1	135.00	135.00
	Flex Mount Bracket for Maglock		1	189.36	189.36
	DKGL-S12-1	1200 LB GATE MAG LOCK	1	595.00	595.00
	Labor	Labor for troubleshooting and installation of new push-to-exit button, maglock, and bracket at Tennis gate	1	585.00	585.00

Contact Integrated Access Solutions, LLC to pay.
Payment Due upon Receipt of Invoice.

SUBTOTAL	1,504.36
TAX	0.00
TOTAL	1,504.36
BALANCE DUE	**$1,504.36**

Pay invoice

Project Manager Carl Allen

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

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

September 08, 2026
Invoice # 195752

Project 0000020835.0000 16080.00 - Sampson Creek CDD

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

- CDD Monthly Meeting and General Correspondence
- Site visit report review for outfall structure

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

Professional Services through August 31, 2026

Phase 0001 General Services

	Hours	Rate	Amount	
QA/QC Manager	.75	150.00	112.50	
Professional Engineer	1.50	135.00	202.50	
Sr. CAD	4.50	90.00	405.00	
Administrative	.25	50.00	12.50	
Total Labor				**732.50**
			Total Due:	**732.50**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	732.50	206,925.27	207,657.77
Expense	0.00	4,893.83	4,893.83
Unit	0.00	1,441.25	1,441.25
Totals	**732.50**	**213,260.35**	**213,992.85**

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

Service Slip/Invoice

INVOICE:	70025193
DATE:	09/04/2026
ORDER:	70025193

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

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

Repairs & Maintenance
320-57200-54500

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

Work Date	Time	Target Pest	Technician		Time In
09/04/2026	12:21 PM	RODENTS	TCIESIA94G	Tyler Ciesielski	

Purchase Order	Terms	Last Service	Map Code		Time Out
		09/04/2026	SJG	Lic:JE501658	

Service	Description	Price
CPC-RODENT CTRL	Rodent Control Service	$163.00

Pool & parking lot by flag pole Lockbox code 1357
10 Bait boxes 1 by flag pole & 9 around bldg
Leah 599-9093 Call if any areas are inaccessible for treatment.
Treated area as needed.

Do not touch treated areas until dry.

Inspected and replaced bait inside of rodent stations.

SUBTOTAL	$163.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$163.00
AMOUNT DUE	**$163.00**

TECHNICIAN SIGNATURE

Stephanie Taylor
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

LP835 WORKWAVE 2014 (10/02/2020) © Copyright 2008 WORKWAVE. All Rights Reserved

Service Slip/Invoice

INVOICE:	70025156
DATE:	09/04/2026
ORDER:	70025156

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

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

Repairs & Maintenance
320-57200-54500

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

Work Date	Time	Target Pest	Technician		Time In
09/04/2026	12:21 PM		TCIESIA94G	Tyler Ciesielski	

Purchase Order	Terms	Last Service	Map Code		Time Out
		09/04/2026	SJG	Lic:JE501658	

Service	Description	Price
CPC-QTRLY	Pest Control Service	$77.00

Quarterly Pest Control- Swim Club/ Pool House Lockbox code 1357

Leah 599-9093 -Call if any areas are inaccessible for treatment.
Treated area as needed.

Do not touch treated areas until dry.

Inspected and replaced bait inside of rodent stations.

SUBTOTAL	$77.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$77.00
AMOUNT DUE	**$77.00**

TECHNICIAN SIGNATURE

Stephanie Taylor
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Field Maintenance
320-54100-46201

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

Invoice

Customer

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

Misc

Date	8/31/2026
Order No.	
Rep	

Qty(Months)	Description	Unit Price	TOTAL
1	August - Bermuda Commons Maintenance Equal Billings	$ 2,458.00	$ 2,458.00
			$ -
1	Irrigation (10% of 01624-42404)	$ 222.00	$ 222.00
1	Irrigation (10% of 13950-74402)	$ 3.58	$ 3.58
1	Irrigation (10% of 43044-14404)	$ 12.29	$ 12.29
1	Irrigation (10% of 44869-53401)	$ 3.58	$ 3.58
1	Irrigation (10% of 76486-92403)	$ 3.58	$ 3.58
			$ -

V#421

SubTotal		$ 2,703.03
Shipping		
Tax Rate(s)	6.50%	
TOTAL		$ 2,703.03

Payment

Please Make and Send Payment to:

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

Office Use Only

Thank you

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

Invoice

BILL TO
Sampson Creek CDD

Repairs &
Maintenance
320-57200-54500

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22211	09/09/2026	$600.00	09/09/2026	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
1172 Stonehedge ln. We propose to drop 1 large pine tree in preserve . Tree is alive goes up and twist towards preserve but then head of tree has heavy lean towards house. Homeowner stated if approved we need to cut up 20 feet from base of tree and flip it further into the preserve and cut up head of tree to make it flat on ground	1	600.00	600.00

BALANCE DUE **$600.00**

Ways to pay

BANK affirm

View and pay

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	08/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007865034	Aug 1- Aug 31, 2026	$114.88	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$114.88**	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: SEPTEMBER 30, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
8/1/26	Balance Forward	$761.60
8/11/26	PAYMENT - THANK YOU	-$761.60

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/3/26	12501364	SAG St Augustine Record	Sampson Creek Budget Hearing 2nd Run		$114.88

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$114.88
Service Fee 3.99%	$4.58
*Cash/Check/ACH Discount	-$4.58
*Payment Amount by Cash/Check/ACH	$114.88
Payment Amount by Credit Card	$119.46

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007865034		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$114.88	$0.00	$0.00	$0.00	$0.00	$0.00	**$114.88**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7608

TOTAL CREDIT CARD AMT DUE $119.46

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000764139000000000000007865034000114886717 3

Constant Contact	8/10/26	1.320.57200.41050	$115.00	Web Email Subscription
Amazon	8/11/26	1.320.57200.54600	$44.04	Supplies: Paper Towels
Amazon	8/11/26	1.320.57200.54600	$127.35	Supplies: Gym Wipes
Mr. Bartenderr	8/14/26	1.320.57200.49400	$127.50	Events: Family Feud
Signs.com	8/16/26	1.320.57200.49400	$125.15	Events: Yard Sale
Home Depot	8/16/26	1.320.57200.54500	$140.32	Repairs & Maintenance: Maintenance Supplies
Mr. Bartenderr	8/19/26	1.320.57200.49400	$127.50	Events: Family Feud
Amazon	8/20/26	1.320.57200.54500	$37.23	Repairs & Maintenance: Trash Picker Upper
Publix	8/23/26	1.320.57200.49400	$284.26	Events: Family Feud
Publix	8/23/26	l.320.57200.49400	$40.00	Events: Family Feud
Creeks Air Conditionin	8/23/26	1.320.57200.54502	$270.00	Repairs & Maintenance Amenity Center: PM AC Visit
Bronx House	8/24/26	1.320.57200.49400	$31.28	Events: Family Feud
Amazon	8/25/26	1.320.57200.51000	$85.89	Office Supplies: Printer Ink
Amazon	8/25/26	1.320.57200.54600	$40.62	Supplies: Name Plates
Amazon	8/26/26	1.320.57200.51000	$63.89	Office Supplies: Printer Ink
Amazon	8/27/26	1.320.57200.54600	$166.29	Supplies: Paper Towels & Gym Wipes
Amazon	8/27/26	1.320.57200.51000	$6.99	Office Suonlies: Binder Clips
Amazon	8/27/26	1.320.57200.51000	$19.79	Office Supplies: Calendar
Amazon	8/27/26	1.320.57200.54600	$47.76	Supplies: Pool Thennometer
Home Depot	8/28/26	1.320.57200.54500	$113.94	Repairs & Maintenance: Maintenance Supplies
Amazon	8/30/26	1.320.57200.51000	$84.00	Office Supplies: Printer Ink
Amazon	8/30/26	1.320.57200.54600	$63.89	Office Supplies: Printer Ink
Amazon	9/3/26	1.320.57200.54600	$17.99	Supplies: Step Stool
Truist	9/4/26	1.310.51300.49000	$39.00	LATE FEE
Truist	9/9/26	1.310.51300.49000	$54.32	FINANCE CHARGE
American Leak Detecto	9/6/26	1.320.57200.54502	$650.00	Repairs & Maintenance Amenity Center: Pool Leak Vi
Racetrac	9/6/26	1.320.57200.54500	$51.86	Repairs & Maintenance: Gas
Amazon	9/8/26	1.320.57200.54500	$132.12	Repairs & Maintenance: Extension Cord Reels
			$3,107.98	

001.320.57200.54600	$507.94
001.320.57200.49400	$735.69
001.320.57200.51000	$260.56
001.320.57200.54500	$475.47
001.320.57200.54502	$920.00
001.320.57200.41050	$115.00
001.310.51300.49000	$93.32

Constant Contact	7/9/26	1.320.57200.41050	$115.00	Web Email Subscription
Amazon	7/9/26	1.320.57200.54600	$96.98	Supplies
Amazon	7/10/26	1.320.57200.54600	$35.07	Supplies: Paper Towels
Amazon	7/10/26	1.320.57200.51000	$6.19	Office Supplies: Rubber Bands
Amazon	7/10/26	1.320.57200.54600	$35.12	Supplies: Gloves
Amazon	7/10/26	1.320.57200.49400	$352.43	Events: Back to School Event Supplies
Amazon	7/13/26	1.320.57200.49400	$4.39	Events: Back to School Event Supplies
Amazon	7/13/26	1.320.57200.49400	$7.49	Supplies: Storage Bags
Amazon	7/14/26	1.320.57200.54500	$23.97	Repairs & Maintenance: Screwdriver
Amazon	7/14/26	1.320.57200.49400	$40.80	Events: Back to School Event Supplies
Amazon	7/14/26	1.320.57200.49400	$12.79	Events: Back to School Event Supplies
Amazon	7/14/26	1.320.57200.49400	$36.89	Events: Back to School Event Supplies
Cronin Ace Hardware	7/14/26	1.320.57200.54500	$5.99	Repairs & Maintenance: Anchor
Amazon	7/15/26	1.320.57200.54600	$59.95	Supplies: Toilet Paper
Shell Oil	7/15/26	1.320.57200.54500	$63.50	Repairs & Maintenance: Gas
Cronin Ace Hardware	7/16/26	1.320.57200.54500	$26.57	Repairs & Maintenance: Cleaning Sprays
Amazon	7/16/26	1.320.57200.49400	-$14.99	REFUND Events: 4th of .luly Decorations
Amazon	7/16/26	1.320.57200.49400	-$24.00	REFUND Events: 4th of'July Tie Dye
Cronin Ace Hardware	7/19/26	1.320.57200.54500	$29.69	Repairs & Maintenance: Fasteners & Insect Spray
Amazon	7/20/26	1.320.57200.51000	$15.29	Office Supplies: Staplers
Amazon	7/21/26	1.320.57200.54600	$35.07	Supplies: Paper Towels
Prime Video Amazon	7/21/26	1.320.57200.49400	$4.52	Events: Movie
B2BAmazon	7/21/26	1.320.57200.54600	$179.00	Supplies: Prime Subscription
Amazon	7/27/26	1.320.57200.54502	$129.98	Repairs & Maintenance Amenity Center: Air Filters
Amazon	7/28/26	1.320.57200.54600	$35.07	Supplies: Paper Towels
Prime Video Amazon	7/28/26	1.320.57200.49400	$4.52	Events: Movie
Amazon	7/28/26	1.320.57200.54600	$145.97	Supplies: Gym Wipes
Amazon	7/31/26	1.320.57200.54500	$47.45	Repairs & Maintenance: Stop Sign
Amazon	7/31/26	1.320.57200.54600	$49.99	Supplies: Trash Bags
Home Depot	7/31/26	1.320.57200.54500	$59.23	Repairs & Maintenance: Repair Supplies
Amazon	8/3/26	1.320.57200.49400	$42.42	Events: Back to School Event Supplies
Bronx House	8/5/26	1.320.57200.49400	$20.94	Events: Kindergarten Adventures
Publix	8/5/26	1.320.57200.49400	$16.28	Events: Kindergarten Adventures
Amazon	8/6/26	1.320.57200.49400	$29.98	Events: Last Splash before Class
Dri Signs.com	8/9/26	1.320.57200.49400	$10.00	Events: Yard Sale
			$1,739.54	

001.320.57200.54600	$672.22
001.320.57200.49400	$544.46
001.320.57200.51000	$21.48
001.320.57200.54500	$256.40
001.320.57200.54502	$129.98
001.320.57200.41050	$115.00
001.310.51300.49000	$0.00

District Credit Card Receipt Report 2025-2026					
Card Holder:	Sampson Creek CDD		Month:	July 10 2026 - September 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Amazon	07/10/26	**1.320.57200.54600**	$ 35.07	$ 35.07	Supplies: Paper Towels
Amazon	07/10/26	**1.320.57200.51000**	$ 6.19	$ 6.19	Office Supplies: Rubber Bands
Amazon	07/10/26	**1.320.57200.54600**	$ 35.12	$ 35.12	Supplies: Gloves
Amazon	07/10/26	**1.320.57200.49400**	$ 352.43	$ 352.43	Events: Back to School Event Supplies
Amazon	07/13/26	**1.320.57200.49400**	$ 4.39	$ 4.39	Events: Back to School Event Supplies
Amazon	07/13/26	**1.320.57200.49400**	$ 7.49	$ 7.49	Supplies: Storage Bags
Amazon	07/14/26	**1.320.57200.54500**	$ 23.97	$ 23.97	Repairs & Maintenance: Screwdriver
Amazon	07/14/26	**1.320.57200.49400**	$ 40.80	$ 40.80	Events: Back to School Event Supplies
Amazon	07/14/26	**1.320.57200.49400**	$ 12.79	$ 12.79	Events: Back to School Event Supplies
Amazon	07/14/26	**1.320.57200.49400**	$ 36.89	$ 36.89	Events: Back to School Event Supplies
Cronin Ace Hardware	07/14/26	**1.320.57200.54500**	$ 5.99	$ 5.99	Repairs & Maintenance: Anchor
Amazon	07/15/26	**1.320.57200.54600**	$ 59.95	$ 59.95	Supplies: Toilet Paper
Shell Oil	07/15/26	**1.320.57200.54500**	$ 63.50	$ 63.50	Repairs & Maintenance: Gas
Cronin Ace Hardware	07/16/26	**1.320.57200.54500**	$ 26.57	$ 26.57	Repairs & Maintenance: Cleaning Sprays
Amazon	07/16/26	**1.320.57200.49400**	$ (14.99)	$ (14.99)	REFUND Events: 4th of July Decorations
Amazon	07/16/26	**1.320.57200.49400**	$ (24.00)	$ (24.00)	REFUND Events: 4th of July Tie Dye
Cronin Ace Hardware	07/19/26	**1.320.57200.54500**	$ 29.69	$ 29.69	Repairs & Maintenance: Fasteners & Insect Spray
Amazon	07/20/26	**1.320.57200.51000**	$ 15.29	$ 15.29	Office Supplies: Staplers
Amazon	07/21/26	**1.320.57200.54600**	$ 35.07	$ 35.07	Supplies: Paper Towels
Prime Video Amazon	07/21/26	**1.320.57200.49400**	$ 4.52	$ 4.52	Events: Movie
B2B Amazon	07/21/26	**1.320.57200.54600**	$ 179.00	$ 179.00	Supplies: Prime Subscription
Amazon	07/27/26	**1.320.57200.54502**	$ 129.98	$ 129.98	Repairs & Maintenance Amenity Center: Air Filters
Amazon	07/28/26	**1.320.57200.54600**	$ 35.07	$ 35.07	Supplies: Paper Towels
Prime Video Amazon	07/28/26	**1.320.57200.49400**	$ 4.52	$ 4.52	Events: Movie
Amazon	07/28/26	**1.320.57200.54600**	$ 145.97	$ 145.97	Supplies: Gym Wipes
Amazon	07/31/26	**1.320.57200.54500**	$ 47.45	$ 47.45	Repairs & Maintenance: Stop Sign
Amazon	07/31/26	**1.320.57200.54600**	$ 49.99	$ 49.99	Supplies: Trash Bags
Home Depot	07/31/26	**1.320.57200.54500**	$ 59.23	$ 59.23	Repairs & Maintenance: Repair Supplies
Amazon	08/03/26	**1.320.57200.49400**	$ 42.42	$ 42.42	Events: Back to School Event Supplies
Bronx House	08/05/26	**1.320.57200.49400**	$ 20.94	$ 20.94	Events: Kindergarten Adventures
Publix	08/05/26	**1.320.57200.49400**	$ 16.28	$ 16.28	Events: Kindergarten Adventures
Amazon	08/06/26	**1.320.57200.49400**	$ 29.98	$ 29.98	Events: Last Splash before Class
Signs.com	08/09/26	**1.320.57200.49400**	$ 10.00	$ 10.00	Events: Yard Sale
Constant Contact	08/10/26	**1.320.57200.41050**	$ 115.00	$ 115.00	Web Email Subscription
Amazon	08/11/26	**1.320.57200.54600**	$ 44.04	$ 44.04	Supplies: Paper Towels
Amazon	08/11/26	**1.320.57200.54600**	$ 127.35	$ 127.35	Supplies: Gym Wipes
Mr. Bartenderr	08/14/26	**1.320.57200.49400**	$ 127.50	$ 127.50	Events: Family Feud
Signs.com	08/16/26	**1.320.57200.49400**	$ 125.15	$ 125.15	Events: Yard Sale

Home Depot	08/16/26	**1.320.57200.54500**	$ 140.32	$ 140.32	Repairs & Maintenance: Maintenance Supplies
Mr. Bartenderr	08/19/26	**1.320.57200.49400**	$ 127.50	$ 127.50	Events: Family Feud
Amazon	08/20/26	**1.320.57200.54500**	$ 37.23	$ 37.23	Repairs & Maintenance: Trash Picker Upper
Publix	08/23/26	**1.320.57200.49400**	$ 284.26	$ 284.26	Events: Family Feud
Publix	08/23/26	**1.320.57200.49400**	$ 40.00	$ 40.00	Events: Family Feud
Creeks Air Conditioning	08/23/26	**1.320.57200.54502**	$ 270.00	$ 270.00	Repairs & Maintenance Amenity Center: PM AC Visit
Bronx House	08/24/26	**1.320.57200.49400**	$ 31.28	$ 31.28	Events: Family Feud
Amazon	08/25/26	**1.320.57200.51000**	$ 85.89	$ 85.89	Office Supplies: Printer Ink
Amazon	08/25/26	**1.320.57200.54600**	$ 40.62	$ 40.62	Supplies: Name Plates
Amazon	08/26/26	**1.320.57200.51000**	$ 63.89	$ 63.89	Office Supplies: Printer Ink
Amazon	08/27/26	**1.320.57200.54600**	$ 166.29	$ 166.29	Supplies: Paper Towels & Gym Wipes
Amazon	08/27/26	**1.320.57200.51000**	$ 6.99	$ 6.99	Office Supplies: Binder Clips
Amazon	08/27/26	**1.320.57200.51000**	$ 19.79	$ 19.79	Office Supplies: Calendar
Amazon	08/27/26	**1.320.57200.54600**	$ 47.76	$ 47.76	Supplies: Pool Thermometer
Home Depot	08/28/26	**1.320.57200.54500**	$ 113.94	$ 113.94	Repairs & Maintenance: Maintenance Supplies
Amazon	08/30/26	**1.320.57200.51000**	$ 84.00	$ 84.00	Office Supplies: Printer Ink
Amazon	08/30/26	**1.320.57200.54600**	$ 63.89	$ 63.89	Office Supplies: Printer Ink
Amazon	09/03/26	**1.320.57200.54600**	$ 17.99	$ 17.99	Supplies: Step Stool
American Leak Detectors	09/06/26	**1.320.57200.54502**	$ 650.00	$ 650.00	Repairs & Maintenance Amenity Center: Pool Leak Visit
Racetrac	09/06/26	**1.320.57200.54500**	$ 51.86	$ 51.86	Repairs & Maintenance: Gas
Amazon	09/08/26	**1.320.57200.54500**	$ 132.12	$ 132.12	Repairs & Maintenance: Extension Cord Reels
			$ 4,542.22	$ 4,542.22	

amazon.com

Final Details for Order #111-9333066-5725046

Order Placed: July 9, 2026
Amazon.com order number: 111-9333066-5725046
Seller's order number: 6117710520
Order Total: $35.07

Supplies
320 - 57200 - 54600

Shipped on July 9, 2026

Items Ordered	**Price**
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: MyOfficeInnovations/Staples, Inc. (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$35.07

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Sales Tax:	$0.00
Total for This Shipment:	**$35.07**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Estimated Tax:	$0.00
Grand Total:	**$35.07**

Credit Card transactions — MasterCard ending in 9319: July 9, 2026: $35.07

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4453753-2633858

Order Placed: July 9, 2026
Amazon.com order number: 111-4453753-2633858
Order Total: $6.19

Office Supplies
320-57200-51000

Shipped on July 10, 2026

Items Ordered	**Price**
1 of: *Amazon Basics Assorted Size and Color Rubber Bands, Strong Elastic Stretch Office Supplies, 0.5 lb. Variety Assortment* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$6.19

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$6.19
Shipping & Handling:	$0.00
Total before tax:	$6.19
Sales Tax:	$0.00
Total for This Shipment:	**$6.19**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$6.19
Shipping & Handling:	$0.00
Total before tax:	$6.19
Estimated Tax:	$0.00
Grand Total:	**$6.19**

Credit Card transactions — MasterCard ending in 9319: July 10, 2026: $6.19

To view the status of your order, return to Order Summary .

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Final Details for Order #112-5802607-4296247

Order Placed: July 9, 2026
Amazon.com order number: 112-5802607-4296247
Order Total: $35.12

Supplies
320 - 57200 - 54600

Shipped on July 10, 2026

Items Ordered	Price
2 of: *Dealmed Medical Exam Gloves - 200 Count Large Nitrile Gloves, Disposable, Non-Irritating Latex Free, Multi-Purpose Use f or a First Aid Kit and Medical Facilities* Sold by and invoiced on behalf of: MedicalRite (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$17.56

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$35.12
Shipping & Handling:	$0.00
Total before tax:	$35.12
Sales Tax:	$0.00
Total for This Shipment:	**$35.12**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$35.12
Shipping & Handling:	$0.00
Total before tax:	$35.12
Estimated Tax:	$0.00
Grand Total:	**$35.12**

Credit Card transactions — MasterCard ending in 9319: July 10, 2026: $35.12

To view the status of your order, return to Order Summary .

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Final Details for Order #111-1479315-5698611

Event Supplies
320 - 57200 - 49400

Order Placed: July 7, 2026
Amazon.com order number: 111-1479315-5698611
Order Total: $352.43

Shipped on July 7, 2026

Items Ordered	Price
1 of: *Haooryx Back to School Make a Face Sticker Games - 36Pcs First Day of School Make Your Own Stickers for Kids Art Craft E ducation Activities Toys Classroom Rewards Kids Birthday Theme Party Favor Gift* Sold by and invoiced on behalf of: Haooryx (seller profile) Business Price Condition: New	$8.54
2 of: *uoyoi Mermaid Party Favors,24Pcs Glitter Mermaid Tail Bubble Wands for Kids Birthday Party Supplies,Classroom Prizes Pin ata Goodie Bag Stuffers Gift* Sold by and invoiced on behalf of: DJCUZL-US (seller profile) Condition: New	$15.99
2 of: *24Pcs Squishy Balls for Mermaid Birthday Party Favors Decorations Supplies,Squeeze Toys for Goodie Bags Pinata Stuffers, Party Games, Rewards Carnival Prizes* Sold by and invoiced on behalf of: 栎莺姑哩贸易有限公司 (seller profile) Condition: New	$13.99
2 of: *ojustbeok 12Pcs School Bus Goodie Bags School Bus Gift Snacks Candy Party Favors Bag with Handles Yellow Bus Theme Party Treat Bags for Kids Birthday Baby Shower Welcome Back to School Supplies* Sold by and invoiced on behalf of: OllKorrect (seller profile) Business Price Condition: New	$11.64
1 of: *Dvbonike 48Pcs Back to School Coloring Books - First Day of School DIY Color-in Pages Pencil Schoolbag Cute Patterns Dra wing Booklet Classroom Reward Art Activity Gifts Party Favors Supplies for Kids* Sold by and invoiced on behalf of: Dvbonike (seller profile) Business Price Condition: New	$18.04

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$109.82
Shipping & Handling:	$0.00
Total before tax:	$109.82
Sales Tax:	$0.00
Total for This Shipment:	**$109.82**

Shipped on July 8, 2026

Items Ordered	Price
1 of: *Whaline 50 Pcs Back To School Party Favor Bags Colorful Pencil Flag Decorative Plastic Treat Bags with Handles Goodie Ca ndy Bag for First Day of School Party Gift Wrapping Supplies* Sold by and invoiced on behalf of: Whale Online US (seller profile) Business Price Condition: New	$9.69
1 of: *Crayola Fla-Vor-Ice Popsicle Variety Pack of 2 Oz Freezer Bars, Assorted Flavors, Banana Mango, Strawberry, Berry Punch, Orange, Grape, Lemon-Lime 96 Count* Sold by and invoiced on behalf of: Amazon.com Condition: New	$19.98

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$29.67
Shipping & Handling:	$0.00
Total before tax:	$29.67
Sales Tax:	$0.00
Total for This Shipment:	**$29.67**

Shipped on July 9, 2026

Items Ordered	Price
1 of: *Teacher Created Resources Large Plastic Treasure Chest Classroom Rewards Pirate Party Goody Box (TCR8759) (Pack of 1)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$25.59

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$25.59
Shipping & Handling:	$0.00
Total before tax:	$25.59
Sales Tax:	$0.00
Total for This Shipment:	**$25.59**

Shipped on July 10, 2026

Items Ordered	Price
1 of: *PerKoop 60 Pcs Mini School Bus Erasers Cute School Bus Erasers Bulk for Classroom Students Rewards Prizes Office Desk Pa rty Favors* Sold by and invoiced on behalf of: Htnyhtn (seller profile) Condition: New	$9.99
1 of: *Beeveer 96 Pcs School Bus Picture Frame Craft DIY First Day of Back to School Photo Frame Craft Gift Bulk with Stickers 1st Day Activities Teacher Classroom Decor Party Supplies* Sold by and invoiced on behalf of: Grenursea (seller profile)	$16.99

Business Price
Condition: New

1 of: *Chinco 200 Pieces Wooden Pencil with Eraser for Kids Assortment Colorful Fun Pencils Bulk with Eraser Kids Novelty Back to School Supplies for Classroom, Student Reward, Stationery Party Favors* — $25.99
Sold by and invoiced on behalf of: Ongeriage (seller profile)
Condition: New

1 of: *Aigybobo 360 Count Colored Pencils Bulk, 30 Pack Colored Pencils for Kids 12 Colors, Pre-sharpened Color Pencils, Bulk Coloring Pencils School Supplies for Teachers, Classroom Prizes, Art Supplies* — $26.98
Sold by and invoiced on behalf of: AIGYBOBO (seller profile)
Condition: New

1 of: *JOYIN Toy 288 Pieces Pirate Gold Coins and Pirate Gems Jewelry Playset Pack Party Favor. (144 Coins+144 Gems)* — $12.99
Sold by and invoiced on behalf of: JoyinDirect (seller profile)
Seller Credentials: Classified Small Business - SBA Standard
Condition: New

1 of: *Ozepao 100 Pcs Pirate Temporary Tattoos for Kids,2" x 2"Individually Wrapped Tattoos, Pirate Ship Nautical Themed Birthday Decorations, Party Favors Supplies* — $7.99
Sold by and invoiced on behalf of: OzepaoDirect (seller profile)
Condition: New

1 of: *Tieshankao Back to School Bus Decorations Set: Welcome First Day of Party Backdrop,Tablecloth and Banner Decor for Home Birthday Party Supplies* — $20.99
Sold by and invoiced on behalf of: Final Winner (seller profile)
Condition: New

1 of: *96PCS Mermaid Pre-Cut Temporary Tattoos for Kids - Cute Under the Sea Party Favors, Perfect for Ocean Mermaid-Themed Birthdays, School Rewards, and Baby Showers* — $7.99
Sold by and invoiced on behalf of: CAVALATAT (seller profile)
Condition: New

1 of: *Craftzilla Pencil Sharpener 100 Pack, Manual Pencil Sharpeners Bulk, Handheld Dual Hole with Lid for Kids and Classroom, School Office Supplies* — $25.99
Sold by and invoiced on behalf of: Zoey Supplies (seller profile)
Seller Credentials: 889 Certification, Classified Small Business - SBA Standard
Business Price
Condition: New

1 of: *Mr. Pen- Pencil Top Erasers, 120 Pack, Latex-Free, No-Smudge* — $5.85
Sold by and invoiced on behalf of: Mr. Pen (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business
Business Price
Condition: New

1 of: *Outus 48 Pcs Black Pirate Eye Patches Single Eye Skull Patches Silk Pirate Captain Costume for Halloween Cosplay Party Supplies* — $12.86
Sold by and invoiced on behalf of: Chinco (seller profile)
Business Price
Condition: New

1 of: *Westcott 8-Inch Titanium Bonded Straight Scissors, Soft Handle, Gray/Yellow, 4-Pack* — $12.74
Sold by and invoiced on behalf of: Amazon (seller profile)
Business Price
Condition: New

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States **Shipping Speed:** Delivery in fewer trips to your address	Item(s) Subtotal: $187.35 Shipping & Handling: $0.00 --- Total before tax: $187.35 Sales Tax: $0.00 --- **Total for This Shipment: $187.35** ---

Payment information	
Payment Method: MasterCard | Last digits: 9319 **Billing address** Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Item(s) Subtotal: $352.43 Shipping & Handling: $0.00 --- Total before tax: $352.43 Estimated Tax: $0.00 --- **Grand Total: $352.43**
Credit Card transactions	MasterCard ending in 9319: July 10, 2026: $352.43

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Final Details for Order #113-3160996-9906608

Order Placed: July 10, 2026
Amazon.com order number: 113-3160996-9906608
Order Total: **$4.39**

Special Events
320-57200-49400

Shipped on July 12, 2026

Items Ordered	**Price**
1 of: *Amazon Basics 9" Uncoated White Paper Plates, Microwave Safe, 100 Count* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$4.39

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$4.39
Shipping & Handling:	$0.00
Total before tax:	$4.39
Sales Tax:	$0.00
Total for This Shipment:	**$4.39**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$4.39
Shipping & Handling:	$0.00
Total before tax:	$4.39
Estimated Tax:	$0.00
Grand Total:	**$4.39**

To view the status of your order, return to Order Summary .

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Final Details for Order #113-8807077-4716233

Order Placed: July 10, 2026
Amazon.com order number: 113-8807077-4716233
Order Total: $7.49

Supplies
320-57200-54600

Shipped on July 12, 2026

Items Ordered	**Price**
1 of: *Amazon Basics Resealable Double Zipper Sandwich Storage Bags for Food Storage, 300 Count (Previously Solimo)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$7.49

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$7.49
Shipping & Handling:	$0.00
Total before tax:	$7.49
Sales Tax:	$0.00
Total for This Shipment:	**$7.49**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$7.49
Shipping & Handling:	$0.00
Total before tax:	$7.49
Estimated Tax:	$0.00
Grand Total:	**$7.49**

Credit Card transactions — MasterCard ending in 9319: July 12, 2026: $7.49

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Final Details for Order #111-3845697-5138603

Order Placed: July 13, 2026
Amazon.com order number: 111-3845697-5138603
Order Total: $23.97

Repairs & Maintenance
320- 57200 - 54500

Shipped on July 13, 2026

Items Ordered	Price
1 of: *NEIKO 10082A Security Bit Set and Ratcheting Screwdriver	101 Piece Set	Chrome Vanadium Steel	Screwdriver Bit Set P hillips, Tamperproof Torx Bits, & Flat	1/4" Hex Shank Magnetic Bit Holder* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$23.97

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$23.97
Shipping & Handling:	$0.00
Total before tax:	$23.97
Sales Tax:	$0.00
Total for This Shipment:	**$23.97**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$23.97
Shipping & Handling:	$0.00
Total before tax:	$23.97
Estimated Tax:	$0.00
Grand Total:	**$23.97**

To view the status of your order, return to Order Summary .

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Final Details for Order #111-7416653-5026651

Order Placed: July 13, 2026
Amazon.com order number: 111-7416653-5026651
Order Total: $40.80

Special Events
520 - 57200 - 49400

Shipped on July 13, 2026

Items Ordered	Price
1 of: *Amazon Basics Retractable Ballpoint Pens with Comfortable Grip for Smooth Writing, Black, Note-Taking, Office and School Supplies, 12-Pack* Sold by and invoiced on behalf of: Amazon.com Condition: New	$9.68
1 of: *PAPERPAL Paperclips for Office School & Personal Use, #1 Nonskid Paper Clip (1-2/7"), 600 Medium Paper Clips (6 Boxes of 100 Each), Silver* Sold by and invoiced on behalf of: PAPERPAL Direct (seller profile) Business Price Condition: New	$7.99
1 of: *Amazon Basics Wood-Cased #2 HB School Pencils with Erasers for Writing and Drawing, Pre-sharpened, Soft Strong Lead, Ora nge, 30 Count* Sold by and invoiced on behalf of: Amazon.com Condition: New	$4.36
1 of: *Sharpie Pocket Highlighters, Chisel Tip, Assorted Colors, 24 Count - Back to School, Office, Teacher Supplies* Sold by and invoiced on behalf of: Amazon.com Condition: New	$8.28
1 of: *Amazon Basics Matte Finish Tape, 6 Pack, 3/4" Width x 1000" (27.8 yds) Length, Translucent* Sold by and invoiced on behalf of: Amazon.com Condition: New	$10.49

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$40.80
Shipping & Handling:	$0.00
Total before tax:	$40.80
Sales Tax:	$0.00
Total for This Shipment:	**$40.80**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$40.80
Shipping & Handling:	$0.00
Total before tax:	$40.80
Estimated Tax:	$0.00

amazon.com

Final Details for Order #111-7243234-1137867

Order Placed: July 13, 2026
Amazon.com order number: 111-7243234-1137867
Order Total: $12.79

Special Events
320-57200-49400

Shipped on July 13, 2026

Items Ordered	**Price**
1 of: *10 Piece Painter Plastic Drop Cloths Sheet,Waterproof Anti-dust Cover,9x12 Feet Disposable Tarp for Painting for Couch/Furniture Cover* Sold by and invoiced on behalf of: ColoBright (seller profile) Condition: New	$12.79

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$12.79
Shipping & Handling:	$0.00
Total before tax:	$12.79
Sales Tax:	$0.00
Total for This Shipment:	**$12.79**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$12.79
Shipping & Handling:	$0.00
Total before tax:	$12.79
Estimated Tax:	$0.00
Grand Total:	**$12.79**

Credit Card transactions — MasterCard ending in 9319: July 13, 2026: $12.79

To view the status of your order, return to Order Summary .

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Final Details for Order #111-9202987-6761063

Order Placed: July 13, 2026
Amazon.com order number: 111-9202987-6761063
Order Total: $36.89

Event Supplies
320-57200-494.00

Shipped on July 13, 2026

Items Ordered	Price
1 of: *GoBig Red Party Cup Bowls - 50 Small Disposable Plastic Bowls* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$16.90
1 of: *Xpose Safety 100 Pack White Disposable Aprons, Individually Wrapped Waterproof Polyethylene for Cooking, Food Prep and C leaning, 1 Mil Durable, 24" x 48"* Sold by and invoiced on behalf of: All In Safety (seller profile) Seller Credentials: 889 Certification, Women-Owned Business Enterprise, Minority-Owned Business, Women-Owned Small Business, NY: MWBE - Minority and Women-Owned Business Enterprise Condition: New	$19.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$36.89
Shipping & Handling:	$0.00
Total before tax:	$36.89
Sales Tax:	$0.00
Total for This Shipment:	**$36.89**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$36.89
Shipping & Handling:	$0.00
Total before tax:	$36.89
Estimated Tax:	$0.00
Grand Total:	**$36.89**

To view the status of your order, return to Order Summary .

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THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

07/13/26 10:18AM HVC 555 SALE

5151295 1 EA $5.99 EA N
ANCHOR SHACKLE 3/8" 1TON $5.99

SUB-TOTAL:$ 5.99 TAX: $ .00
TOTAL: $ 5.99
BC AMT: $ 5.99

BK CARD#: XXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 00741E AMT: $ 5.99
Host reference #:224446 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200008D48000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0087
AC : B1CE0B6A21A1BA04
TxnID/ValCode: 786424

Bank card USD$ 5.99

Total Items:1

==>> JRNL# C24446/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

****
Tell us about experience
today and Enter to win a $500
gift card!
****
To participate
* Visit: Talkto.AceHardware.com
or text HELPFUL to 223439

Repairs & Maintenance
320 - 57200 - 54500

amazon.com

Final Details for Order #111-4561438-8437836

Order Placed: July 13, 2026
Amazon.com order number: 111-4561438-8437836
Order Total: **$59.95**

Supplies
320-57200-54600

Shipped on July 14, 2026

Items Ordered	**Price**
1 of: *Scott Professional Coreless High-Capacity Jumbo Roll Toilet Paper, Bulk (07006), 2-Ply, Elevated Design, Septic Safe, White (12 Rolls at 1,150' Each, 13,800'/Case)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$59.95

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$59.95
Shipping & Handling:	$0.00
Total before tax:	$59.95
Sales Tax:	$0.00
Total for This Shipment:	**$59.95**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$59.95
Shipping & Handling:	$0.00
Total before tax:	$59.95
Estimated Tax:	$0.00
Grand Total:	**$59.95**

To view the status of your order, return to Order Summary .

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57541620001
SHELL
2250 COUNTY ROAD 210
JACKSONVILLE FL 32

7/13/2026 10:33:58 A
TRAN# 1798641
87-Reg
PUMP NO. 13
GALLONS 16.892
PRICE/GAL $3.759
FUEL TOTAL $63.50

TAX $0.00
TOTAL AMOUNT $63.50

MASTERCARD
USD$63.50
XXXX XXXX XXXX 9319
Chip Read
APPROVED
AUTH # 02451E
INV # 170118
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 1910A0400322000
0000000000000000
0000FF
TSI: E800
ARC: 00

THANK YOU FOR
SHOPPING AT SHELL

Repairs = Maintenance

320 - 57200 - 54500

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
[illegible] NS, FL 32259
[illegible] 217-3324

07/15/26 9:44AM ANR 555 SALE

1003774	1	EA	$6.59	EA	N
409 MULTI-SRFC SPRY 32OZ					$6.59
1005786	1	EA	$9.99	EA	N
CLOROX BLEACH 121OZ					$9.99
1004892	1	EA	$9.99	EA	N
CATALYST PENETRT PB 11OZ					$9.99

SUB-TOTAL:$ 26.57 TAX: $ .00
TOTAL: $ 26.57
BC AMT: $ 26.57

BK CARD#: XXXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 06489E AMT: $ 26.57
Host reference #:224803 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD [illegible] MASTERCARD EXPR: XXXX
ATD : A[illegible] 041010
IVK : 0[illegible]
IAD : 10[illegible] :20000786C000000000000
TSI : E800
ARC : 00
MODE : Issu[illegible]
CVM :
Name : MASTERCARD
ATC :0089
AC : CDDF2868D0C5F930
TxnID/ValCode: 787268

Bank card USD$ 26.57

Total Items:3

==>> JRNL# C24803/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

****
Tell us about your experience
today and Enter to win a $500
gift card!

Repair & Maintenance
320 - 51200 - 54500

REFUND

Special Events

320 - 57200 - 49400

Transaction Date	Payment Reference ID	Transaction Type	Payment Amount	Account Group	Payment Instrument Type	Payment Identifier	Account User
07/14/2026	TYF9gu5g0HJOTLsno065	Refund	$14.99	Sampson Creek CDD	Mastercard	9319	Sampson Creek CDD

REFUND

Special Events

320-57200-49400

Transaction Date	Payment Reference ID	Transaction Type	Payment Amount	Account Group	Payment Instrument Type	Payment Identifier
07/14/2026	3paRw1UhXw5bCrPJqsS	Charge	$59.95	Sampson Creek CDD	Mastercard	9319
07/14/2026	ZC0QzCtNcvRm830GvDzM	Refund	$24.00	Sampson Creek CDD	Mastercard	9319

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

07/17/26 9:29AM JDB 555 SALE

56	5	EA	$1.59	EA	N
MISC. FASTENERS					$7.95
56	5	EA	.35	EA	N
MISC. FASTENERS					$1.75
7508088	1	EA	$19.99	EA	N
INSECT KILLER RTU 1.1GAL					$19.99

SUB-TOTAL:$ 29.69 TAX: $ .00
TOTAL: $ 29.69
BC AMT: $ 29.69

BK CARD#: XXXXXXXXXXXX9319
MID:********6883 TID:***4807
AUTH: 06015E AMT: $ 29.69
Host reference #:225186 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200009340000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0C8A
AC : 2E3CF82EFE8379E6
TxnID/ValCode: 788142

Bank card USD$ 29.69

Total Items:11

==>> JRNL# C25186/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

****
Tell us about your experience
today and Enter to win a $500
gift card!

Repairs & Maintenance
320 · 57200 - 54500

amazon.com

Final Details for Order #112-9860523-5090602

Order Placed: July 18, 2026
Amazon.com order number: 112-9860523-5090602
Order Total: $15.29

Office Supplies
320 - 51200 - 51000

Shipped on July 19, 2026

Items Ordered	Price
1 of: *Deli Stapler, Desktop Stapler, 2 Pack, Office Staplers, 25 Sheet Capacity, Includes 2000 Staples and 2 Staple Removers, 2 Pack, Black* Sold by and invoiced on behalf of: Deli OfficeSupplies (seller profile) Seller Credentials: 889 Certification, ISO 14001, ISO 9001 Condition: New	$15.29

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$15.29
Shipping & Handling:	$0.00
Total before tax:	$15.29
Sales Tax:	$0.00
Total for This Shipment:	**$15.29**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$15.29
Shipping & Handling:	$0.00
Total before tax:	$15.29
Estimated Tax:	$0.00
Grand Total:	**$15.29**

To view the status of your order, return to Order Summary .

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Final Details for Order #111-9638434-7073057

Order Placed: July 20, 2026
Amazon.com order number: 111-9638434-7073057
Seller's order number: 6118157664
Order Total: $35.07

Supplies
320-57200-54600

Shipped on July 20, 2026

Items Ordered	**Price**
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: MyOfficeInnovations/Staples, Inc. (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$35.07

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Sales Tax:	$0.00
Total for This Shipment:	**$35.07**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$35.07
Shipping & Handling:	$0.00
Total before tax:	$35.07
Estimated Tax:	$0.00
Grand Total:	**$35.07**

Credit Card transactions	MasterCard ending in 9319: July 20, 2026: $35.07

To view the status of your order, return to Order Summary .

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Special Events
320- 51200- 419400

Order placed	Total	Placed by	Order # D01-8672257-6438634
July 27, 2026	$4.52	Sampson Creek	View order details
			Printable Order Summary



Megamind
$3.99

Write a product review

Your Video Library

Order placed	Total	Placed by	Order # D01-3609207-9526647
July 20, 2026	$4.52	Sampson Creek	View order details
			Printable Order Summary



A Minecraft Movie
$3.99

Write a product review

Your Video Library

business

Amazon Services LLC
410 Terry Ave North
Seattle WA 98109-5210 USA

Supplies
320-57200-54600

Receipt number: 10108648476929

Billing date:
July 20, 2026

Billed to:
Sampson Creek CDD
5385 N NOB HILL RD
FL, 33351-4761 SUNRISE
US

Payment method:
MasterCard ending in 9319

Item	Amount
Business Prime membership fee: Essentials	$179.00
Tax:	$0.00
Total:	**$179.00**

amazon.com

Final Details for Order #112-9942803-7290639

Order Placed: July 25, 2026
Amazon.com order number: 112-9942803-7290639
Order Total: $129.98

Repairs & Maintenance
Amenity Center
310 - 31200 - 54502

Shipped on July 26, 2026

Items Ordered	Price
1 of: *Chenzhit (6 Pack) 21 1/2x23 5/16x1 Air Filter, MPR 1900 & FPR 10, MERV 13 Pleated Air Filter (Actual Size:21 1/2x23 5/16x3/4 inch)*	$64.99
Sold by and invoiced on behalf of: Chenzhit (seller profile)	
Condition: New	

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$64.99
Shipping & Handling:	$0.00
Total before tax:	$64.99
Sales Tax:	$0.00
Total for This Shipment:	**$64.99**

Shipped on July 26, 2026

Items Ordered	Price
1 of: *Chenzhit (6 Pack) 21 1/2x23 5/16x1 Air Filter, MPR 1900 & FPR 10, MERV 13 Pleated Air Filter (Actual Size:21 1/2x23 5/16x3/4 inch)*	$64.99
Sold by and invoiced on behalf of: Chenzhit (seller profile)	
Condition: New	

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$64.99
Shipping & Handling:	$0.00
Total before tax:	$64.99
Sales Tax:	$0.00
Total for This Shipment:	**$64.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$129.98
Shipping & Handling:	$0.00
Total before tax:	$129.98
Estimated Tax:	$0.00

amazon.com

Print Details for Order #111-0993629-6246669

Order Placed: July 27, 2026
Amazon.com order number: 111-0993629-6246669
Seller's order number: 6118467422
Order Total: $35.07

Supplies
320-57200-54600

Shipped on July 27, 2026	
Items Ordered	**Price**
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: Fast and Precise by Staples (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$35.07

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: $35.07 Shipping & Handling: $0.00 --- Total before tax: $35.07 Sales Tax: $0.00 --- **Total for This Shipment: $35.07** ---
Shipping Speed: Two-Day Shipping	

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: $35.07 Shipping & Handling: $0.00 ---
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: $35.07 Estimated Tax: $0.00 --- **Grand Total: $35.07**
Credit Card transactions	MasterCard ending in 9319: July 27, 2026: $35.07

To view the status of your order, return to Order Summary .

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Final Details for Order #111-8019683-1843454

Order Placed: July 27, 2026
Amazon.com order number: 111-8019683-1843454
Seller's order number: 5142432
Order Total: $145.97

Supplies
320-57200-54600

Shipped on July 27, 2026

Items Ordered	**Price**
1 of: *Zogics Wellness Center Cleaning Wipes, 4 Rolls, 4,600 Count* Sold by and invoiced on behalf of: Zogics, LLC (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$145.97

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Total before tax:	$145.97
Sales Tax:	$0.00
Total for This Shipment:	**$145.97**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$145.97
Shipping & Handling:	$0.00
Total before tax:	$145.97
Estimated Tax:	$0.00
Grand Total:	**$145.97**

Credit Card transactions	MasterCard ending in 9319: July 27, 2026: $145.97

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Final Details for Order #112-6076552-0569854

Repairs & Maintenance
320 - 57200 - 54500

Order Placed: July 29, 2026
Amazon.com order number: 112-6076552-0569854
Order Total: USD 47.45

Shipped on July 30, 2026	
Items Ordered	**Price**
1 of: *T&R Large Stop Sign Street Road Sign 30 x 30 Inches. Engineer Grade Reflective Sheeting, Rust Free Aluminum, Weather Resistant, Waterproof, Fade Resistant, 2 Pre-drilled Holes* Sold by and invoiced on behalf of: T&R Tech (seller profile) Business Price Condition: New	$47.45

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: $47.45 Shipping & Handling: $0.00 --- Total before tax: $47.45 Sales Tax: $0.00 --- **Total for This Shipment: $47.45** ---
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: USD 47.45 Shipping & Handling: USD 0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: USD 47.45 Estimated tax to be collected: USD 0.00 **Grand Total: USD 47.45**
Credit Card transactions	MasterCard ending in 9319: July 30, 2026: $47.45

To view the status of your order, return to Order Summary .

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Print Details for Order #111-0168479-0436258

Order Placed: July 30, 2026
Amazon.com order number: 111-0168479-0436258
Order Total: USD 49.99

Supplies
320 - 51200 - 54600

Shipped on July 30, 2026

Items Ordered	**Price**
1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty* Sold by and invoiced on behalf of: Reli. (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business Business Price Condition: New	$49.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Sales Tax:	$0.00
Total for This Shipment:	**$49.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 49.99
Shipping & Handling:	USD 0.00
Total before tax:	USD 49.99
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 49.99**

To view the status of your order, return to Order Summary .

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How doers get more done.

230 DURBIN PAVI ION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00054 59417 07/29 '' AM
SALE CASHIER EARNESTINE

076174168570 1/4IN CSL . :.97N
DEWALT 1/4" WOOD CHI'
887480016604 LAG SCREW
LAG SCRW ZINC 1/2 X .
2@23.63 47.26N

SUBTOTAL 59.23
TAX + PIF 0.00
TAX EXEMPT

TAL $59.23
XXXXXXXXXXXX57 ASTERCARD
U:DL 59.23
AUTH CODE 08677E/6542018
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: PICNIC TABLES
1324 07/29/26 08:26 AM

1324 54 59417 07/29/2026 5900

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO TAX. THIS FEE BECOMES
PART OF THE PRICE AND IS SUBJECT
TO SALES TAX.

ICY DEFINITIONS
AYS POLICY EXPIRES ON
0 10/27/2026

Repairs & Maintenance
320-57200 - 54500

amazon.com

Final Details for Order #112-7127848-5635410

Order Placed: July 31, 2026
Amazon.com order number: 112-7127848-5635410
Order Total: USD 42.42

Special Events
320 - 57200 - 494100

Shipped on August 2, 2026

Items Ordered	**Price**
1 of: *Tmayl 24 Back to School Student Keychain Gift Sets with Gift Bags* Sold by and invoiced on behalf of: Aiyuansu (seller profile) Condition: New	$14.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00
Total before tax:	$14.99
Sales Tax:	$0.00
Total for This Shipment:	**$14.99**

Shipped on August 2, 2026

Items Ordered	**Price**
1 of: *Xqumoi 30 Pack Back to School Sticky Notes Classroom Office Home Supplies* Sold by and invoiced on behalf of: Xqumoi (seller profile) Business Price Condition: New	$10.44
1 of: *24PCS Tic Tac Toe Game Birthday Party Favors Goodie Bags Stuffers for Kids 3-5 4-8 8-12 Classroom Treasure Chest Carniva* *l Prize Box Toys Bulk Keychain Pinata Filler Back to School Student Return Gifts* Sold by and invoiced on behalf of: BasytodioDirect (seller profile) Condition: New	$16.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$27.43
Shipping & Handling:	$0.00
Total before tax:	$27.43
Sales Tax:	$0.00
Total for This Shipment:	**$27.43**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Item(s) Subtotal:	USD 42.42
Shipping & Handling:	USD 0.00

Date: 8/4/26 Time: 2:52 pm
Bronx House - St. Johns 904-925-6699

#21 2:52 pm

"Have A Slice Day"

To Go #21

Customer Name: Julie
16" Cheese Pizza $18.99

MasterCard ends in 5720
Auth: 00786E Ref: 5

Subtotal	$18.99
Tax	$1.37
Credit Card Processing Fee	$0.58
Total	$20.94
CREDIT CARD	AUTHORIZATION
ENTRY	CONTACTLESS
MASTERCARD #5720	$20.94

TIP: _____

TOTAL: _____

SIGNATURE: _____

A 2.9% fee will be added to all credit car
d transactions

Sign up today for Bronx House Rewards!

Name_____

Email_____

Cell Phone#_____

Scan to earn rewards and order in seconds!

THANK YOU! Kindergarden Event 8/14/26

ORDER WITH US ONLINE
www.bronxhousepizza.com

Special Events
320-57200-491100

dergarden event 8/4/26

Publix.

John's Creek Center
2845 County Road 210 W
Saint Johns, FL 32259-2016
(904) 230-3939
Store Manager: Daniel Sax

./Deb Bday Cake Muffins		3.19
./Deb Strbry Srtcke Muffn		0.00
You saved: $3.19		
Coca-Cola Classic 20Oz	T	2.99
4k Strwbry/Peach Juc 8Pk	FT	4.65
4k Apple Juice Drink 8Pk	FT	4.65
Subtotal		15.48
Sales Tax 6.5% - T		0.80
Total		16.28
Credit		16.28
Change		0.00

****
SAVINGS: $3.19
****

MasterCard: *5720	$16.28
Credit Card	Purchase
Auth/Trace: 04001E/073998	Ctls
Reference: 001877675665	
A0000000041010	
MASTERCARD	

08/04/2026 03:00PM
Thank you for shopping at store 1099
Your cashier today was Cindi W..
7485, 0107, 296

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.

Special Events
320 - 57200 - 49400

amazon.com

Final Details for Order #112-2241940-1817045

Order Placed: August 5, 2026
Amazon.com order number: 112-2241940-1817045
Order Total: USD 29.98

Special Events
320 - 57200- 49400

Shipped on August 5, 2026

Items Ordered	**Price**
2 of: *Pirate Party Favors for Kids - 24PCS Adventure-Themed Mini Bubble Wands* Sold by and invoiced on behalf of: BestBubble (seller profile) Condition: New	$14.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$29.98
Shipping & Handling:	$0.00
Total before tax:	$29.98
Sales Tax:	$0.00
Total for This Shipment:	**$29.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 29.98
Shipping & Handling:	USD 0.00
Total before tax:	USD 29.98
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 29.98**

Credit Card transactions
MasterCard ending in 9319: August 5, 2026: $29.98

To view the status of your order, return to Order Summary .

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Order No: 15919295
Invoice Date: Aug 07, 2026

Bill to:
Sampson Creek CDD Amenities Division

Paid by:
Mastercard ending in 5720

Special Events
320 - 57200 - 494100

PAID Total Paid: $10 Date Paid: Aug 07, 2026

1 x Design-Banner (120" x 60") $10.00
Banner

Size:	120" x 60"
Printed Sides:	Single Sided
Edge Finish:	Welded Hem
Grommets:	Every 12-18 in
Pole Pockets:	None
Accessories:	None
Project Name:	Banner

Comments:

Subtotal:	$10
Shipping:	$0
Tax:	$0
Order Total:	**$10**
Balance Due:	$0

Constant Contact

Print

Email Service Fee
320-51200-41050

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P.: 904-599-9093

Today's Date: *09/15/2026*
User Name: *sampsoncreekamenities*

Payments from 08/09/2026 to 08/12/2026

Date	Description	Charge Amount	Credit Amount
08-09-2026 04:35:01 AM	Payment - Credit Card (MasterCard) **********9319		$115.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

amazon.com

Final Details for Order #111-4269737-7220210

Order Placed: August 10, 2026
Amazon.com order number: 111-4269737-7220210
Seller's order number: 6119166827
Order Total: USD 44.04

Supplies
320-57200-54600

Shipped on August 10, 2026

Items Ordered	**Price**
1 of: *Staples Coastwide Professional Multifold Paper Towels, 1 - ply, 250 Sheets/Pack, 16 Packs/Carton* Sold by and invoiced on behalf of: Fast and Precise by Staples (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	$44.04

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$44.04
Shipping & Handling:	$0.00
Total before tax:	$44.04
Sales Tax:	$0.00
Total for This Shipment:	**$44.04**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 44.04
Shipping & Handling:	USD 0.00
Total before tax:	USD 44.04
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 44.04**

Credit Card transactions
MasterCard ending in 9319: August 10, 2026: $44.04

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-7800786-3653013

Order Placed: August 10, 2026
Amazon.com order number: 111-7800786-3653013
Order Total: USD 127.35

Supplies
320-57800-54600

Shipped on August 10, 2026

Items Ordered	**Price**
1 of: *Zogics Antibacterial Disinfecting Wipes, 4 Rolls, 3,200 Count* Sold by and invoiced on behalf of: Zogics, LLC (seller profile) Seller Credentials: 8(a) Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$127.35

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$127.35
Shipping & Handling:	$0.00
Total before tax:	$127.35
Sales Tax:	$0.00
Total for This Shipment:	**$127.35**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 127.35
Shipping & Handling:	USD 0.00
Total before tax:	USD 127.35
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 127.35**

Credit Card transactions
MasterCard ending in 9319: August 10, 2026: $127.35

To view the status of your order, return to Order Summary .

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Special Events

320 - $1200 - 40400

From:
Destiny Whitehead
Mr.Barrtenderr
+19042359433
mrbarrtenderr@gmail.com

Bill To:	**Julie**
	jtallaksen@vestapropertyservices.com
Project:	**August 22**
Type	Event
Date	Aug 22, 2026
Time	5:00 pm - 7:00 pm
Location	TBD

PAYMENT CONFIRMATION

You've completed 1 of 2 payments / Retainer for "August 22 Smart File"

INVOICE	**#001235-001**
TOTAL	**$127.50**
CHARGE DATE	**02:37 pm | Aug 13, 2026**
DUE DATE	**Jul 01, 2026**
PAYMENT METHOD	**mastercard (XXXX-9319)**

Order No: 15951109
Invoice Date: Aug 14, 2026

Bill to:
Sampson Creek CDD Amenities Division

Paid by:
Mastercard ending in 5720

Ship to:
Stephanie Taylor
Sampson Creek CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

Special Events
320 - 57200 - 49400

PAID

Total Paid: $125.15

Date Paid: Aug 14, 2026

1 x Banner (120" x 60") $135.15

Banner

Quantity:	1
Size:	120" x 60"
Printed Sides:	Single Sided
Edge Finish:	Welded Hem
Grommets:	Every 12-18 in
Pole Pockets:	None
Accessories:	None
Design Request:	Ordered from Design Item: 25344486
Delivery:	Arrives Aug 19 - Aug 24

Design-Banner $-10.00

Comments:

Subtotal:	$125.15
Shipping:	$0
Tax:	$0
Order Total:	**$125.15**
Balance Due:	$0

THE HOME DEPOT

How doers get more done.

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00051 83140 08/13/26 10:38 AM
SALE CASHIER HILLARY

887480013702 1/4X3 1/2LSCW <A>
LAG SCRW ZINC 1/4 X 3-1/2 100PC
2@45.05 90.10N
887480072105 ZINCWASHER <A> 15.75N
FLAT WASHER ZINC 1/4 100PC
611942032549 FITTING <A> 7.58N
4" DWV CLEANOUT PLUG MPT
611942037612 1 PVC CPLG <A>
1" PVC COUPLING SXS
[illegible]0.96 1.92N
[illegible]001780 ORTHENE FIRE <A> 24.97N
[illegible]HENE FIRE ANT KILLER BROADCAST GR

SUBTOTAL 140.32
TAX + PIF 0.00
TAX EXEMPT
TOTAL $140.32
XXXXXXXXXXXX5720 MASTERCARD
USD$ 140.32
AUTH CODE 04908E/1512297 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: BENCHES AND OTHER
1324 08/13/26 10:38 AM

1324 51 83140 08/13/2026 3361

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/11/2026

Repairs & Maintenance
320- 57200 - 54500

From:
Destiny Whitehead
Mr.Barrtenderr
+19042359433
mrbarrtenderr@gmail.com

Special Events 320 - $1200 - 49400

Bill To:	**Julie**
	jtallaksen@vestapropertyservices.com
Project:	**August 22**
Type	Event
Date	Aug 22, 2026
Time	5:00 pm - 7:00 pm
Location	TBD

PAYMENT CONFIRMATION

You've completed 2 of 2 payments for "August 22 Smart File"

INVOICE	**#001235-002**
TOTAL	**$127.50**
CHARGE DATE	**03:19 pm | Aug 18, 2026**
DUE DATE	**Aug 19, 2026**
PAYMENT METHOD	**mastercard (XXXX-5720)**

amazon.com

Final Details for Order #112-3899497-3353008

Order Placed: August 18, 2026
Amazon.com order number: 112-3899497-3353008
Order Total: USD 37.23

Repairs & Maintenance
320 - 57200 - 54500

Shipped on August 19, 2026

Items Ordered	**Price**
1 of: *Unger Professional 36" Nifty Nabber, 2 Count, Reacher Grabber Tool, Trash Picker Upper, Built-in Magnet and Ergonomic Grip, Outdoor Claw Pickup, Reaching Assist for Seniors, Safely Perform Tasks* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$37.23

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$37.23
Shipping & Handling:	$0.00
Total before tax:	$37.23
Sales Tax:	$0.00
Total for This Shipment:	**$37.23**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 37.23
Shipping & Handling:	USD 0.00
Total before tax:	USD 37.23
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 37.23**

Credit Card transactions
MasterCard ending in 9319: August 19, 2026: $37.23

To view the status of your order, return to Order Summary .

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Publix.

John's Creek Center
2845 County Road 210 W
Saint Johns, FL 32259-2016
(904) 230-3939
Store Manager: Daniel Sax

Michelob Ultra Can 18Pk	T	21.39
You saved: $3.40		
16 Lb.Ice	FT	5.99
High Noon Tropical Var Pk	T	17.99
You saved: $0.80		
Made By James Res Cab Sav	T	29.99
La Crema Mont Pinot Noir	T	14.99
You saved: $3.80		
Made By James Res Cab Sav	T	0.00
You saved: $29.99		
La Crema Mont Pinot Gris	T	14.99
You saved: $3.80		
La Crema Mont Pinot Gris	T	14.99
You saved: $3.80		
Miller Lite Can 12 Pk	T	14.82
La Crema Snma Coast Chard	T	16.99
You saved: $0.80		
La Crema Mont Pinot Noir	T	14.99
You saved: $3.80		
Josh Cellars Chardonnay	T	13.39
Josh Cellars Chardonnay	T	13.39
La Crema Mont Pinot Noir	T	14.99
You saved: $3.80		
Greenwise Napkins	T	4.99
Solo Bh Plas Clr Cup 18Oz	T	7.79
Dixie Ed Bowls 10 Oz.	T	4.75
Dixie Ed Bowls 10 Oz.	T	4.75
Ict Waiters Corkscrew	T	8.99
Lays Classic Party Size	F	5.99
Snydr Thin Pretzels	F	4.79
Skinnypop Party Size	F	6.69
Solo Cup Plstc Clear 90z	T	5.65
Sun Chip Original	F	4.99
Age Bypassed		

Subtotal	268.28
Sales Tax 6.5% - T	15.98
Total	284.26
Credit	284.26
Change	0.00

****
SAVINGS: $53.99
****

MasterCard: *5720	$284.26
Credit Card	Purchase
Auth/Trace: 07742E/057933	Ctls
Reference: 001677312152	
A0000000041010	
MASTERCARD	

Special Events
320-57200 - 494100

Publix.

John's Creek Center
2845 County Road 210 W
Saint Johns, FL 32259-2016
(904) 230-3939
Store Manager: Daniel Sax

Starbucks Multipack $ - 6319	40.00
Subtotal	40.00
Total Tax	0.00
Total	40.00
Credit	40.00
Change	0.00

Voided Items

Starbucks Multipack $ - 7520	~~40.00~~
Pub - Gc Ready For Yu XXX8 408	~~10.00~~
Pub-Gc Pineapple Slic XXX9 145	~~10.00~~

MasterCard: *5720	$40.00
Credit Card	Purchase
Auth/Trace: 06604E/078992	Ctls
Reference: 001877324061	
A0000000041010	
MASTERCARD	

08/22/2026 03:47PM
Thank you for shopping at store 1099
Your cashier today was Olivia.
2952, 0107, 254

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.

1099 8MR 072 952

Special Events
320- 57200 - 491100

Creeks Air Conditioning & Heating

Creeks Air Conditioning & Heating
51 Hudson Way, Suite 1
Ponte Vedra, FL 32081
Phone: (904)230-7840
Service@creeksair.com
CMC1249868

Repairs & Maintenance
Amenity center
320- 57200 - 54502

BILL TO
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

INVOICE	INVOICE DATE
117810240	Aug 21, 2026

JOB ADDRESS
Stephanie Taylor- Samson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Completed Date: 8/21/2026
Payment Term: Due Upon Receipt
Due Date: 8/21/2026

DESCRIPTION OF WORK

Arrived to check on HVAC systems. A total of four systems are present on the building checked filters and replaced all four checked pressures on all four condensers found them to be OK. All four thermostats are satisfying blew out all four drains with nitrogen and reprimed them. Temp splits are all good. All four systems are cooling properly at this time. Due to age and rust present in and around the Trane air handler as well as the Evap coil which could leak refrigerant at any time. I left written estimates with office staff on a coil or comfort advisor information. I recommended to look at replacing the Trane system due to its age and before it has a major failure. All is well.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Quarterly Commercial CMA	Quarterly Commercial CMA	1.00	$270.00	$270.00

PAID ON	TYPE	MEMO	AMOUNT
8/21/2026	Visa	Collected on converge	$270.00

SUB-TOTAL	$270.00
TAX	$0.00
TOTAL DUE	$270.00
PAYMENT	$270.00
BALANCE DUE	$0.00

Thank you for choosing Creeks Air Conditioning & Heating!

Date: 8/22/26 Time: 4:15 pm
Bronx House - St. Johns 904-925-6699

#77 4:15 pm

"Have A Slice Day"

To Go #77

Customer Name: Tom
16" Cheese Pizza $18.99
2 Pepsi Drinks $5.98

MasterCard ends in 5720
Auth: 05134E Ref: 16

Subtotal	$24.97
Tax	$1.80
Credit Card Processing Fee	$0.77
Tip	$3.74
Total	$31.28
CREDIT CARD	AUTHORIZATION
ENTRY	CHIP
MASTERCARD #5720	$31.28

TIP: _____

TOTAL: _____

SIGNATURE: _____
Stephanie Taylor

A 2.9% fee will be added to all credit car
d transactions

Sign up today for Bronx House Rewards!

Name_____

Email_____

Cell Phone#_____

Scan to earn rewards and order in seconds!

THANK YOU!

ORDER WITH US ONLINE
www.bronxhousepizza.com

Special Events
320 · 57200 - 49400

amazon.com

Final Details for Order #111-2688420-3354662

Order Placed: August 24, 2026
Amazon.com order number: 111-2688420-3354662
Seller's order number: 6119961762
Order Total: USD 85.89

Office Supplies
320-57200-51000

Shipped on August 24, 2026

Items Ordered — **Price**

1 of: *HP 962 Cyan, Magenta, Yellow Ink Cartridges | Works with OfficeJet 9010, 9020 | Eligible for Instant Ink | 3YP00AN* — $85.89
Sold by and invoiced on behalf of: MyOfficeInnovations/Staples, Inc. (seller profile)
Seller Credentials: 889 Certification
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$85.89
Shipping & Handling:	$0.00
Total before tax:	$85.89
Sales Tax:	$0.00
Total for This Shipment:	**$85.89**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 85.89
Shipping & Handling:	USD 0.00
Total before tax:	USD 85.89
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 85.89**

Credit Card transactions
MasterCard ending in 9319: August 24, 2026: $85.89

To view the status of your order, return to Order Summary .

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Final Details for Order #112-1505822-7869811

Order Placed: August 20, 2026
Amazon.com order number: 112-1505822-7869811
Order Total: USD 40.62

Supplies
320 - 57200 - 54600

Shipped on August 24, 2026

Items Ordered	**Price**
1 of: *ExcelMark Custom Name Plate for Desk or Door - 14 Color Choices (2" X 8")* Sold by and invoiced on behalf of: ExcelMark USA (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$13.54
1 of: *ExcelMark Custom Name Plate for Desk or Door - 14 Color Choices (2" X 8")* Sold by and invoiced on behalf of: ExcelMark USA (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$13.54
1 of: *ExcelMark Custom Name Plate for Desk or Door - 14 Color Choices (2" X 8")* Sold by and invoiced on behalf of: ExcelMark USA (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$13.54

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$40.62
Shipping & Handling:	$0.00
Total before tax:	$40.62
Sales Tax:	$0.00
Total for This Shipment:	**$40.62**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 40.62
Shipping & Handling:	USD 0.00
Total before tax:	USD 40.62
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 40.62**

Credit Card transactions — MasterCard ending in 9319: August 24, 2026: $40.62

To view the status of your order, return to Order Summary .

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Final Details for Order #111-9829888-5361826

Order Placed: August 24, 2026
Amazon.com order number: 111-9829888-5361826
Order Total: USD 63.89

Office Supplies
370- 57200 - 51000

Shipped on August 25, 2026

Items Ordered	**Price**
1 of: *HP 962XL Black High-Yield Ink Cartridge | Works with OfficeJet 9010, Pro 9010, 9020 | Eligible for Instant Ink | 3JA03AN*	$63.89

Sold by and invoiced on behalf of: Amazon.com
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$63.89
Shipping & Handling:	$0.00
Total before tax:	$63.89
Sales Tax:	$0.00
Total for This Shipment:	**$63.89**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 63.89
Shipping & Handling:	USD 0.00
Total before tax:	USD 63.89
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 63.89**

Credit Card transactions
MasterCard ending in 9319: August 25, 2026: $63.89

To view the status of your order, return to Order Summary .

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Final Details for Order #111-3238644-3789828

Order Placed: August 24, 2026
Amazon.com order number: 111-3238644-3789828
Order Total: USD 166.29

Supplies
320-57200-54600

Shipped on August 24, 2026

Items Ordered — **Price**

1 of: *Pacific Blue Basic by Georgia-Pacific PRO Recycled Multifold 1-Ply Paper Towels, Brown, 9.4" x 9.2" (LxW), 250 Towels Per Pack, 16 Packs Per Case, 23304* — $38.94
Sold by and invoiced on behalf of: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$38.94
Shipping & Handling:	$0.00
Total before tax:	$38.94
Sales Tax:	$0.00
Total for This Shipment:	**$38.94**

Shipped on August 26, 2026

Items Ordered — **Price**

1 of: *Zogics Antibacterial Disinfecting Wipes, 4 Rolls, 3,200 Count* — $127.35
Sold by and invoiced on behalf of: Zogics, LLC (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$127.35
Shipping & Handling:	$0.00
Total before tax:	$127.35
Sales Tax:	$0.00
Total for This Shipment:	**$127.35**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD

Item(s) Subtotal:	USD 166.29
Shipping & Handling:	USD 0.00
Total before tax:	USD 166.29
Estimated tax to be collected:	USD 0.00

amazon.com

Final Details for Order #111-7603324-1429010

Order Placed: August 25, 2026
Amazon.com order number: 111-7603324-1429010
Order Total: USD 6.99

Office Supplies
320 - $7200 - $1000

Shipped on August 27, 2026

Items Ordered	**Price**
1 of: *DSTELIN Binder Clips Paper Clamps Assorted Sizes 100 Count (Black), X Large, Large, Medium, Small, X Small and Micro, 6 Sizes in One Pack, Meet Your Different Using Needs.* Sold by and invoiced on behalf of: HZ JolMO Corp (seller profile) Business Price Condition: New	$6.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$6.99
Shipping & Handling:	$0.00
Total before tax:	$6.99
Sales Tax:	$0.00
Total for This Shipment:	**$6.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 6.99
Shipping & Handling:	USD 0.00
Total before tax:	USD 6.99
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 6.99**

Credit Card transactions
MasterCard ending in 9319: August 27, 2026: $6.99

To view the status of your order, return to Order Summary .

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Order Details for Order #111-1115031-2857026

Order Placed: August 25, 2026
Amazon.com order number: 111-1115031-2857026
Order Total: USD 19.79

Office Supplies
320- 57200 - 51000

Shipped on August 27, 2026

Items Ordered	**Price**
1 of: *Desk Calendar 2026-2027 with Desk Mat - 22" x 17" Large Desk Pad Calendar Runs from July 2026 to December 2027 , Office Supplies Desktop Monthly Calendar for Home & Office* Sold by and invoiced on behalf of: OuYang-US (seller profile) Condition: New	$19.79

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$19.79
Shipping & Handling:	$0.00
Total before tax:	$19.79
Sales Tax:	$0.00
Total for This Shipment:	**$19.79**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 19.79
Shipping & Handling:	USD 0.00
Total before tax:	USD 19.79
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 19.79**

Credit Card transactions — MasterCard ending in 9319: August 27, 2026: $19.79

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #112-2084352-8934625

Order Placed: August 25, 2026
Amazon.com order number: 112-2084352-8934625
Order Total: USD 47.76

Supplies
320 - 57200 - 54600

Shipped on August 27, 2026

Items Ordered	**Price**
1 of: *TempPro TempAir Wireless Pool Thermometer Floating Easy Read with Batteries* Sold by and invoiced on behalf of: TempPro HOME (seller profile) Condition: New	$27.98
1 of: *17.5" Ultra Fine Mesh Pool Net Skimmer, Deep Bag Leaf Rake (No Pole)* Sold by and invoiced on behalf of: Poolwhale Direct (seller profile) Condition: New	$19.78

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$47.76
Shipping & Handling:	$0.00
Total before tax:	$47.76
Sales Tax:	$0.00
Total for This Shipment:	**$47.76**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 47.76
Shipping & Handling:	USD 0.00
Total before tax:	USD 47.76
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 47.76**

Credit Card transactions
MasterCard ending in 9319: August 27, 2026: $47.76

To view the status of your order, return to Order Summary .

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How doers get more done.

[illegible] DRIVE
[illegible] 32259 (904)417-4600

[illegible]00054 04066 08/26/26 08:48 AM
[illegible] CASHIER NATALIYA

/423[illegible]99976[illegible] APE-2P <A> 13.98N
NASHUA HEAVY DUTY 1.89"X120YD(2ROLL)
068060502643 3MDUCT45Y-BK <A> 7.98N
3M BLACK DUCT TAPE
761475979863 UNGER [illegible] <A> 9.47N
UNGER COOKWARE [illegible]PE BRUSH
0717[illegible]0427 HH BR 6.98N
[illegible] ALL PURP [illegible]EHOLD BRUSH
611[illegible]087 1" F [illegible]R <A>
1"X3/4" PVC FEM [illegible]DAPTER SXFPT
2@2.32 4.64N
046878566873 ML [illegible] <A>
ORBIT ZINC [illegible] HOSE MENDER
2@6.98 13.96N
04[illegible]878566880 [illegible] <A>
ORBIT ZINC [illegible] MALE HOSE MENDER
2@6.98 13.96N
0[illegible]9167224008 1/2 2X4 [illegible] 22.81N
1/2 2X4 PRESSURE TREATED PLYWOOD
098168420341 4X4-6 PT <A>
4X4-6' #2 PT GC
2@10.08 20.16N

SUBTOTAL 113.94
TAX + PIF 0.00
TAX EXEMPT
TOTAL $113.94
xxxxxxxxxxxx5720 MASTERCARD
USD$ 113.94
AUTH CODE 08947E/8544635 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041[illegible] MASTERCARD

P.O.#/JOB NAME: [illegible]EPAIRS
1324 08/26/26 08:48 AM



[illegible]6 08/26/2026 9482

PIF [illegible]
THE [illegible] ON YOUR R[illegible] CONTAINS
PUBLIC INFRASTRUC[illegible] FEE. PAY[illegible]
THE DPI COMMUNITY D[illegible]MENT DI[illegible]
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	11/24/2026

Repairs = Maintenance
320 - 57200 - 54500

amazon.com

Print Details for Order #111-9349732-1255459

Order Placed: August 27, 2026
Amazon.com order number: 111-9349732-1255459
Order Total: USD 84.00

Office Supplies
320 - 57200 - 51000

Shipped on August 29, 2026

Items Ordered	**Price**
1 of: *962XL High Yield Ink Cartridges Compatible for Combo Pack HP 962XL 962 HP962XL Replacement for Officejet Pro 9010e 9015e 9010 9012 9015 9018e 9025e Printers (Black/Cyan/Magenta/Yellow 4-Pack)* Sold by and invoiced on behalf of: DeepFox (seller profile) Business Price Condition: New	$84.00

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$84.00
Shipping & Handling:	$0.00
Total before tax:	$84.00
Sales Tax:	$0.00
Total for This Shipment:	**$84.00**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 84.00
Shipping & Handling:	USD 0.00
Total before tax:	USD 84.00
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 84.00**

Credit Card transactions
MasterCard ending in 9319: August 29, 2026: $84.00

To view the status of your order, return to Order Summary .

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Final Details for Order #111-1622414-2764201

Order Placed: August 27, 2026
Amazon.com order number: 111-1622414-2764201
Order Total: USD 63.89

Supplies
320-57200-54600

Shipped on August 29, 2026

Items Ordered	**Price**
1 of: *HP 962XL Black High-Yield Ink Cartridge | Works with OfficeJet 9010, Pro 9010, 9020 | Eligible for Instant Ink | 3JA03AN*	$63.89

Sold by and Invoiced on behalf of: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$63.89
Shipping & Handling:	$0.00
Total before tax:	$63.89
Sales Tax:	$0.00
Total for This Shipment:	**$63.89**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 63.89
Shipping & Handling:	USD 0.00
Total before tax:	USD 63.89
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 63.89**

Credit Card transactions — MasterCard ending in 9319: August 29, 2026: $63.89

To view the status of your order, return to Order Summary .

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Final Details for Order #112-9980461-7437040

Order Placed: September 1, 2026
Amazon.com order number: 112-9980461-7437040
Order Total: USD 17.99

Supplies
320- 57200 - 54600

Shipped on September 2, 2026

Items Ordered	**Price**
1 of: *Handy Laundry Folding Step Stool 13 Inch, Teal, Non-Slip Holds 300 lbs* Sold by and invoiced on behalf of: Handy Laundry Products Corp. (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - Gartner Standard, Minority-Owned Business Condition: New	$17.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$17.99
Shipping & Handling:	$0.00
Total before tax:	$17.99
Sales Tax:	$0.00
Total for This Shipment:	**$17.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	USD 17.99
Shipping & Handling:	USD 0.00
Total before tax:	USD 17.99
Estimated tax to be collected:	USD 0.00
Grand Total:	**USD 17.99**

Credit Card transactions — MasterCard ending in 9319: September 2, 2026: $17.99

To view the status of your order, return to Order Summary .

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American Leak Detection, Inc.
304 Seaview Ave
Bridgeport, CT 06607

Federal ID #33-0106141

For billing concerns, please email
property@americanleakdetection.com

Invoice: 00639063
Claim/Customer PO #: 000000
Transaction Date: 9/2/2026
Office Location ID: [176]

Bill to

St. Johns Golf & Club Country Amenity Center
c/o Vesta Property Services
219 Saint Johns Golf Drive
SAINT AUGUSTINE, FL 32092}

Ship-to

St. Johns Golf & Club Country Amenity Center
219 Saint Johns Golf Drive
SAINT AUGUSTINE, FL 32092

Description	Quantity	Price	Amount
Pool Leak Detection	1.00	$650.00	$650.00

Total: $650.00

Thank you for allowing American Leak Detection to be of service. We look forward to working with you again.
REMIT PAYMENT TO: American Leak Detection, Inc. 304 Seaview Ave Bridgeport, CT 06607

RaceTrac

RaceTrac Store 2578
2838 County Rd 210 W
St Johns, FL 32259
Phone: 470-323-5869

RaceTrac 2578
2838 County Rd 210 W
St Johns, FL 32259

Repairs & Maintenance
320 - 57200 - 54500

Date: 09/04/26
Time: 11:24:45

Invoice: 1886

Pump Gallons Price
3 13.199 $ 3.929
Product Amount
Fuel Regul $ 51.86

Mastercard $ 51.86
TOTAL SALE $ 51.86

MERCH. ID: 2155
TERM. ID: 0000[illegible]
PURCHASE $51.86

CHIP READ
**********5720

MC

Seq#: 1886
REF#: 188601
ApprCode: 04475E
APPROVED

ARQC - 0F43C8B90FE04

TAYLOR/STEPHANIE
Mode: Issuer
AID: A0000000041010
TVR: 0080088000
IAD: 1910A0400322000
TSI: E800 ARC: 00

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HOW ARE WE DOING?
GUEST@RACETRAC.COM

amazon.com

Final Details for Order #112-4173634-1270639

Order Placed: September 4, 2026
Amazon.com order number: 112-4173634-1270639
Order Total: USD 132.12

Repairs & Maintenance
320 $7200 - $4500

Shipped on September 7, 2026

Items Ordered	**Price**
2 of: *Woods Heavy Duty Metal Extension Cord Reel Stand, Holds up to 100 Ft 14/3 Cords, Black, 22849* Sold by and invoiced on behalf of: TheHardwareCityCom (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Business Price Condition: New	$31.97

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$63.94
Shipping & Handling:	$0.00
Total before tax:	$63.94
Sales Tax:	$0.00
Total for This Shipment:	**$63.94**

Shipped on September 8, 2026

Items Ordered	**Price**
2 of: *DEWENWILS Extension Cord Storage Reel, Hand Wind Retractable Open Cord Reel* Sold by and invoiced on behalf of: Dewenwils (seller profile) Business Price Condition: New	$34.09

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$68.18
Shipping & Handling:	$0.00
Total before tax:	$68.18
Sales Tax:	$0.00
Total for This Shipment:	**$68.18**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Item(s) Subtotal:	USD 132.12
Shipping & Handling:	USD 0.00
Total before tax:	USD 132.12
Estimated tax to be collected:	USD 0.00

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

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

SAMPSON CREEK COMMUNITY

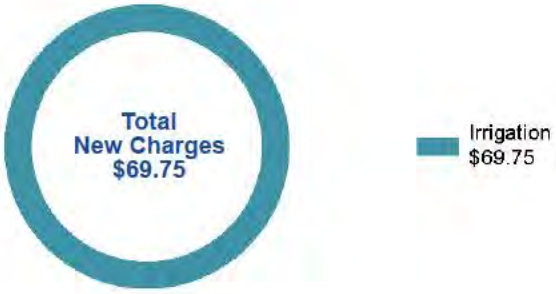
Account #: 1487324200 Bill Date: 09/16/26 Cycle: 15	**Amount Due** **$69.75** Please pay by 10/08/26 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation	$	69.75
Total New Charges	$	69.75

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

Previous Balance	$	64.39
Payment(s) Received		-64.39
Balance Before New Charges		0.00
New Charges		69.75
A late payment charge will be assessed for unpaid balance.	$	69.75



MESSAGES

Please pay $69.75 by 10/08/26 to avoid 1.5% late payment charge and service disconnections.

If you ever receive a suspicious call or email claiming to be from JEA, do not share personal or payment information. Call (904) 665-6250 to verify before taking action.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

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

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

Acct #: **1487324200** Bill Date: **09/16/26**

Please pay by 10/08/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
$69.75	

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

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

0242148732420000000000004000006975010100000001500011

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

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

ADDRESS CORRECTION

Account # 1487324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 09/16/26 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: 08/12/26 - 09/08/26 Reading Date: 09/08/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	27	309	Regular	3/4	0 GAL

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

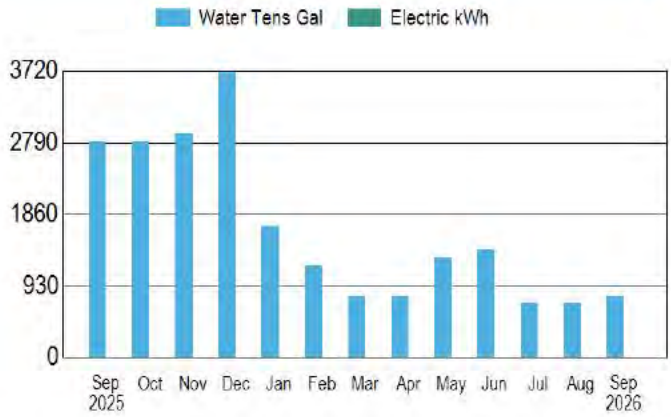
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 784 EAGLE POINT DR APT IR01
Service Period: 08/12/26 - 09/13/26 Reading Date: 09/13/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	32	2678	Regular	3/4	8000 GAL

Basic Monthly Charge	$	18.23
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		5.35
Total Current Irrigation Charges	**$**	**51.52**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	28,000	7,000	8,000	250

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

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

SAMPSON CREEK COMMUNITY

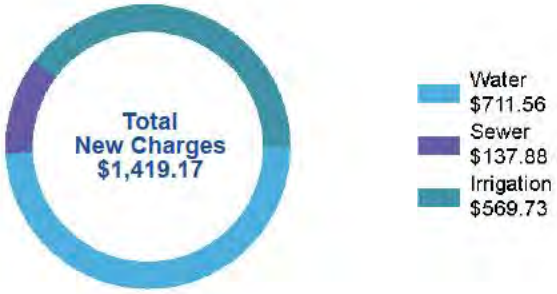
Account #: 8274324200 Bill Date: 09/18/26 Cycle: 15	**Amount Due** **$1,419.17** Do not pay. AutoPay will process your payment on 10/12/26.

TOTAL SUMMARY OF CHARGES

Water	$	711.56
Sewer		137.88
Irrigation		569.73
Total New Charges	$	1,419.17

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

Previous Balance	$	1,265.43
Payment(s) Received		-1,265.43
Balance Before New Charges		0.00
New Charges		1,419.17
Do not pay. AutoPay will process your payment on 10/12/26.	$	1,419.17



MESSAGES

If you ever receive a suspicious call or email claiming to be from JEA, do not share personal or payment information. Call (904) 665-6250 to verify before taking action.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

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

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

Acct #: **8274324200** Bill Date: **09/18/26**

Do not pay. AutoPay will process your payment on 10/12/26.	TOTAL AMOUNT PAID
$1,419.17	

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

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Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 8274324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

Phone: (904) 665-6000 Online: jea.com **SAMPSON CREEK COMMUNITY**

Account #: 8274324200
Bill Date: 09/18/26
Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1054 EAGLE POINT DR	I	$30.20	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		11.97			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	32	527	Regular	3000 GAL

1148 STONEHEDGE TRAIL LN APT 1	I	$66.13	Irrigation 1 - Commercial	08/19/26 - 09/18/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		27.48			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		10.71			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012958	30	417	Regular	9000 GAL

1401 CRESTED HERON CT	I	$196.48	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		117.91			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101588398	32	223	Regular	29000 GAL

219 SAINT JOHNS GOLF DR	W	$656.74	Swimming Pool - Water	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		78.40			
Water Consumption Charge		578.34			

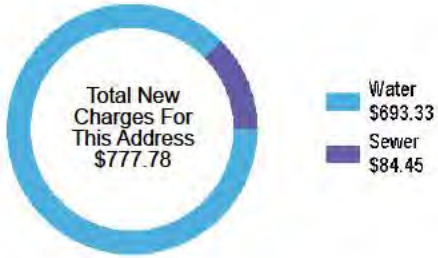
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	32	6785	Regular	189000 GAL

219 SAINT JOHNS GOLF DR	W	$36.59	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		18.36			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	32	37	Regular	6000 GAL

219 SAINT JOHNS GOLF DR	S	$84.45	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		31.02			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	32	37	Regular	6000 GAL



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	$18.23	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	32	151	Regular	0 GAL

219 SAINT JOHNS GOLF DR APT 1	S	$53.43	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	32	151	Regular	0 GAL



380 SAINT JOHNS GOLF DR	I	$18.23	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514034028	32	58	Regular	0 GAL

825 HAMPTON CROSSING WAY	I	$34.55	Irrigation 1 - Residential	08/12/26 - 09/13/26	Residential Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1-7 KGal @ $4.08)		16.32			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83711246	32	441	Regular	4000 GAL

884 EAGLE POINT DR APT 1	I	$51.42	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		27.48			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		23.94			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83715860	32	428	Regular	6000 GAL

885 EAGLE POINT DR	I	$89.04	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		42.87			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81849996	32	735	Regular	15000 GAL

982 EAGLE POINT DR	I	$83.68	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		37.51			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82580203	32	1574	Regular	14000 GAL

Invoice # I-091326-4245

Created Date: 9/13/2026
Due Date: 9/13/2026

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
7191718	**St Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

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

001.320.57200.34500
$273.00
Separate Check

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

Invoice # I-091826-4409

Created Date: 9/18/2026
Due Date: 9/18/2026

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
7217030	**St Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

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

001.320.57200.34500
$273.00
Separate Check

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

Invoice # I-092626-4664

Created Date: 9/26/2026
Due Date: 9/26/2026

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
7253722	**St Johns Golf** Traffic	[redacted]	[redacted] 10343	60.00	4.00	$20.00	$260.00

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

001.320.57200.34500
$273.00
Separate Check

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

INVOICE

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

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

CBUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1459428
904-710-8161

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

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

Invoice details
Invoice no.: 7336
Terms: Net 30
Invoice date: 09/25/2026
Due date: 10/25/2026

Pool Maintenance
320-57200-45200

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: OCTOBER	1	$1,850.00	$1,850.00
2.	**TRICHLOR**	PER LB	50	$8.35	$417.50
3.	**LIQUID BLEACH**	PER GAL	600	$4.98	$2,988.00
4.	**SULFURIC ACID**	PER GAL	15	$9.98	$149.70
5.	**TILE SOAP**	PER GAL	1	$76.45	$76.45

Total **$5,481.65**

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

INVOICE

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

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

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1459428
904-710-8161

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

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

Invoice details
Invoice no.: 6946
Terms: Net 30
Invoice date: 08/03/2026
Due date: 09/02/2026

Repairs & Maintenance -
Amenity Center
320-57200-54502

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**POOL PARTS**	8" SLIDE VALVE INTERNAL ASSEMBLY FOR MAIN POOL PUMP	$659.89	$659.89	1	$659.89	$659.89	$0.00
2.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	$300.00	$300.00	2	$150.00	$300.00	$0.00

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

Total **$959.89**

Overdue 09/02/2026

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110618	Sep 28, 2026	Oct 08, 2026 to Nov 07, 2026	1 of 4

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE, FL, 32092-1053

Previous balance		$449.49
Payment - thank you	Sep 10	-$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 Oct 19, 2026		**$449.49**

Your bill explained

- Any payments received or account activity after Sep 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.

001.320.57200.41000
Oct 2026

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

OFFICE SAMPSON CREEK CDD
ATTN STEPHANIE TAYLOR
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

Account number	**8495 74 140 1110618**
Payment due	Oct 19, 2026
Please pay	**$449.49**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

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

8495741401111061800449496

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.

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- Pay your bill and customize billing options
- View upcoming appointments

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

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



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

Useful information

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

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

Ways to pay



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



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

Additional billing information

More ways to pay:



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



Comcast Business App
Download the Comcast Business App



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

Regular monthly charges $443.22

Comcast Business $421.22

Bundled services		**$237.95**
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$259.00	
Bundle Discount	-$69.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage.	$47.95	
TV services		**$123.32**
TV Select Business Video.	$82.95	
Service Discount	-$41.48	
Discount will end on Jul 07, 2027		
Music Choice	$29.95	
TV Box + Remote	$11.95	
Broadcast TV Fee	$39.95	
Internet services		**$34.95**
Static IP - 1	$34.95	
Voice services		**$25.00**
Mobility Voice Line Business Voice.	$44.95	
Bundle Discount	-$19.95	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $6.27

Other charges $6.27

Federal Universal Service Fund	$2.82
Regulatory Cost Recovery	$3.45

What's included?

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

TV: Keep your employees informed and customers entertained

Voice Numbers: (904)599-9093, (904)342-7936

Visit business.comcast.com/myaccount for more details

You've saved $130.43 this month with your bundle and service discounts.

Additional information

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

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

Comcast Business Update: We've made updates to our Comcast Business Services Customer Terms and Conditions. You can review the updated agreement terms at https://business.comcast.com/terms-conditions-smb.

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.

Greg Johnson
115 9th Avenue South, Unit 301
Jacksonville Beach, FL 32250
734-972-1795

Greg Johnson Music
gjohns12music.com

INVOICE 0104

7/18/2026

BILL TO

Sampson Creek CDD
219 Saint Johns Golf Drive
Saint Augustine, FL 32092
904-599-9093

Special Events
320-57200-49400

Contact: Julie Tallaksen - Event Coordinator

PERFORMANCE DATE	DESCRIPTION	TOTAL
7/18/2026	Live music performance for Pool Party at Sampson Creek, in St Johns Golf and Country Club	$175.00

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

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

Federal ID 47-0597598

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

September 22, 2026

N [redacted]

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

Invoice No. 3814931
17923-1

Re: General

For Professional Legal Services Rendered

05/04/26	K. Jusevitch	0.90	94.50	Review agenda and update budget resolution; prepare rules of procedure package and correspond with district manager
05/21/26	J. Brown	1.50	675.00	Prepare for and attend Board meeting
05/21/26	W. Haber	0.30	58.50	Prepare for Board meeting
05/26/26	K. Jusevitch	0.20	21.00	Review request for qualifications and correspond with district manager
06/02/26	W. Haber	0.20	39.00	Review agenda and prepare for call to discuss same
06/03/26	W. Haber	0.30	58.50	Prepare for and participate in agenda call
06/07/26	K. John	0.10	16.00	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/18/26	W. Haber	1.70	331.50	Prepare for and participate in Board meeting
TOTAL HOURS		5.20		

TOTAL FOR SERVICES RENDERED	$1,294.00
TOTAL CURRENT AMOUNT DUE	$1,294.00

001.310.51300.31500
June 2026

PRIMO BRANDS™

Account Number:	8760160068
Invoice Number:	06I8760160068
Activity From:	08/17/26 - 09/16/26
Billing Date:	09/18/26
Delivery Address:	SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE FL 32092

Supplies
320-57200-54600

Previous Balance	$492.11
Payments / Credits	$492.11
Current Activity from 08/17/26 - 09/16/26	$453.77
Total Account Balance as of 09/18/26	$453.77

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



News for You

Whether you're getting students back to school or want to prepare for the weather, hydration is a must. With Primo Brands delivery you can easily stock up with cases of water for class and the unexpected. Add a case of water or two to your next delivery, just in case.

Date	Ticket #	Qty	Description	Unit Price	Amount
			PREVIOUS BALANCE		492.11
9/13	IA0595925		PAYMENT RECEIVED		-492.11
8/25	4695599839	16	PRIMO PURIFIED WATER-5 GALLON-PET	10.49	167.84
		16	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		2	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	6.49	12.98
		16	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
9/08	4698366400	17	PRIMO PURIFIED WATER-5 GALLON-PET	11.99	203.83
		17	5G PET PRIMO BOTTLE DEPOSIT	0.00	0.00
		2	COLD PLASTIC CUPS- 9 OZ-PACK OF 50	7.99	15.98
		15	5G PET PRIMO BOTTLE RETURN	0.00	0.00
		1	DELIVERY FEE		14.99
9/01	I0481287		RENT (09/01-09/28)		19.98
			SALES TAX		3.18

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

Total Account Balance as of 09/18/26 **$453.77**

Detach below stub and return with your payment

PRIMO BRANDS™

PO Box 30080
College Station, TX 77842

Payments made easy!
Scan for a safe and secure payment

ACCOUNT NUMBER - 8760160068 INVOICE NUMBER - 06I8760160068

Total Amount Due by 10/08/26 **$453.77**

Amount Enclosed: $

ADDRESS SERVICE REQUESTED

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

5070876016006820045377 00453779 5

Please send payment to:

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

Invoice

Invoice # 434889
Date 10/01/2026

Terms Net 30

Due Date 10/31/2026

Memo

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

Bill To

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

Description	Quantity	Rate	Amount
Monthly fees	1	19,151.91	19,151.91

Total 19,151.91

001.320.54100.34000

INVOICE

AAA Big Top Entertainment
1376 Akron Oaks Dr.
Orange Park, FL 32065
904-307-2499

Date	Invoice #
9/24/26	049

Bill To
Stephanie Taylor General Manager, Sampson Creek 219 Saint Johns Golf Drive Saint Augustine, Fl 32092 email - staylor@vestapropertyservices.com ph - 904-599-9093

Special Events
320-57200-49400
Oct 2026

Description	Qty	Rate	Amount
Santa and Mrs. Claus will be happy to meet, greet and take photos with your guests on **Dec 12**, from 11AM to 2 PM, Saturday, at the above address. (Please send a check, 50% NLT November 17 to the above address, thank you) (If paying by CC a 4% convenience fee with be added)			$1125.00

EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!	Balance due:	$1125.00

INVOICE

Beacon Electrical Contractors
731 Duval Station Rd Ste 107-306
Jacksonville, FL 32218

Tammy@beaconelectricaljax.com
+1 (904) 338-5394

Beacon Electrical
904.338.5394
EC13003971

Sampson Creek CDD

Bill to
Sampson Creek CDD
Sampson Creek CDD
219 St Johns Golf Drive
Saint Augustine, FL 32092

Repairs & Maintenance
320-57200-54500

Sept 2026

Invoice details
Invoice no.: 260918
Terms: Net 30
Invoice date: 09/09/2026
Due date: 10/09/2026

Job Name: New Entrance Pole LIght

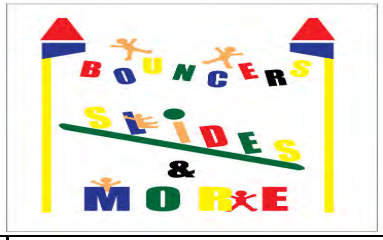
Description	Amount
Beacon Electrical Contractors Proposal 3-4-2026.	$7,740.00

Total **$7,740.00**

Ways to pay

VISA DISCOVER AMEX BANK affirm

View and pay



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

Invoice

Date: October 11th, 2026
Invoice Number: 10112026.03

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

Additional Details: All items will be set up at least 30 mins. prior to the start time of 1p, with gaming through 4p. Removal will be immediately upon completion at 4p.

Special Events
320-57200-49400 Oct 2026

	Description	Quantity	Rate	Discount	SubTotal	Extended
1	31ft. 5-station mobile rock wall	1	$1,250.00		$1,250.00	$1,250.00
2	Atomic bungee jump	1	$1,550.00		$1,550.00	$1,550.00
3	Seasonal Hayride	1	$550.00		$550.00	$550.00
4	Daredevil Interactive	1	$950.00		$950.00	$950.00
5	XL Combination Unit	1	$350.00		$350.00	$350.00
6	Toddler Combination Unit	1	$275.00		$275.00	$275.00
7	Pumpkin Station w/ photo backdrop (150)	1	$350.00		$350.00	$350.00
8	Generator	2	$125.00		$125.00	$250.00
9	Onsite Attendants	5	$80.00		$80.00	$400.00
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:

Subtotal			$5,925.00
Discount	20%		$1,385.00
Sales Tax (0.0%)			n/a
Total			$4,540.00



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

Invoice

Date: November 14th, 2026

Invoice Number: 11142026.08

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

Additional Details:

Special Events
320-57200-49400
Oct 2026

	Description	Quantity	Rate	Discount	SubTotal	Extended
1	XL Interactive Inflatable	1	$550.00			$1,600.00
2	Toddler Combo	1	$250.00			
3	Generator	1	$125.00			
4	Face painter (2hrs.)	1	$325.00			
5	Balloon Artist (2hrs.)	1	$325.00			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:

Subtotal			$1,600.00
Sales Tax (0.0%)			n/a
Total			$1,600.00

Invoice

CENTRAL
SECURITY AGENCY

Remit To:

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

Invoice Number:	SAMPSON2026-010
Invoice Date:	2026-10-01
Due Date:	2026-10-16
Terms:	Net 15
Dates of Service	2026-09-01 to 2026-09-30
Site	Sampson Creek CDD

INVOICE TOTAL	**$5,248.00**
OUTSTANDING BALANCE	**$5,248.00**

Bill To:

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

Attn:Manager
sjgccmanager@gmssf.com

Attn:Manager
shenning@gmssf.com

Guard Services
320-57200-34501
Sept 2026

Description	Qty	Rate	Total
Security Services (hourly) CDD Security	152.00 hr	$32.00	$4,864.00
Security Services (hourly)(HOL) CDD Security	8.00 hr	$48.00	$384.00

Total Hours: 160.00

None

INVOICE TOTAL	**$5,248.00**
OUTSTANDING BALANCE	**$5,248.00**

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

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

Invoice # 9392479244
Invoice Date 09/30/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

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

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

Note

Repairs & Maintenance
320-57200-54500

Sept 2026

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

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

Invoice # 5364408107
Invoice Date 10/05/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7067453083
Payer # 10552255

Supplies
320-57200-54600

Oct 2026

Material #		Description		Quantity		Unit Price	Ext Price	Tax
Unit	000000000005150417	**Unit Description:**	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
120		CABINET ORGANIZED		1	EA	$0.00	$0.00	
130		EXPIRATION DATES CHECKED		1	EA	$0.00	$0.00	
50030		ANTISEPTIC WIPES SMALL		1	BAG	$9.89	$9.89	
50430		ALCOHOL SWABS SMALL		1	BAG	$9.89	$9.89	
55555		HARD SURFACE DISINFEC SVC		1	EA	$10.95	$10.95	
100039		TRIPLE ANTIBIOTIC OINT SM		1	BAG	$15.55	$15.55	
100439		HYDROCORTISONE CREAM SM		1	BAG	$13.39	$13.39	
						Unit Subtotal:	**$59.67**	
Unit	000000000017631113	**Unit Description:**	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	$0.00	$0.00	
564462		AED BATTERY CHECKED		1	EA	$0.00	$0.00	
564463		AED PADS CHECKED		1	EA	$0.00	$0.00	
						Unit Subtotal:	**$0.00**	
Unit	000000000017631116	**Unit Description:**	OFFICE HALLWAY					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	$0.00	$0.00	
564462		AED BATTERY CHECKED		1	EA	$0.00	$0.00	
564463		AED PADS CHECKED		1	EA	$0.00	$0.00	
						Unit Subtotal:	**$0.00**	
Unit	000000000999900999	**Unit Description:**	Other					
400		SERVICE CHARGE		1	EA	$25.95	$25.95	
						Unit Subtotal:	**$25.95**	
						Invoice Sub-total	**$85.62**	
						Tax	**$0.00**	
						Invoice Total	**$85.62**	

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax

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

Note



COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110956	Oct 04, 2026	Oct 14, 2026 to Nov 13, 2026	1 of 4

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$914.38
Payment - thank you	Sep 24	-$914.38
Balance forward		**$0.00**
Regular monthly charges	Page 3	$900.97
Taxes, fees and other charges	Page 3	$14.47
New charges		**$915.44**
Amount due Oct 25, 2026		**$915.44**

Your bill explained

- Taxes, fees & other charges have increased by $1.06 on your account as a result of changes to your services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Oct 04, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000
Oct 2026

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	**8495 74 140 1110956**
Payment due	Oct 25, 2026
Please pay	**$915.44**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

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

84957414011109560091544 7

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

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

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

Useful information

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

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

Ways to pay

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

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

Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges $900.97

Comcast Business $878.97

Bundled services		**$456.95**
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	$429.00	
Equipment Fee Voice.	$27.95	
TV services		**$332.12**
TV Standard Business Video.	$124.95	
Service Discount	-$62.48	
Discount will end on Mar 13, 2027		
CableCARD Service To Additional TV.	$43.50	
Service Discount	-$43.50	
Digital Adapter	Included	
Public View Service Business Video.	$25.00	
Equipment Fee TV Box.	$200.00	
Regional Sports Fee	$4.70	
Broadcast TV Fee	$39.95	
Voice services		**$89.90**
Mobility Voice Line Business Voice. Qty 2 @ $44.95 each	$89.90	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $14.47

Other charges $14.47

Federal Universal Service Fund	$6.68
Regulatory Cost Recovery	$7.79

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

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

Additional information

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

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

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

Invoice

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

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

Repairs & Maintenance
320-57200-54500
Oct 2026

Invoice #	I40413896
Job #	
Invoice Date	10/1/2026
Amount Due	$295.00

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

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

Notes
Terms
Due upon receipt. Finance charges may accrue.

Greg Johnson
115 9th Avenue South, Unit 301
Jacksonville Beach, FL 32250
734-972-1795

Greg Johnson Music
gjohns12music.com

INVOICE 0109

11/14/2026

BILL TO

Sampson Creek CDD
219 Saint Johns Golf Drive
Saint Augustine, FL 32092
904-599-9093

Special Events
320-57200-49400
Oct 2026

Contact: Julie Tallaksen - Event Coordinator

PERFORMANCE DATE	DESCRIPTION	TOTAL
11/14/2026	Live music performance for Vendor Village Event at Sampson Creek, in St Johns Golf and Country Club	$200.00

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER | EXP. DATE
SIGNATURE | AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
707136	10/1/2026	$2,430.00

Lake Maintenance
320-54100-46300 Oct 2026

00000000014920001000000041310100000024300060

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

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

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

Invoice Due Date 10/31/2026 **Invoice 413101B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2026	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		$405.00	$0.00	$405.00
			$405.00	$0.00	$405.00
			$405.00	$0.00	$405.00
			$405.00	$0.00	$405.00
			$405.00	$0.00	$405.00
			$405.00	$0.00	$405.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00

Adjustment $0.00

AMOUNT DUE

Total Account Balance including this invoice: $2430.00

This Invoice Total: $2430.00

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

Customer #: 707136

Portal Registration #: AF01BA4E

Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com

Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice-Agreement

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

Invoice date: 7/14/2026 **Invoice** #12811226 **Terms:** Due at event **PO#**
Customer name: Sampsons Creek CDD **Event type:** Fall Festival
Billing address: 219 St. Johns Golf Drive, St. Sugustine, Fl. 32092
Original contact person: Julie Tallaksen **Wk:** 904-599-9093 **Cell:** 386-931-2990 **E-mail/ fax:** jtallaksen@vestapropertyservices.com
At event contacts with cell: Same
Event date: Saturday October 17, 2026 **Hours of event:** 1:00 pm -4:00 pm **Hours of service:** 3.0 hrs.
Approximate set up time: Between: 11:30 am -12:00 pm
Location name and address: Same
Where to set up at location: Outside **Power within 75': Yes**
Set up-grass or pavement: **Covered area for entertainer:**
Notes:

SERVICES NEEDED:

* Mobile DJ Service 3.0 hrs.with Tent **Reg. Rate** $ 695.00 **Your Cost** $ 595.00
(free interactive game props and prizes bonus)
(Free Tent) **Your Total Savings** $100.00

Sub Total:	$	595.00
Sales Tax:	$	-
Invoice Total:	$	595.00
50 % Deposit required	$	Waived
Balance due at set up	$	595.00
Payments received	$	-
Current Balance	$	595.00

Special Events
320-57200-49400
Oct 2026

Due no Later than event date or $50 Late Charge

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x_____ **Date:** _____

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Sep 29,2026	876918

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46202
Sept 2026

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	Oct 29,2026	4600364

Description	Price	Total
Seasonal Flower Rotation	$5,235.62	$5,235.62

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!

Subtotal:	$5,235.62
Sales Tax:	$0.00
Amount Due:	$5,235.62

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

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Sep 29,2026	876947

Please Remit Payment to:

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

Landscape Maintenance Contingency
320-54100-46203 xxxxx

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	Oct 29,2026	5194623

Description	Price	Total
Center Island at Eagle Point entrance 2" mainline leak Controller 1 Zone 12 mainline leak at valve	$569.98	$569.98

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!

Subtotal:	$569.98
Sales Tax:	$0.00
Amount Due:	$569.98

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

RUPPERT LANDSCAPE

INVOICE

Date	Invoice#
Sep 30,2026	878301

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	Oct 30,2026	

Description	Price	Total
Landscape Management For September As Per Contract, Due Oct 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!

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

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

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	09/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007908353	Sep 1- Sep 30, 2026	$164.48	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$164.48**	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: OCTOBER 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
9/1/26	Balance Forward	$114.88
9/24/26	PAYMENT - THANK YOU	-$114.88

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/8/26	12595923	SAG St Augustine Record	Notice of Meeting		$74.08
9/17/26	12629182	SAG St Augustine Record	FY 2027 Meetings		$90.40

001.310.51300.48000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$164.48
Service Fee 3.99%	$6.56
*Cash/Check/ACH Discount	-$6.56
*Payment Amount by Cash/Check/ACH	$164.48
Payment Amount by Credit Card	$171.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007908353		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$164.48	$0.00	$0.00	$0.00	$0.00	$0.00	**$164.48**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7608

TOTAL CREDIT CARD AMT DUE $171.04

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000764139000000000000079083530001644867172

Invoice

Invoice # 435124
Date 09/30/2026

Terms Net 30

Due Date 10/30/2026

Memo Lifeguards

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	82.55	23.09	1,906.08

Total 1,906.08

001.320.57200.45100
Sept 2026