

***Sampson Creek***  
*Community Development District*

*November 17, 2022*

## *AGENDA*



# **Sampson Creek Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website: [www.stjohnsgcc.org](http://www.stjohnsgcc.org)***

---

November 10, 2022

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, November 17, 2022 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. Public Comment *(regarding agenda items listed below)*
- III. Discussion of Onsite Operations Management
- IV. Discussion of Golf Cart Registration for Amenity Usage
- V. Discussion of FPL Easement Request
- VI. Discussion of Tennis Court Usage for Liberty Pines Middle School
- VII. Ratification of Amenity Center Policies
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Amenities & Recreation Manager

- E. Operations Manager
  - 1. Report
  - 2. Low Storm Drain (417 St. Johns Drive)
  - 3. Lake Doctors Work Order for Pond Fountain
  - 4. Sidewalk Repair Locations
  - 5. Proposal from Shade America, Inc.
- F. Landscape
- IX. Supervisors' Request
- X. Public Comments
- XI. Approval of Consent Agenda
  - A. Approval of Minutes of the October 12, 2022 Special Meeting and October 20, 2022 Meeting
  - B. Balance Sheet as of October 31, 2022 and Statement of Revenues & Expenditures for the Period Ending October 31, 2022
  - C. Check Register
- XII. Next Scheduled Meeting – December 15, 2022 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XIII. Adjournment

### *THIRD ORDER OF BUSINESS*

# Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



## SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

### PROPOSAL FOR

### FIELD OPERATIONS MANAGEMENT SERVICES

Riverside Management Services (RMS) shall provide Field Operations Management Services for Sampson Creek Community Development District. These services include contract administration, field related inspections, and oversight of the following items.

#### Contract Administration

- Review and approve invoices
- Maintain and monitor the Field Operations Budget
- Monitor all field related utility accounts
- Provide a monthly Operations Memorandum outlining all of the field related activity for inclusion in the Board of Supervisors agenda package
- Attend District Board of Supervisors meetings
- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Request quotes for various projects to provide to Board and oversee work completed
- Conduct onsite meetings with service providers
- Forecast and document a plan for future District infrastructure needs
- Receive and respond to resident emails and phone calls pertaining to District related issues
- Participate in and prepare RFP documents

#### Field Operations Management

- Inspect lakes and outfall structures
- Oversee the Golf Course in maintaining the Bermuda Grass common areas
- Prepare and execute an Emergency Action Plan for significant weather events
- Assist maintenance personnel with projects and oversee progress
- Provide oversight of future capital projects
- Monthly inspections of all entry monuments, CDD signage and sidewalks
- Perform lighting inspections for all district owned interior and exterior lighting
- Inspect and clean playground features periodically
- Inspect gym equipment and repair as able
- Inspect and clean tennis courts periodically – requested to blow off courts 3 days per week
- Monitor condition of all doors and gates and resolve as able

Annual  
Amount FY22

Field Operations Management (3 days/week)

\$45,000

\_\_\_\_\_  
Chairman, Sampson Creek CDD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Riverside Management Services, Inc.

\_\_\_\_\_  
Date

# Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32256



## SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

### PROPOSAL FOR

### FIELD OPERATIONS MANAGEMENT SERVICES

Riverside Management Services (RMS) shall provide Field Operations Management Services for Sampson Creek Community Development District. These services include contract administration, field related inspections, and oversight of the following items.

#### Contract Administration

- Review and approve invoices
- Maintain and monitor the Field Operations Budget
- Monitor all field related utility accounts
- Provide a monthly Operations Memorandum outlining all of the field related activity for inclusion in the Board of Supervisors agenda package
- Attend District Board of Supervisors meetings
- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Request quotes for various projects to provide to Board and oversee work completed
- Conduct onsite meetings with service providers
- Forecast and document a plan for future District infrastructure needs
- Receive and respond to resident emails and phone calls pertaining to District related issues
- Participate in and prepare RFP documents

#### Field Operations Management

- Inspect lakes and outfall structures
- Oversee the Golf Course in maintaining the Bermuda Grass common areas
- Prepare and execute an Emergency Action Plan for significant weather events
- Assist maintenance personnel with projects and oversee progress
- Provide oversight of future capital projects
- Monthly inspections of all entry monuments, CDD signage and sidewalks
- Perform lighting inspections for all district owned interior and exterior lighting
- Inspect and clean playground features periodically
- Inspect gym equipment and repair any issues
- Inspect and clean tennis courts periodically – requested to blow off courts 3 days per week
- Monitor condition of all doors and gates and resolve any issues

	<u>Annual Amount FY23</u>	<u>Adopted Budget FY23</u>
Full-Time Field Operations Management	\$75,000	\$78,000

\_\_\_\_\_  
Chairman, Sampson Creek CDD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Riverside Management Services, Inc.

\_\_\_\_\_  
Date

## *SIXTH ORDER OF BUSINESS*

**From:** [Tennis Commissioner](#)

**Sent:** Thursday, November 3, 2022 1:54 PM

**To:** [sjgccmanager@rmsnf.com](mailto:sjgccmanager@rmsnf.com)

**Subject:** SJMSAA Tennis Proposal

Good afternoon,

We are reaching out as Co-Commissioners of the Saint Johns Middle School Athletic Association Tennis program. We are inquiring if your Association would be interested in hosting the Liberty Pines Middle School Tennis Team for the upcoming season. Our goal is to reach out to clubs within the attendance zoning area for the schools our program supports. This helps our parents and kids practicing and playing home matches close to home. The SJMSAA tennis program runs from mid-January through the end of April or early May. Our firm season start and end dates will not be determined until we know how many schools will field teams this year. Each middle school is permitted to have one Varsity team and one Junior Varsity team, if they have enough players able to compete at these levels. Coaching is typically done by the tennis pro associated with the facility where the teams are hosted, in this case Rahmon would be coaching both the Liberty Pines Varsity and Liberty Pines Junior Varsity teams. Team tryouts will be held this year on whatever day/time is best for your Coach/facility during the week of December 12th. Coaches are required to have one, one hour practice per week (but are permitted to have as many as they wish). Coach Rahmon would let us know what day/time the weekly practice will be held, practices can be whatever day & time works best for your Coach/facility. There will also be one match per week for each team and the schedule is arranged such that the Varsity and JV teams alternate weeks of home matches, so on a week when Varsity is playing a home match the JV team will play an away match. Matches are played on Thursdays and scheduled as early as possible after the conclusion of the school day (understanding that some teams will need travel time). Coaches are required to attend home matches. There are 3 singles matches and 2 doubles matches that make up each match. Most coaches/facilities use 2-3 courts to complete the matches and begin with the lowest singles and doubles lines playing simultaneously and once those matches are complete the next round will begin (singles line 2, doubles line 2 and finishing with singles line 1). Each line plays an 8 game pro-set. Matches will typically last between 1.5-2 hours. Total court time used at your facility per week to host this program would be between 2.5-4 hours per week.

We look forward to hearing back from you regarding if your facility would be able to host the 2023 Liberty Pines Middle School Varsity and Junior Varsity teams! Please don't hesitate to reach out with any questions you may have regarding the program.

Thank you,

**Bec McWain and Sarah Huffman**

SJMSAA Tennis Commissioners

Bec McWain cell: 352-286-1467

Sarah Huffman cell: 614-314-5019

## *SEVENTH ORDER OF BUSINESS*



# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **USER FEES FOR NON-RESIDENTS**

- The annual fee for non-residents is \$3,509.00 per family. The year starts when payment is received.

## **GENERAL PROVISIONS**

*These rules apply to all Sampson Creek property including the swimming pool and deck area, community center, fitness center, tennis courts, soccer fields, basketball courts, playground and all common areas surrounding these amenities, which will be referred to as "Sampson Creek grounds."*

1. The Recreational Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
2. Guests must be accompanied by a resident before entering the Sampson Creek Grounds.
3. Alcoholic beverages are permitted only at District-owned recreation facilities which have been reserved in advance and approved in writing by the amenities manager.
4. Smoking, to include e-cigarettes, is not permitted anywhere on Sampson Creek grounds.
5. No chewing gum is permitted anywhere on Sampson Creek grounds.
6. Loud, profane or abusive language is prohibited.
7. Dogs or other pets (with the exception of Service Animals) are not permitted on Sampson Creek grounds. Where dogs are permitted on the grounds, they must be leashed. (See Service Animal Policy below.)
8. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
9. Fireworks of any kind are not permitted anywhere on Sampson Creek grounds.
10. No resident, visitor or guest is allowed in the service areas of the facility.
11. The Board of Supervisors and personnel of the Recreational Center have full authority to enforce these rules and regulations. Violation of these rules or conduct in a manner prejudicial to the best interest of the Center will subject one to disciplinary action by the Center in accordance with the bylaws.
12. Disregard for any Recreational Center rules will result in expulsion from the facility and/or loss of Recreational Center privileges.
13. The Board of Supervisors reserves the right to amend or modify these rules when necessary and will notify the residents of any changes.

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **SWIMMING POOL RULES**

*These rules will be enforced along with the general Provision rules.*

1. Residents must present their access cards upon entering the Swimming pool area.
2. Use of the swimming pool, at any time, is at the Swimmer's Own Risk.
3. Lifeguards are on duty on a Seasonal Basis only. The hours during which the swimming pool is attended by a lifeguard will be posted.
4. You may have up to 4 guests per family at one time at the swimming pool.
5. Children under 13 years must be accompanied at all times by an adult or supervisor/babysitter at least 18 years of age for usage of the pool facility.
6. Use of the swimming pool is from sunrise to sunset. Any person swimming when the facility is closed may be suspended from using the facility.
7. The pool and pool decks will be closed every Monday until noon in order to facilitate maintenance of the facility.
8. Children under three years of age and those who are not reliably toilet trained must wear rubber swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
10. For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
11. Showers are required before entering the pool.
12. Proper swim attire (no cutoffs) must be worn in the pool.
13. Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with the recreational center's approval prior to use. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
14. Radio controlled watercraft are not allowed in the pool area.
15. Glass containers, aluminum cans, and other sharp or potentially hazardous objects are not permitted in the pool area.
16. Radios, televisions, and the like may be listened to if played at a sound level which is not offensive to the other members and guests.
17. Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
18. Hanging on the lane lines, interfering with the lap swimming lane, and unauthorized diving are prohibited.
19. No pushing, running or other horseplay is allowed in the pool or on the pool deck area.

## SAMPSON CREEK RECREATIONAL CENTER POLICIES

---

20. No swinging on ladders, fences, or railings is allowed.
21. Pool entrances must be kept clear at all times.
22. Pool furniture is not to be removed from the pool area.
23. Food and beverages (non-alcohol) are permitted on pool deck. Keep food and beverages and their containers at least 3 feet from the pool's edge.
24. The Recreational Center staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **SLIDE RULES**

1. Ride the slide at your own risk.
2. Children less than forty inches tall are not permitted to ride the slide, except with a responsible adult.
3. Only one person may ride the slide at a time, except as noted in Rule 2.
4. No shorts with snaps or rivets will be allowed on the slide.
5. Keep arms and hands inside flumes at all times. Slide feet first only.
6. No flotation devices are allowed on the water slide.
7. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.
8. You may only use the slide during pool hours when water slide is attended by a Recreational Facility Staff member.

## **SWIMMING POOL THUNDERSTORM POLICY**

The lifeguards or Amenity Manager are in control of the pool area during thunderstorms, heavy rain and other inclement weather. The lifeguards or Amenity Manager will determine whether swimming is permitted during the times the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the pool area will be closed. If heavy rain, thunder and/or lightning occur, everyone will be required to exit the pool and other pool areas at the first sound of thunder and/or first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30-minutes from the last sighting or sound.

## **SWIMMING POOL FECES POLICY**

1. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the restroom before entering the pool.
3. If a child is not completely potty trained, they must wear a swim diaper at all times.

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **SPLASH PARK POLICIES**

1. The Splash Water Park will open at 12:00 PM on Mondays to facilitate maintenance.
2. Hours of operations are to be the same as pool hours.
3. There will be no pool attendants or lifeguard dedicated only to the Splash Park on duty. Each individual is responsible for his or her own safety. Children 12 years and younger must be accompanied by an adult at least 16 years of age at all times.
4. District staff may monitor usage levels at the Splash Park and adjust the hours of operation or number of pool attractions available in order to ensure the facilities serve the community in the most efficient and effective manner.
5. No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the splash park or on the pool deck area.
6. No person in the Splash Park when closed.

## **PLAYGROUND RULES**

*These rules will be enforced along with the general Provision rules.*

1. Children under the age of 8 must be accompanied by an adult.
2. No rough housing on the playground.
3. You must clean up all food, beverages, and miscellaneous trash brought to the playground.
4. Usage of the playground may be limited from time to time due to a sponsored event, which must be approved by Recreational Center staff.
5. Usage of the playground is permitted during designated operating hours, 8:00 a.m. until dusk.

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **FITNESS CENTER RULES**

*These rules will be enforced along with the general Provisional rules.*

1. Residents must present their access cards upon entering the Fitness Center.
2. Usage of the Fitness Facility is permitted only during designated operating hours, 4:30 a.m. until 11:00 p.m. every day of the year.
3. Children of Patrons who are 14 or 15 years of age shall be permitted in the fitness center without being accompanied by an adult patron only after: 1) they complete a fitness orientation presentation, as provided by the District, to learn how to properly use the equipment; and 2) provide a liability release executed by the child and her parent or legal guardian. Children of Patrons who are 14 or 15 years of age and have not followed the above process shall be permitted in the fitness center only when accompanied by an adult patron. Children who are 14 and 15 years of age are not permitted to bring any guests to the fitness center. Children under 14 are not permitted in the fitness center.
4. The fitness facility is unattended. Patrons exercise at their own risk. Each individual is responsible for their own safety.
5. Patrons may have up to 2 guests per family at one time at the fitness center, except as provided above in Section 3.
6. All Patrons and guests of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center rules and regulations.
7. Appropriate clothing is required at all times in the fitness center. Appropriate clothing means t-shirts, shorts, leotards, and/or sweat suits.
8. Athletic footwear which covers the entire foot is required by all Patrons and guests.
9. Beverages are permitted in the fitness center, but all drinks must be covered and sealed. No food is allowed in the fitness center.
10. Radios and tape or CD players are not permitted unless they are personal units equipped with headphones.
11. All emergencies or injuries must be reported to the Amenities Manager .
12. Disorderly conduct and horseplay will not be tolerated.
13. Disregard for any fitness center rule will result in expulsion from the facility and/or loss of fitness center privileges.
14. All broken equipment should be reported to the Amenities Manager.
15. Weights may not be removed from the fitness center for any reason.
16. Each individual is responsible for wiping off the equipment after use.

## **SAMPSON CREEK RECREATIONAL CENTER POLICIES**

---

17. You should limit cardiovascular equipment usage to 30 minutes if others are waiting for the equipment, stepping aside between multiple sets on the weight equipment, and restacking weights after usage.
18. The Recreational Facility reserves the right to discontinue any such programs and activities due to concerns with their safety and other conflicts with the operation of the facility.
19. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
20. Hand chalk is not permitted.
21. Weight plates are not to be attached to weight stacks on the machine.
22. Weights, dumbbells, and bars are not to be dropped. Everything should be placed down gently.
23. Power cleans are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
24. Clean-and-jerks are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
25. Weight plates are not to be placed under flat benches in an attempt to make the benches decline benches. Alternatively, bench dips can be done on the lower chest or triceps machine while leaning forward.
26. Benches and machines are not to be stepped on. Additional height can be gained by stepping on aerobic step platforms.
27. Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.

### **RECREATIONAL CLASSES**

1. The Instructor will contact the Amenities Manager for use of the Community Center or other areas of the Sampson Creek grounds for a new class or program.
2. Classes will be conducted for residents only. No non-residents.
3. The Amenities Manager will ensure there are instructors conducting programs in the areas of tennis, swim lessons, personal trainer and other areas of interest to the residents. Each program will be on a contracted basis between the instructor and the CDD.
4. If a resident wants to use their own instructor they may do so however, their instructor must have a certificate of insurance on file with the CDD.
5. The Amenities Manager will promote the contracted instructors to the residents through e-blast messages, District website and other promotional media platforms used by the CDD. Non-contracted instructors will obtain their own resident clients.

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **PARTICIPATION IN TEAM SPORT LEAGUES**

1. All tennis teams participating in Sampson Creek team sport leagues must be comprised of at least seventy-five percent (75%) residents.
2. All soccer teams participating in Sampson Creek team sport leagues must be comprised of at least sixty percent (60%) residents.

## **TENNIS COURT RULES**

*These rules will be enforced along with the general Provision rules.*

3. Usage of the Tennis Court is permitted only during the designated operating hours, 6:00 a.m. until 10:00 p.m.
4. Tennis courts should be used on a first come, first serve basis.
5. Time is limited to one hour if others are waiting.
6. You may have up to 3 guests per family at one time on the tennis courts.
7. Tennis court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by a manager.
8. Proper tennis attire is required while on the tennis courts. No black soled shoes.
9. Profanity and/or disruptive behavior are not permitted.

## **BASKETBALL COURTS**

*These rules will be enforced along with the general Provision rules.*

1. Basketball courts should be used on a first come, first serve basis.
2. You may have up to 4 guests per family at one time on the basketball courts.
3. No rough housing.
4. No hanging on the basketball nets.
5. You must clean up all food, beverages, and miscellaneous trash brought to the grounds.
6. Usage of the basketball court and activity field may be limited from time to time due to a sponsored event, which must be approved by a manager.
7. Usage of the basketball courts is permitted during designated operating hours, 8:00 a.m. until dusk.



# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **SOCCER FIELD RULES AND REGULATIONS**

*These rules will be enforced along with the general Provision rules.*

To reserve the field for use at least one person from the group using the field must be a resident of St. Johns Golf and Country Club. The adult resident must sign a user permit and they must be present each time the field is used under their name. Field requests for tournaments, special events, parties, etc., are to be pre-approved by the Art of Living Director prior to the issuance of a user permit.

### Field Regulations:

- The field may be reserved Monday, Tuesday and Thursday only.
- The Fields are open sunrise to sunset. There are no lights on the field.
- Each team may schedule the use of half of the soccer field one time a week for 2 hours.
- The resident that reserves the field must be present during the reserved hours.
- Residents and their guests will use the field at their own risk and will comply with all rules and regulations.
- The resident will make sure the team does not use the field when it is wet.
- If after using the field the team caused extensive damage to the field they understand they may be held responsible for repairs.
- The resident agrees to inform all guests that other amenities within Sampson Creek are not included in this permit, i.e. swimming pool, fitness center, tennis courts.
- Users must pick up and remove any trash generated by their activity.
- If one half of the field is not reserved, it must remain open for walk-up non-organized play.
- Reservations are not assignable or transferable. The resident agrees to notify the Amenities Manager in the event the field will not be used during the scheduled hours.
- Resident requests for team use/special events of field will require at least 51% (majority) of team/event attendees be comprised of residents.

Failure to comply with these policies may result in loss of field use.

## SAMPSON CREEK RECREATIONAL CENTER POLICIES

**Restrooms and Drinking Fountain:** The restrooms and a drinking fountain are located inside the security gate at the swimming pool. There is also a coke machine that sells water. Non- residents need to be escorted by a resident to enter the security.

**Field Maintenance Schedule:** The Field and surrounding area will be closed once a year in early November for 10 days for overseeding. The field cannot be reserved during this time period.

Reservations: Reservations for the soccer field are made for each season.

<b><u>Season</u></b>	<b><u>Earliest Reservation Date</u></b>	<b><u>Season Dates</u></b>
Spring Season	December 1	January 1 thru May 31
Summer Season	April 3	June 1 thru August 4
Fall Season	June 1	August 7 thru December 31

A letter announcing the upcoming field reservation period and application deadline will be mailed to all field users approximately six weeks prior to the application deadline. The mailing list is developed from the applications submitted during the previous twelve months. All reservations will be first come first serve on the first date of the earliest reservation date. The Permit gives you permission to use the field for the dates and times specified. If you arrive and someone else is on the field, you may ask them to leave and inform them they have to call the office to reserve the field. The office number is 599-9093.

# **SAMPSON CREEK RECREATIONAL CENTER POLICIES**

---

## **COMMUNITY CENTER ROOM RENTAL POLICIES**

*These rules will be enforced along with the general Provision rules.*

1. Only CDD residents or non-residents who have paid the annual user fee may reserve the facility for private parties.
2. The room may be rented up to 90 days in advance.
3. Time slots for Saturday and Sunday will be in effect for the months from April through September.
4. Check with the Amenities Manager regarding the anticipated date for the party in order to determine availability.
5. At the time the reservation is made, deliver to the Amenities Manager two checks or money orders (no cash), one for the deposit and one for the room rental, made out to Sampson Creek Community Development District.
6. A deposit of \$100 for events not serving alcoholic beverages or \$200 for events serving alcoholic beverages will be required at least 14 days in advance of the party.
7. The room rental charge is \$50 for each 3 hours the facility is being used.
8. To receive the full refund of the deposit on the next day after the party, the following must be done:
  - a. Remove all garbage and place in dumpster
  - b. Take down all party displays
  - c. Vacuum the floor and clean out the refrigerator
  - d. Wipe down the tables used and put away and stack the chairs
9. The rental fee is fully refundable if the party is cancelled due to inclement weather
10. The security gate may not be left open during rental of the Community Center.
11. The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.

## **GOLF CART POLICIES**

1. The use of golf carts is permitted on roads within Sampson Creek property.
2. Golf carts are not permitted on sidewalks.
3. Golf carts are not permitted on the pool deck area inside the pool gates at any time.
4. Golf carts must be parked in designated areas. Golf Carts should not be parked in any way which blocks the normal flow of traffic.
5. Any driver of a golf cart must be at least Fourteen (14) years of age and possess a valid photographic identification.
6. Any driver of a golf cart who is sixteen (16) years of age or younger who do not hold a valid driver's license may not operate a golf cart after 11:00 p.m. and before 6:00 a.m.

## **SAMPSON CREEK RECREATIONAL CENTER POLICIES**

7. Any driver of a golf cart who is under seventeen (17) years of age who do not hold a valid driver's license may not operate a golf cart after 1:00 a.m. and before 5:00 a.m., must be accompanied by a driver
8. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear.
9. Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.

### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

- Each resident and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The Recreational Center shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.
- No person shall remove from the room in which it is placed or from the Recreation Center's premises any property or furniture belonging to the Recreation Center without proper authorization. Sampson Creek grounds patrons shall be liable for any property damage and/or personal injury at the Sampson Creek grounds, or at any activity or function operated, organized, arranged, or sponsored by the Recreation Center, caused by the member, any guest or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Recreation Center, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Recreation Center's premises, shall do so at his or her own risk, and shall hold the Recreation Center, the District, the Board of Supervisors, District employees, District representatives, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the Recreation Center, the District, or their respective operators, Supervisors, employees, representatives or agents. Any Patron shall have, owe, and perform the same obligation to the Recreation Center or District and their respective operators,

## SAMPSON CREEK RECREATIONAL CENTER POLICIES

Supervisors, employees, representatives and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

- Should any party bound by these District Policies bring suit against the District or its affiliates, Recreation Center operator, officers, employees, representatives or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Recreation Center operator, officer, employee representative or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings)

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## **SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **ALCOHOLIC BEVERAGES POLICIES**

Any consumption or service of alcoholic beverages at any of the District’s Recreational Facilities shall be in accordance with Florida law and this policy. Alcoholic beverages are permitted in the District’s Recreational Facilities only in the following circumstances:

1. Alcoholic beverages are permitted only at District-owned facilities.
2. The facility must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the facility manager. Any patron who does not so indicate at the time the request to reserve a recreation facility is submitted shall not be permitted to serve or consume alcohol.
3. Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver in the form attached hereto.
4. Glass containers are prohibited.
5. Patrons serving or consuming alcohol at any of the District’s Recreational Facilities agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or

# SAMPSON CREEK RECREATIONAL CENTER POLICIES

consumption of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

## **SUSPENSION AND TERMINATION OF USE PRIVILEGES**

- 1. Introduction.** This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District's ("District") recreational facilities ("Amenities").
- 2. Violations.** The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
  - a) Submits false information on any application for use of the Amenities;
  - b) Permits the unauthorized use of an amenity pass;
  - c) Exhibits unsatisfactory behavior, deportment or appearance;
  - d) Fails to pay fees owed to the District in a proper and timely manner;
  - e) Fails to abide by any policies or rules established for the use of the Amenities;
  - f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner;
  - g) Damages or destroys District property; or
  - h) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
- 3. Reporting of Violations.** For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
- 4. Suspension by the District Manager or District's Amenities Manager / Appeal of Suspension.** The District Manager, or the District's amenities

## SAMPSON CREEK RECREATIONAL CENTER POLICIES

---

manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or amenities manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 5. Suspension or Termination by the Board.** The District Manager, or the District's amenities manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
- 6. Trespass.** If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.



# SAMPSON CREEK RECREATIONAL CENTER POLICIES

## FORM OF WAIVER AND RELEASE FOR USE OF ALCOHOLIC BEVERAGES

### **WAIVER AND RELEASE OF LIABILITY**

The Sampson Creek Community Development District (the "District"), pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in St. Johns County (the "Recreation Facilities"). The District's recreation policies require reservation and approval in order to serve or consume alcoholic beverages at the Recreation Facilities (the "Activities"). In consideration for the District agreeing to allow the Activities, the undersigned hereby agrees to the terms and conditions set forth below:

I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the "Indemnitees"), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, damages, and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to the Activities. I further agree to pay all expenses, including court costs, attorney fees, paralegal fees, and expert witness fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit related to the Activities. I agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other law, and nothing herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

This General Release and Waiver of Liability is binding upon me, my spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

The provisions of this General Release and Waiver of Liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. Nothing herein shall alter my rights or obligations under the District's Recreational Center Policies and/or related documents. I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida.

I am of legal drinking age (21 years or older) and am freely signing this document. I have read this document and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

(Name)

Print

Mailing Address

Signature

Telephone Number

Date

## **SAMPSON CREEK RECREATIONAL CENTER POLICIES**

---

**The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors this 17<sup>th</sup> day of November, 2022.**

*EIGHTH ORDER OF BUSINESS*

*E.*

*1.*

# *Sampson Creek*

Community Development District

Field Operations & Amenity Management Report



**Marc J. Rousseau**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Leah Tinture**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

# Sampson Creek Community Development District

## Field Operations & Amenity Management Report

November 17, 2022

To: Board of Supervisors

From: Marc J. Rousseau  
Field Operations Manager

Leah Tinture  
Amenity Manager

RE: Sampson Creek Field Operations & Amenity Management Report  
November 17, 2022

The following is a summary of items related to the field operations, maintenance and amenity management of Sampson Creek.



# Events

## Amenity and Recreation Manager:

- We prepared the Amenity Center and property for the Tropical Storm.
  - Secured the furniture and umbrellas on the pool deck.
  - Checked all signs to make sure they were secure.
  - The gym was unlocked Friday afternoon and access cards were able to be used again.
1. The pool gate stayed locked until the pool was cleaned from all debris and pool chemicals checked. Pool gate was unlocked Saturday morning.
  2. M & G Lighting will begin work on the Christmas lights for the front of the neighborhood.
  3. Fall Festival was a big success. The Clubhouse loved having a joint adventure with us a lot of the residents enjoyed the club pulled pork & adult beverages that were available.
  4. Prepared the access road (cart path) for concrete by taping the area off with CAUTION tape trying to keep the residents from using the road.
  5. We secured the pool area by placing orange fencing where the tree was removed, and access is still needed to grind the stump. Fence will be replaced as soon as all tree removal work is complete.
  6. I worked the Election in the office till it closed to facilitate in case any issues would arise with the workers with closing things down. Glad to report things went smooth.
  7. I did have to collect all the campaign signs on the property. It was easier than calling the candidate and having them come get them.

## Upcoming Events:

1. Thanksgiving – Amenity Center Office Closed
2. Jingle Jog & Glow Run
3. December 3rd – Party with Santa 12pm -3pm





# Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, all playgrounds, pool area, soccer field, and parking lot.
- All trash receptacles are emptied, and trash bags replaced throughout the amenity center area.
- Tennis courts are cleaned of debris, trash cans emptied, and leaves are removed from court surfaces.
- All pool furniture on the pool deck is straightened and organized.
- Basketball court is cleaned of debris, and leaves are removed from the court surface.
- Lighting inspections are conducted and bulbs are replaced.
- Minor repairs to signage, paint, fencing, handrails, etc. are handled.

Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

# Completed Projects



- Signs were installed in the Playground, Tennis Court area, and Walking Path in residents and non-residents of rules or risks.



# Completed Projects



✚ Light Shields were finally installed, as



# Completed Projects



✚ Rotted tree in rear of pool area was

✚ Urinals in Amenity Center Men's Room

mrou



# Projects in Pipeline



🚧 A new bench to replace the

🚧 Replace: \$569.51



🚧 Four green shade cabanas have been ordered. Lead time: 4 months

🚧 Galaxy Builders has been chosen  
commence in a few weeks.



# Projects in Pipeline



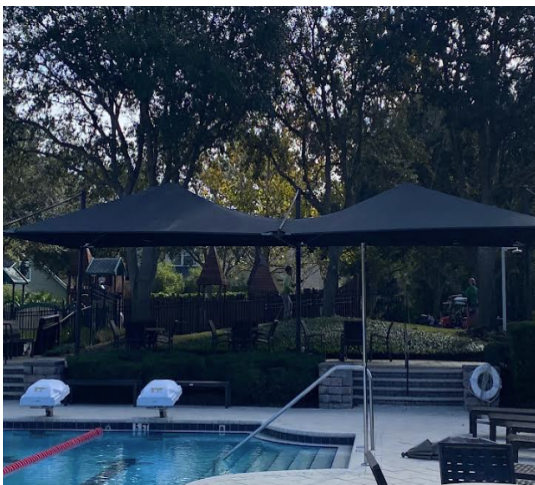
✚ Lake Doctors has provided two

✚ Beacon Electric is generating a

Proposal Pending.



✚ Shade America, the original



## Conclusion

For any questions or comments regarding the above information please contact Marc J. Rousseau, Operations Manager, at [mrousseau@rmsnf.com](mailto:mrousseau@rmsnf.com) and Leah Tinture, Amenity Manager, at [sjgcc@rmsnf.com](mailto:sjgcc@rmsnf.com) .

Respectfully,

Leah Tinture  
Marc Rousseau

2.



# 417 St. John's Golf Drive – Catch Basin Issue



The residence at 417 St. John's Golf Drive has a catch basin located in the rear of the home near the golf path at the 5<sup>th</sup> green. The catch basin floods with water during heavy rains and spreads to the back yard and causes deep water.

A technician from Metro Rooter was on site to drain catch basin #1 which was filled with debris and silt. The catch basin was accessed from the street drain (arrow) and cleaned of debris. Once it was drained of debris and water, the water filled back into the basin rising to the top (see images below). The technician proceeded to go further down the drain line to clean catch basin #2, approximately three houses down the golf path. Catch basin #1, filled back up with water. Looking at the image above, catch basins #2 and #3 are elevated at a higher ground level than basin #1, and the water levels in #2 and #3 are about one foot below the metal grate.

From his knowledge and experience in this industry, the technician indicated that catch basin #1 is lower in the ground than basins #2 and #3, and fills to the water level of the adjacent pond. When the adjacent pond levels drop, so does the water in the catch basin. The reverse is true when the pond water level rises due to heavy rains and runoff, it will raise the water level in the catch basin and overflow into the backyard.

The images below show how low the catch basin is to the grade level. Ideally, the catch basin should be at the level of the metal conduit pipe. Raising the level of the catch basin to grade level will provide enough room for the water level to rise with the pond without affecting the back yard.





3.



**The Lake Doctors, Inc.**  
Aquatic Management Services®

Corporate Office  
3543 State Road 419  
Winter Springs, FL 32708  
1-800-666-5253  
lakes@lakedoctors.com  
www.lakedoctors.com

## SERVICE ORDER

SALES REP. \_\_\_\_\_

ACCOUNT/SITE		ACCOUNT #	
BILLING NAME		DATE	
BILLING ADDRESS		COUNTY #	
CONTACT		PHONE #	
EMAIL ADDRESS		Email Invoice: Y      N	
PO#	MANUFACTURER: AQM    AES    KAS    LF    OA    OTT    AQC    ARM    ODS		

SERVICE REQUEST

NOTES

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED

SERVICED BY: _____  SERVICE DATE: _____  WORK AUTHORIZED BY: _____	PARTS TOTAL	
	LABOR	
	MISC. CHARGES*	
	SUBTOTAL	
	_____% STATE SALES TAX	
	FREIGHT	
	TOTAL	

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.  
Pricing is valid thirty (30) days from date of quotation.

Central Florida (407) 327-1080 1-800-666-5253	Ft. Lauderdale (954) 565-7488 1-800-683-5253	Sarasota (941) 377-0658 1-800-444-5253	Jacksonville (904) 262-5500 1-844-819-9632	Largo (727) 544-7644 1-888-668-5253	Ft. Myers (239) 693-2270 1-800-444-5253	Navarre (850) 939-5787 1-800-398-5253	South Carolina (843) 873-1911	Ohio (937) 433-2942 1-866-774-5253
---	--	--	--	---	---	---	----------------------------------	--

Office Use Only: Emailed      Faxed      Date: \_\_\_\_\_

# Terms & Conditions

## Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. \*SHOP SUPPLY COSTS: We have added a charge equal to 10% of the parts and labor, not to exceed \$25.00 for misc. shop supplies, waste disposal, and environmental compliance. THE LAKE DOCTORS reserves the right to impose a fuel surcharge as may be necessary.
17. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
18. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

4.



Sidewalk Repairs Oct 2022	Damaged Panels	Replace/Grind	Completed
Location			
<b>Amenity Center</b>	2	Grind	
Amenity Center Parking Area			
St. John's Golf Dr. at First Cart Path on Right as you enter.	3	Replace	
<b>St. John's Golf Drive</b>			
Unit – 204	2	Grind	
Unit – 216	3	2-Grind / 1-Replace	
Unit – 220	1	Replace	
Unit – 244	Both Sides - 3	Grind	
Unit – 228	4	Replace	
Unit – 236	1	Replace	
Unit – 240	2	Grind	
Unit – 248	3	Replace	
Unit – 252	2	Grind	
Unit – 260	2	Replace	
Unit – 264	2	Replace	
Unit – 268	1	Grind	
Unit – 272	2	Grind	
Unit – 280	2	Grind	
Unit – 284	2	Replace	
Unit – 288	5	Replace	
Unit – 296	2	Grind	
Unit – 300	1	Replace	
Across from Unit – 304	4	3-Grind / 1-Replace	
Unit – 309	3	Replace	
JEA Lift Station	1	Grind	
Unit – 321	1	Replace	
Unit – 327	1	Replace	
<b>St. John's Golf Drive (cont.)</b>			

<b>Sidewalk Repairs Oct 2022</b>	<b>Damaged Panels</b>	<b>Replace/Grind</b>	<b>Completed</b>
Unit – 331	1	Replace	
Unit – 337	1	Grind	
Unit - 341 w/ADA Ramp & Pad	3	Replace (severe)	
Unit - 349	2	Replace (severe)	
Unit – 353	3	Replace (severe)	
Unit – 357	2	Replace (severe)	
Across from Unit – 367	1	Grind	
Across from Unit – 371	1	Grind	
Unit – 375	1	Replace	
Unit – 379	3	Replace	
Across from Unit – 387			
Unit – 391	3	Replace	
Unit – 403	1	Replace	
Unit – 407	1	Replace	
Unit – 413	1	Replace	
Unit – 427	1	Replace	
Unit – 431	2	Replace	
Unit – 447	2	Replace (severe)	
Across from Unit – 456			
<b>Drury Court</b>			
Unit – 340	2	1-Replace / 1-Grind	
Unit – 1507	2	1-Replace / 1-Grind	
Unit – 1517	4	Grind	
Unit – 1521	2	Grind	
Unit – 1527	1	Grind	
Unit – 1531	1	Grind	
Unit – 1535	3	Grind	
Unit – 1543	2	Grind	
Unit – 1551	4	Grind	
Unit – 1555	1	Replace	
Unit – 1557	1	Replace	
Unit – 1577	1	Grind	
Unit - 1581	1	Replace	
<b>Highland View Drive</b>			
Unit – 1700	1	Grind	
Unit – 1730			



Sidewalk Repairs Oct 2022	Damaged Panels	Replace/Grind	Completed
<b>Eagle Point Dr.</b>			
Unit – 860	1	Replace	
Unit – 856	2	Replace	
Unit – 852	1	Replace	
Unit – 848	2	Replace (severe)	
Unit – 844	2	Replace (severe)	
Unit – 840	1	Replace	
Unit – 836	2	Replace	
Unit – 824	1	Replace	
Unit – 816	1	Replace	
Unit – 812	2	Replace	
Unit – 796	1	Replace	
Unit – 780	3	Replace	
Unit – 768	2	Replace (severe)	
Unit – 760	1	Replace	
Unit – 748	2	Replace	
Unit – 712	4	Replace	
<b>Forest Glen Way</b>			
Unit – 1813	2	1-Grind / 1-Replace	
Unit – 1820 (across from)	2	Grind	
Unit – 1821	2	Grind	
Unit – 1833	2	Grind	
Unit – 1841	1	Grind	
Unit – 1861	2	Grind	
Unit – 1865	2	1-Grind / 1-Replace	
Unit – 1869	1	Grind	
Unit – 1877	1	Replace	
Unit – 1881	2	Replace	
<b>Crested Heron Ct</b>			
Unit – 1406	1	Replace	
Unit – 1408	3	2-Grind / 1 Replace	
Unit – 1424	1	Replace	

Sidewalk Repairs Oct 2022	Damaged Panels	Replace/Grind	Completed
<b>Chelsey Circle</b>			
Unit - 1304	1	Grind	
<b>Hampton Crossing Way</b>			
Nothing	Nothing	Nothing	
<b>Foxtail Court</b>			
Nothing	Nothing	Nothing	
<b>Glenfield Crossing Ct.</b>			
Unit - 1929	1	Grind	
Unit - 1985	1	Grind	
Unit - 1989	1	Replace	
Unit - 2029	1	Grind	
Unit - 2051	1	Grind	
<b>Eagle Point Dr.</b>			
Unit - 1200	2	Grind	
Unit - 1160	4	Grind	
Unit - 1156	1	Replace	
<b>Unit - 1116 (belongs to Golf Club)</b>	<b>0</b>	<b>0</b>	

Sidewalk Repairs Oct 2022	Damaged Panels	Replace/Grind	Completed
Common Area #1 (see map <b>RED</b> )	6	5-Grind / 1-Replace	
Common Area #2 (see map <b>GREEN</b> )	7	Grind	
Unit - 1000	2	Grind	
Across from / Unit - 991	1	Replace	
Across from / Unit - 987	4	Grind	
Across from / Unit - 983	1	Replace	
Across from / Unit - 979	4	Grind	
Across from / Unit - 975	1	Grind	
Across from / Unit - 967	2	Grind	
Common Area #3 (see map <b>YELLOW</b> )	2	Replace	
Unit - 942	3	2-Grind / 1-Replace	
Unit - 938	1	Grind	
Unit - 930	1	Grind	
Unit - 926	1	Grind	
Unit - 910	1	Replace	
Common Area #4 (see map <b>BLACK</b> )	1	Replace	
Corner of St. John's Drive	2	Replace	
Unit - 880	1	Grind	
<b>Meadow View Lane</b>			
Unit – 1001	1	Grind	
Unit – 1005	4	Replace (severe)	
Unit – 1021	1	Replace	
Unit – 1037	3	Replace	
Unit – 1049	1	Grind	
Unit – 1057	1	Grind	
Unit – 1073	2	Replace (severe)	
<b>Brook Haven Dr.</b>			
Unit - 919	2	1-Grind / 1-Replace	
Unit - 901	2	Grind	
<b>Stonehedge Trail Lane (off Leo Maguire Pkwy)</b>			

[illegible]

5.

Shade America, Inc.  
3604 Harbor Drive  
Saint Augustine, FL 32084  
US  
(904)217-0516  
sholton.shadeamerica@outlook.com  
<http://www.shadeamerica.com>



Estimate 2978

**ADDRESS**

Mark Rousseau  
St John's Golf and Country  
Club

DATE  
11/07/2022

TOTAL  
\$10,890.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Materials &amp; Installation</b> Supply and Installation of a Replacement Shade Fabric on existing frame. Including all labor and equipment.	1	10,890.00	10,890.00

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation.

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid.

Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

**TOTAL** **\$10,890.00**

THANK YOU.

50% DEPOSIT REQUIRED

Accepted By

Accepted Date

## *ELEVENTH ORDER OF BUSINESS*

*A.*



MINUTES OF MEETING  
SAMPSON CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, October 12, 2022 at 6:00 p.m. at St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Robert Sevestre	Chairman
Kyle Williams	Vice Chairman
Laura Webb	Supervisor
Mike Yuro	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Marc Rousseau	Operations Manager
Leah Tincher	RMS

*The following is a summary of the actions taken at the October 12, 2022 Sampson Creek Community Development District's Regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Sevestre called the meeting to order at 6:00 p.m. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

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

Mr. Sevestre opened the public comment period and the following concerns were voiced from residents:

- Sabrina Rafftin (Hampton Crossing): Concern about tennis court usage. There was an issue a couple of weeks ago where one of the residents kicked off a

visiting team and she would like the rules to be reiterated to the residents. It will be placed on the agenda for the next meeting.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Landscape RFP Proposals**

Mr. Laughlin started with the proposals for the bidding of the athletic field with the Bermuda program. Mr. Yuro stated that he would have to recuse himself from the vote due to having a business relationship with the golf course. Ms. Webb's general thought after looking at the bids was, she would like to go with the cheaper bid with someone who can maintain it, but Mr. Sevestre believes it would require a lot more attention than the lower bid is putting into it. There was discussion about scope clarification of the current contract and the scope provided by the RFP not matching exactly. The Board discussed with staff and those who were present from the RFP responses. A representative from Down to Earth stated they bid off the scope that was given to them. If they were awarded or considered, they have a golf director that would be maintaining the golf course as well to go in and see what the correct scope would be to maintain that Bermuda grass as well for the soccer field. United Land Services did not bid the project because they could not have the equipment on site for storage, and they believe that's what that soccer field deserves for upkeep. BrightView Landscape Services had a subcontractor look at it and provide a price and explained that the extra cost is for addressing the aerating the necessary areas and the maintaining from a subcontractor. Tree Amigos stated that they have more of a hydraulic mower that is different from a real mower and their price is reflected by the experience they have with Bermuda. After discussion Mr. Sevestre suggested staying with Indigo Golf moving forward with the athletic field. By Supervisor Yuro should not participate in the vote due to his relationship with the golf course that was previously mentioned and there will be a memo that he will fill out to be included with the minutes of today's meeting. Mr. Haber's recommendation is for the Board to stay with the golf course and not make a change that they approve that by motion and the remainder of the discussion will be for all the landscape scope excluding the athletic field. Ms. Webb asked if they would need to reassess the landscaping budget due to the jump in price if they do decide to keep the current contract and add another? Mr. Laughlin stated that it will affect the budget in the next fiscal year. Roughly there is \$156,000 in the budget for landscaping, and it may need to be reassessed and it is a possibility that there could be an increase.

On MOTION by Mr. Williams, seconded by Mr. Sevestre, with Mr. Yuro abstaining and Ms. Webb opposed, Moving Forward with Indigo Golf in the Bermuda Program, was approved 2-1

The Board and staff discussed the remaining RFPs and went over the score sheet provided. There was also discussion about pulling certain items out of the scope to bid out at a later date. The Board members scored all of the vendors individually and discussed their rankings together. The biggest differentiation of all the score cards were the pricing ranges between each vendor. The vendors that were present discussed their plan moving forward with clean up and if it was included in the price that they bid or if it was left out and how long it would take. BrightView was the number one choice of all the Board members on their score cards. Mr. Laughlin stated that the best thing to do would be to accept Supervisor Yuro's rankings and award the contract to the number 1 scored vendor. Staff will draft and review a new contract with hopes to have the new vendor on board by November 1<sup>st</sup>.

On MOTION by Mr. Yuro, seconded by Ms. Webb, with all in favor, Accepting Supervisor Yuro's Ranking and Awarding the Landscape Contract to the Highest Scoring Vendor BrightView, was approved.

Then the Board discussed terminating the current landscaping vendor within their rights with cause. Mr. Haber stated that if they terminate without cause, they need to give the vendor a 30-day period to finish out their contract. Terminating with cause brings a risk of the vendor telling the District that they are not coming back at all. Staff will reach out to BrightView to see if they would be willing to help the transition but that will probably come with an extra cost. The Board decided to terminate with cause taking the risk of the current vendor leaving immediately with hopes of BrightView being able to help in the transition. District council will highlight in the termination letter that the contractor has failed to perform to the contract's standards and as a result the District will withhold payment.

On MOTION by Mr. Sevestre, seconded by Mr. Williams, with all in favor, Terminating Duval Landscaping with Cause and Withholding Appropriate Payments for Services Not Fully Provided and Delegating Authority to the Chair to Work with Staff on to Finalize the Termination Letter, was approved.

Mr. Haber stated that if the Board agrees on not going with the all-inclusive irrigation, there is no motion necessary but Board direction to staff to prepare the agreement to exclude that portion of the contract.

**FOURTH ORDER OF BUSINESS****Supervisors' Request**

Mr. Laughlin asked for Supervisor's request. Ms. Webb wants to consider doing something with the space where the kiddie pool is. The Board moved the meeting to the outdoor area and discussed what they wanted to do with the area. She suggested an idea that would extend the pool deck with more seating and more umbrellas. The Board will work with staff on looking into proposals for building stairs and adding seating. Mr. Yuro asked to add the discussion of the tennis court usage to the next agenda. Mr. Sevestre has concerns about several large trees that look like they might be dying. He would like to get an arborist to look at them.

**FIFTH ORDER OF BUSINESS****Public Comments**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS****Next Scheduled Meeting – October 20, 2022 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

The next regular meeting is scheduled for October 20, 2022 at 6:00 p.m.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business to discuss, there was a motion for adjournment.

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

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, October 20, 2022 at 6:00 p.m. at St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Robert Sevestre	Chairman
Kyle Williams <i>by phone</i>	Vice Chairman
Laura Webb	Supervisor
Mike Yuro	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Marc Rousseau	Operations Manager
Jerry Lambert	RMS
Alison Mossing	RMS
Leah Tincher	RMS
Rodney Hicks	Brightview

*The following is a summary of the actions taken at the October 20, 2022 Sampson Creek Community Development District's Regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 6:00 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

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

Mr. Laughlin opened the public comment period, and the following were voiced from residents:

- Ms. Jen Bachman (1561 Dury Court) stated she was representing the Tennis club and the community efforts on the agenda.

- Resident thanked Mr. Williams on the efforts on the entry way and power washing on the sign and asked that trees be cut back on the St. John's sign.
- Resident commented on sprinklers on the golf course, and an emergency number is needed to call when needed for shut off.
- Several residents commented they were in attendance to support the tennis league issues.
- Another resident asked about the need for security and the current issues in the community. It was noted that security schedules are not public record, and it will need to have an agenda item created.
- A resident commented on the over watering on the turf.

**THIRD ORDER OF BUSINESS****Discussion of Tennis Associations Court Usage**

Mr. Sevestre stated he was made aware there was an issue with a resident that was told the sports team does not have the authority to use the tennis courts, so they refused to leave when the matches began. Discussion was held on master calendar system tennis matches and the field usage and reservations for the tennis courts. Ms. Tinchler noted the new bulletin board was up to post information and it was on the website. Discussion ensued on the numbers of residents and non-residents on the teams, and total number of hours of usage.

It was determined that previous procedures were not being followed which Leah was now here to make sure is done. It was asked that the Amenity Director have the schedule for the courts and the rosters members and ensure the tennis rosters checked for residents checked, match schedule posted outside on the website and e-blasts sent. It was stated that no action was necessary.

**FOURTH ORDER OF BUSINESS****Discussion of Onsite Operations Management**

This item was tabled to a future meeting. RMS will present part time options at the next meeting. They are staying with full time Operations Manager until then to help with the new landscape maintenance contract.

Discussion was held on the proposal for site clean-up. Mr. Rousseau noted a drive through had been conducted to review the property damage and they were developing a plan. The proposal for the initial clean-up is a total of \$23,000. He added they had withheld \$26,000 so

far from Duval. A Supervisor had a question on clarification of the scope and what it includes. He asked if this covers from now until November 1<sup>st</sup> once they were in charge of regular monthly services. The representative from Brightview, Mr. Hicks, noted the proposal was for clean-up and covers the shrubs, trimming, weed control, and the crew time schedule. He covered some of the specifics of the clean-up and locations. It was noted there was an additional charge for replacement of annuals.

After discussion the Board agreed to approve the Brightview proposal and to authorize Mike Yuro to work with staff throughout the clean-up process. A resident asked if the scope included the pond banks and the overgrowth.

On MOTION by Mr. Yuro, seconded by Mr. Sevestre, with all in favor, the Proposal from Brightview for Landscape Clean-up Throughout the Community for \$23,540 and Authorizing Supervisor Yuro to Work with Staff in the Process, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber updated the Board on the easement situation. He noted the next step would be for the Board to hire an attorney that specializes in zoning laws. He added it was outside the scope of his expertise and the Board would be better served by a zoning lawyer and discussed how to proceed with this process. Mr. Sevestre provided the overview and clarified the issue of the overhead power line in front of the development which was suggested to go underground. The Board discussed several attorneys the District could use. After discussion the Board agreed to delegate authority to Mr. Sevestre to recommend a lawyer to represent the District. He will bring it back for the Board to make final decision.

#### **B. Engineer**

There were no further updates. Mr. Laughlin noted he will be working with the Engineer on a few issues to include sidewalks and curve and gutter issues. There was discussion on the sidewalk retaining water.

#### **C. Manager**

Mr. Laughlin noted there was nothing further to report.

**D. Amenities & Recreation Manager – Report**

Ms. Tinchler discussed the issue of the “dusk” deadline be changed to “sunset” for the amenity usage hours in the policy. The Board was in agreement to move it sunset.

On MOTION by Mr. Sevestre, seconded by Ms. Webb, with all in favor, the to Change the Wording in the Policy from Dusk to Sunset, was approved.

**E. Operations Manager****1. Report**

Mr. Laughlin discussed proposals from AllWeather and RMS for the curb issue. Mr. Rousseau discussed the Holiday lighting and presented the proposal for \$1,400 for M&G to install as this was done last year.

On MOTION by Ms. Webb, seconded by Mr. Sevestre, with all in favor, the Proposal from M&G Lighting for Installation of Christmas Lighting, was approved.

Mr. Rousseau reviewed the two proposals for removing the dying tree in the pool area in the amount of \$1,800.

On MOTION by Mr. Yuro, seconded by Ms. Webb, with all in favor, the Proposal from Treeco to Remove the Dying Tree in the Pool Area for \$1,800 , was approved.

Mr. Rousseau discussed the storm drain cleaning and the locations of the problems. He noted they are working on proposals now for an issue with a drain at a specific house. He added the proposal is to raise the drain to prevent future flooding. The Board asked that the Engineer look at this issue and check elevation before finalizing a plan.

Mr. Rousseau discussed the issue of the roof replacements on the slide tower in the amount of \$6,209.95. After review of the proposals the Board decided to use Galaxy Builders for this work.



On MOTION by Mr. Webb, seconded by Mr. Yuro, with all in favor, the Proposal from Galaxy Builders for the Roof Replacements for \$6,209.95, was approved.

Mr. Rousseau reviewed the proposals for shade structures for the tennis courts from HarTru company at \$670 each. Discussion ensued on the location and the colors for the structures.

On MOTION by Mr. Yuro, seconded by Mr. Sevestre, with all in favor, the proposal from HarTru for the Four Additional Dark Green Shade Structures for the Tennis Courts for \$670 each, was approved.

Mr. Rousseau discussed some remaining issues with streetlights and an alternative to the problem by using cardboard temporarily. He also reviewed the proposal and discussed the warranty and repair from Lake Doctors. Supervisor Yuro asked for a monthly report from the vendors on the projects they are completing or in progress.

Mr. Rousseau reviewed the list of weekly maintenance responsibilities. Projects were reviewed to include tennis courts bulletin board repair, entry gate signs, cleaning of rain gutters and storm drains, controller box replacement, and other on-going projects.

Discussion was held on the proposal for site clean-up.

Discussion of part-time and full-time employee for Operations. The proposal was reviewed by Ms. Mossing. She asked the Board to keep the contract as it was currently as a 40 hours per week. Discussion ensued on the position responsibilities of Mr. Rousseau and items they would contract approval. Supervisor asked why this topic was not included in this agenda. He noted he was frustrated with the 40-hour/week responsibilities and the cost on the District moving from \$21,000 to \$75,000. There was continued discussion on the scope of services for this position and how long to continue with this pay rate. Supervisor Yuro agreed to keep it for 30 days. He asked for a few new proposals at the next meeting. This topic was tabled.

## **2. Consideration of Proposals for Sidewalk Project**

Mr. Rousseau reviewed the issue with community routes and sidewalk safety.

**SIXTH ORDER OF BUSINESS****Supervisors' Request**

Mr. Williams commented on sidewalk issue and repair in progress. Mr. Yuro commented on damage to landscape lighting and bridge lighting. Further discussion on alternatives for repair. He also commented on overbudgeted line items and asked that they are proactive on spending for the Board. He added comments on security and the swing in charges. He noted an old issue with homeowner and improvements the CDD made that has created erosion in his yard. Discussion ensued on the erosion issue, prior CDD involvement, and possible causes. Comments were made on usage of amenities and underage after hours activity.

Residents ask about registering golf carts to track activity. Mr. Haber discussed golf cart registration and cart paths usage. Discussion ensued on violations of policies, speeding on paths, other alternatives for maintaining, suspension of badges and access to other facilities. This topic of golf cart registration will be added to the next agenda.

**SEVENTH ORDER OF BUSINESS****Public Comments**

Resident commented on the pavers on the paths and the safety concern.

Resident had a question on how the Board is elected and positions posting to the community. Mr. Laughlin explained the Board requirements and the process. She also asked about a mailing list for new residents. Mr. Laughlin explained the registered voters and tax poll. She also asked about fishing in the ponds and the need for potential signage.

Another resident comment on pond maintenance and the Lake Doctor contract.

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

- A. Approval of Minutes of the September 15, 2022 Meeting**
- B. Balance Sheet as of September 30, 2022 and Statement of Revenues & Expenditures for the Period Ending September 30, 2022**
- C. Check Register**

The minutes of the September 15, 2022 meeting were presented. Mr. Oliver presented the September 30, 2022 Balance Sheet and Statement of Expenditures ending September 30, 2022. The check register totals \$150,473.33 which included the Fiscal Year 2023 insurance payment.

On MOTION by Mr. Sevestre, seconded by Ms. Webb, with all in favor, the Consent Agenda, was approved as presented.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – November 17,  
2022 @ 6:00 p.m. @ St. Johns Golf &  
Country Club Meeting Room**

The next regular meeting is scheduled for November 17, 2022 at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Webb, seconded by Mr. Sevestre, with all in favor, the meeting was adjourned.
--

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

Unaudited Financial Statements  
as of  
October 31, 2022

Board of Supervisors Meeting  
November 17, 2022

## TABLE OF CONTENTS

I.	<u>Financial Statements - October 31, 2022</u>
II.	<u>Capital Reserve Fund/Construction Schedule - October 31, 2022</u>
III.	<u>Check Run Summary - November 17, 2022</u>

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
October 31, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b><u>ASSETS:</u></b>				
Cash	\$60,813	---	\$16,011	\$76,824
Petty Cash	\$21,647	---	---	\$21,647
Due from Other	\$32	---	---	\$32
Due from Other Funds	\$38,668	---	---	\$38,668
US Bank Custodian Account	\$451,892	---	---	\$451,892
State Board - Reserves	---	---	\$93,822	\$93,822
Investments:				
Series 2016				
Reserve A	---	\$193,381	---	\$193,381
Revenue A	---	\$80,870	---	\$80,870
Construction	---	---	\$6,140	\$6,140
Series 2020				
Reserve A	---	\$112,710	---	\$112,710
Cap Interest A	---	\$714	---	\$714
Revenue A	---	\$33,869	---	\$33,869
Construction	---	---	\$689,829	\$689,829
Electric Deposits	\$820	---	---	\$820
Prepaid Expense	\$4,909	---	---	\$4,909
<b>TOTAL ASSETS</b>	<b>\$578,781</b>	<b>\$421,545</b>	<b>\$805,802</b>	<b>\$1,806,129</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$53,774	---	\$2,680	\$56,454
Due to Other Funds	---	---	\$38,668	\$38,668
<b>TOTAL LIABILITIES</b>	<b>\$53,774</b>	<b>\$0</b>	<b>\$41,348</b>	<b>\$95,122</b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items and deposits	\$5,729	---	---	\$5,729
Restricted for:				
Debt Service	---	\$421,545	---	\$421,545
Assigned to:				
Capital Projects	---	---	\$764,454	\$764,454
Unassigned	\$373,893	---	---	\$373,893
<b>TOTAL FUND BALANCES</b>	<b>\$525,007</b>	<b>\$421,545</b>	<b>\$764,454</b>	<b>\$1,711,007</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$578,781</b>	<b>\$421,545</b>	<b>\$805,802</b>	<b>\$1,806,129</b>

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments	\$965,283	\$0	\$0	\$0
Interest Income	\$75	\$6	\$0	(\$6)
Youth Programs Income	\$45,000	\$3,750	\$0	(\$3,750)
Clubhouse Income	\$250	\$21	\$0	(\$21)
Non-Resident Membership	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,010,608</b>	<b>\$3,777</b>	<b>\$0</b>	<b>(\$3,777)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$1,000	\$1,600	(\$600)
FICA Expense	\$918	\$77	\$122	(\$46)
Engineering	\$15,000	\$1,250	\$0	\$1,250
Dissemination	\$2,000	\$167	\$167	\$0
Arbitrage	\$1,200	\$100	\$0	\$100
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$30,000	\$2,500	\$0	\$2,500
Annual Audit	\$3,715	\$310	\$0	\$310
Trustee Fees	\$8,750	\$729	\$0	\$729
Management Fees	\$59,100	\$4,925	\$4,925	\$0
Information Technology	\$1,000	\$83	\$83	\$0
Telephone	\$400	\$33	\$60	(\$27)
Postage	\$500	\$42	\$0	\$42
Printing & Binding	\$1,000	\$83	\$65	\$19
Insurance	\$10,351	\$10,351	\$9,273	\$1,078
Legal Advertising	\$1,350	\$113	\$0	\$113
Other Current Charges	\$1,500	\$125	\$4	\$121
Office Supplies	\$100	\$8	\$31	(\$23)
Dues, Licenses & Subscriptions	\$175	\$15	\$0	\$15
<b>TOTAL ADMINISTRATIVE</b>	<b>\$154,059</b>	<b>\$26,910</b>	<b>\$21,331</b>	<b>\$5,579</b>
<b><u>Field Expenditures:</u></b>				
Field Operation Manager	\$78,750	\$6,563	\$6,563	\$0
Landscape Maintenance (Duval Landsape)	\$104,088	\$8,674	\$0	\$8,674
Landscape Maintenance (St Johns Golf)	\$65,000	\$5,417	\$5,363	\$54
Landscape Maintenance Contingency	\$52,000	\$4,333	\$0	\$4,333
Lake Maintenance	\$27,360	\$2,280	\$2,280	\$0
Amenities and Recreation Management	\$102,736	\$8,561	\$6,005	\$2,556
Security	\$59,854	\$4,988	\$220	\$4,768
Lifeguards/Pool Monitors	\$40,892	\$3,408	\$0	\$3,408
Pool Maintenance	\$35,000	\$2,917	\$0	\$2,917
Splash Pad Maintenance	\$6,000	\$500	\$0	\$500
Janitorial Maintenance	\$22,500	\$1,875	\$1,611	\$264
Electric	\$76,500	\$6,375	\$0	\$6,375
Water	\$16,000	\$1,333	\$1,114	\$220
Refuse Service	\$500	\$42	\$0	\$42
Permits	\$2,000	\$167	\$0	\$167
Repairs & Maintenance	\$20,000	\$1,667	\$2,974	(\$1,307)
Street & Tennis Court Lighting Maintenance	\$11,000	\$917	\$0	\$917
Repairs & Replacements-Amenity Center	\$20,000	\$1,667	\$0	\$1,667
Tennis Court Maintenance	\$7,500	\$625	\$0	\$625



**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<i><u>Field Expenditures: (continued)</u></i>				
Supplies	\$20,000	\$1,667	\$1,313	\$353
Special Events	\$25,000	\$4,975	\$4,975	\$0
Holiday Decorations	\$20,000	\$5,720	\$5,720	\$0
Workers Compensation Insurance	\$2,000	\$167	\$0	\$167
Property Insurance	\$29,452	\$29,452	\$27,532	\$1,920
Telephone/Internet/Cable TV	\$12,500	\$1,042	\$285	\$757
Website Fees	\$5,040	\$420	\$0	\$420
Office Supplies	\$700	\$58	\$0	\$58
Contingencies	\$3,000	\$250	\$0	\$250
Youth Programs	\$45,000	\$3,750	\$0	\$3,750
<b>TOTAL FIELD</b>	<b>\$910,372</b>	<b>\$109,807</b>	<b>\$65,954</b>	<b>\$43,853</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,064,431</b>	<b>\$136,717</b>	<b>\$87,286</b>	<b>\$49,432</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$53,823)</b>	<b>(\$132,940)</b>	<b>(\$87,286)</b>	<b>\$45,655</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In-Excess DS Revenues	\$0	\$0	\$0	\$0
Interfund Transfer Out-Capital Reserve (FY21)	(\$91,562)	(\$7,630)	\$0	\$7,630
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$91,562)</b>	<b>(\$7,630)</b>	<b>\$0</b>	<b>\$7,630</b>
<b>Net change in fund balance</b>	<b>(\$145,385)</b>	<b>(\$140,571)</b>	<b>(\$87,286)</b>	<b>\$53,285</b>
FUND BALANCE - Beginning	\$145,385		\$612,293	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$525,007</u>	

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2016**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$25	\$2	\$0	(\$2)
Assessments - Levy	\$552,515	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$552,540</b>	<b>\$2</b>	<b>\$0</b>	<b>(\$2)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A</u></b>				
Interest - 11/01	\$76,146	\$0	\$0	\$0
Interest - 05/01	\$76,146	\$0	\$0	\$0
Principal - 05/01	\$400,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$552,293</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$247</b>	<b>\$2</b>	<b>\$0</b>	<b>(\$2)</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)-To General Fund	\$105	\$9	\$0	(\$9)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$105</b>	<b>\$9</b>	<b>\$0</b>	<b>(\$9)</b>
<b>Net change in fund balance</b>	<b>\$352</b>	<b>\$11</b>	<b>\$0</b>	<b>(\$11)</b>
FUND BALANCE - Beginning	\$76,146		\$274,251	
FUND BALANCE - Ending	<u>\$76,498</u>		<u>\$274,251</u>	

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2020**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
Assessments - Levy	\$73,780	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$73,780</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2020A</u></b>				
Interest - 11/01	\$31,831	\$0	\$0	\$0
Interest - 05/01	\$31,831	\$0	\$0	\$0
Principal - 05/01	\$10,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$73,663</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$118</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>Net change in fund balance</b>	<b><u>\$118</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
FUND BALANCE - Beginning	\$33,214		\$147,294	
FUND BALANCE - Ending	<b><u>\$33,332</u></b>		<b><u>\$147,294</u></b>	

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2023**

Series 2016, Special Assessment Bonds		
Interest Rate:	2.125%	
Maturity Date:	5/1/23	\$400,000.00
Interest Rate:	2.375%	
Maturity Date:	5/1/24	\$410,000.00
Interest Rate:	2.40%	
Maturity Date:	5/1/25	\$420,000.00
Interest Rate:	2.50%	
Maturity Date:	5/1/26	\$430,000.00
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000.00
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000.00
Bonds outstanding - 9/30/2022		\$5,430,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$5,430,000.00</b>
Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$785,000.00
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000.00
Bonds outstanding - 9/30/2022		\$2,500,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$2,500,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$7,930,000.00</b>

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$500	\$42	\$250	\$209
<b>TOTAL REVENUES</b>	<b>\$500</b>	<b>\$42</b>	<b>\$250</b>	<b>\$209</b>
<b><u>EXPENDITURES:</u></b>				
Repairs & Replacements	\$63,797	\$5,316	\$2,704	\$2,613
<b>TOTAL EXPENDITURES</b>	<b>\$63,797</b>	<b>\$5,316</b>	<b>\$2,704</b>	<b>\$2,613</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$63,297)</b>	<b>(\$5,275)</b>	<b>(\$2,454)</b>	<b>\$2,821</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$91,562	\$7,630	\$0	(\$7,630)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$91,562</b>	<b>\$7,630</b>	<b>\$0</b>	<b>(\$7,630)</b>
<b>Net change in fund balance</b>	<b>\$28,265</b>	<b>\$2,355</b>	<b>(\$2,454)</b>	<b>(\$4,809)</b>
FUND BALANCE - Beginning	\$109,327		\$106,607	
FUND BALANCE - Ending	<u>\$137,591</u>		<u>\$104,153</u>	

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND**  
**SERIES 2016**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net change in fund balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
FUND BALANCE - Beginning	\$0		\$6,140	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$6,140</u>	

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND**  
**SERIES 2020**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Bond Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net change in fund balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
FUND BALANCE - Beginning	\$0		\$654,161	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$654,161</u>	

**SAMPSON CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<b>Revenues</b>													
Maintenance Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Youth Programs Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Resident Membership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,925
Information Technology	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Telephone	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65
Insurance	\$9,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,273
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Office Supplies	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$21,331</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,331</b>



**SAMPSON CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<b><u>Field Expenditures</u></b>													
Field Operation Manager	\$6,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,563
Landscape Maintenance (Duval Landscape)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance (St Johns Golf)	\$5,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,363
Landscape Maintenance Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$2,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,280
Amenities and Recreation Management	\$6,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,005
Security	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Lifeguards/Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Splash Pad Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Maintenance	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water	\$1,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,114
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$2,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,974
Street & Tennis Court Lighting Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Replacements-Amenity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tennis Court Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,313
Special Events	\$4,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,975
Holiday Decorations	\$5,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,720
Workers Compensation Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$27,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,532
Telephone/Internet/Cable TV	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Website Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Youth Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field Expenses</b>	<b>\$65,954</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,954</b>
<b>Subtotal Operating Expenditures</b>	<b>\$87,286</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,286</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Excess Revenues (Expenditures)</b>	<b>(\$87,286)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$87,286)</b>

**Sampson Creek**  
**Community Development District**  
**Series 2016 Construction Schedule**

**1. Recap of Capital Project Fund Activity Through October 31, 2022**

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$20,861.12
	Interfund Transfers	\$209,555.02
	Miscellaneous Income	\$0.00
	Bond Proceeds	\$1,039,435.27
Use of Funds:		
Disbursements:	Pool Area Improvements	(\$646,823.76)
	General Community Lighting Improvements	(\$29,268.00)
	Sport Court Improvements	(\$31,339.11)
	Security Improvements	(\$78,066.65)
	Common Area Enhancements	(\$15,525.00)
	Professional Fees	(\$93,426.34)
	Cost of Issuance	(\$369,262.90)
Adjusted Balance in Construction Account at October 31, 2022		<u><u>\$6,139.65</u></u>

**2. Funds Available For Construction at October 31, 2022**

Book Balance of Construction Fund at October 31, 2022		\$6,139.65
A. <b>Crown Pools</b>		
	Contract Amount	\$637,347.00
	Tuffcoat/Sod Replacement	(\$14,400.00)
	Paid to Date (CRF)	(\$64,406.90)
	Paid to Date (Series 2016)	(\$558,540.10)
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
Construction Funds available at October 31, 2022		<u><u>\$6,139.65</u></u>

**3. Investments - US Bank**

October 31, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.05%		\$6,139.65	\$6,139.65
				Due to Capital Reserve Fund	\$0.00
				Contracts Payable	\$0.00
				Balance at 10/31/2022	<u><u>\$6,139.65</u></u>

**Sampson Creek**  
**Community Development District**  
**Capital Reserve Fund**

**1. Recap of Capital Project Fund Activity Through October 31, 2022**

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$26,770.44
	Interfund Transfers	\$1,995,086.95
	Miscellaneous Income	\$30,000.00
Use of Funds:		
Disbursements:		
	Fitness Room Construction	(\$365,869.80)
	Fitness Equipment	(\$144,378.59)
	Clubhouse Equipment	(\$122,203.48)
	Building Renovations	(\$23,488.64)
	Pool Renovations	(\$308,675.54)
	Signs	(\$27,843.80)
	Benches	(\$9,185.00)
	Bike Rack	(\$1,499.00)
	Golf Cart Path	(\$60,590.50)
	Other R & R	(\$817,893.30)
	Reserve Study	(\$5,240.00)
	Professional Fees	(\$55,156.59)
Adjusted Balance in Construction Account at October 31, 2022		<b><u>\$109,833.15</u></b>

**2. Funds Available For Construction at October 31, 2022**

Book Balance of Construction Fund at October 31, 2022	\$109,833.15
Construction Funds available at October 31, 2022	<b><u>\$109,833.15</u></b>

**3. Investments - State Board of Administration**

October 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.33%		\$109,833.15	\$109,833.15
Due to/from Other Funds					\$0.00
Contracts Payable					\$0.00
Balance at 10/31/2022					<b><u>\$109,833.15</u></b>

**Sampson Creek**  
**Community Development District**  
**Series 2020 Construction Schedule**

**1. Recap of Capital Project Fund Activity Through October 31, 2022**

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$7,650.06
	Interfund Transfers	\$0.00
	Miscellaneous Income	\$0.00
	Bond Proceeds	\$2,362,749.91
Use of Funds:		
Disbursements:	Road Resurface	(\$1,201,949.76)
	Amenity Enhancements	(\$124,231.83)
	Recreational Enhancements	(\$67,835.46)
	Stormwater System Repairs	\$0.00
	Professional Fees	(\$18,169.79)
	Cost of Issuance	(\$304,052.04)
Adjusted Balance in Construction Account at October 31, 2022		<u><u>\$654,161.09</u></u>

**2. Funds Available For Construction at October 31, 2022**

Book Balance of Construction Fund at October 31, 2022	\$654,161.09
Construction Funds available at October 31, 2022	<u>\$654,161.09</u>

**3. Investments - US Bank**

October 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.05%		\$689,829.32	\$689,829.32
				Due to Capital Reserve Fund	\$0.00
				Contracts Payable	(\$35,668.23)
				Balance at 10/31/2022	<u><u>\$654,161.09</u></u>

*C.*

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

***Check Run Summary***

November 17, 2022

**GENERAL FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
10/24/2022	7915	\$5,720.00
11/1/2022	7916-7933	\$64,013.97
<b>Total</b>		<b><u><u>\$69,733.97</u></u></b>

**CAPITAL RESERVE FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
11/1/2022	232	\$2,680.00
<b>Total</b>		<b><u><u>\$2,680.00</u></u></b>

\* FedEx Invoices will be provided separately upon request.

AP300R  
\*\*\* CHECK NOS. 007915-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SAMPSON CREEK - GENERAL FUND  
BANK A SAMPSON CREEK CDD

RUN 11/10/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/24/22	00388	10/24/22 1731	202210 320-57200-52005		*	5,720.00	
			50% DEPOSIT-HOLIDAY LGHTS				
				M & G HOLIDAY & EVENT LIGHTING			5,720.00 007915
11/01/22	00413	10/03/22 221003	202210 320-57200-54500		*	580.00	
			CHANGE LIGHT CONTACT BOX				
		10/06/22 221008	202210 320-57200-54500		*	196.00	
			REPLACE PHOTO CELL-POOL				
				BEACON ELECTRICAL CONTRACTORS, INC.			776.00 007916
11/01/22	00444	11/01/22 WQ334041	202211 320-57200-54505		*	569.51	
			BENCH				
				BELSON OUTDOORS			569.51 007917
11/01/22	00311	9/08/22 85633	202209 320-57200-54500		*	45.00	
			BACKFLOW TESTING				
				BOB'S BACKFLOW & PLUMBING SERVICES			45.00 007918
11/01/22	00443	11/01/22 8161119	202211 320-54100-46200		*	12,577.17	
			NOV 22 LANDSCAPE MAINT.				
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			12,577.17 007919
11/01/22	00435	9/06/22 7730382	202209 310-51300-48000		*	68.00	
			NOTICE OF MEETING				
		9/06/22 7730382	202209 310-51300-48000		*	74.80	
			FY 23 MEETING DATES				
				CA HOLDINGS, LLC			142.80 007920
11/01/22	00397	7/02/22 19-0868	202211 300-15500-10100		*	4,909.13-	
			JUN 22 GUARD SVCS.				
		9/01/22 19-0905	202208 320-57200-34501		*	4,872.59	
			AUG 22 SECURITY SERVICES				
		10/03/22 19-0928	202209 320-57200-34501		*	5,785.71	
			SEPT 22 GUARD SVCS.				
				CENTRAL SECURITY AGENCY			5,749.17 007921
11/01/22	00319	10/04/22 1110956-	202211 320-57200-41000		*	626.04	
			SERVICE THRU 11/13/2022				
				COMCAST			626.04 007922
11/01/22	00285	9/01/22 JAK09220	202209 320-57200-45300		*	1,611.00	
			SEPT 22 JANITORIAL SVCS.				
		10/01/22 JAK10220	202210 320-57200-45300		*	1,611.00	
			OCT 22 JANITORIAL SVCS.				
		11/01/22 JAK11220	202211 320-57200-45300		*	1,611.00	
			NOV 22 JANITORIAL SVCS.				
				JANI-KING OF JACKSONVILLE			4,833.00 007923
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 007915-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SAMPSON CREEK - GENERAL FUND  
BANK A SAMPSON CREEK CDD

RUN 11/10/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/22	00022	10/17/22 14873242	202210 320-54100-43100	SERVICE THRU 10/11/2022	*	94.95	
		10/17/22 82743242	202210 320-54100-43100	SERVICE THRU 10/10/2022	*	1,018.74	
			JEA				1,113.69 007924
11/01/22	01003	10/28/22 125515	202210 320-57200-54500	FIX POWER ISSUE/CHAIN 2	*	252.50	
			JSC SYSTEMS				252.50 007925
11/01/22	00430	10/31/22 17923-1	202209 310-51300-31500	LEGAL FEES THRU 9/30/2022	*	3,221.40	
		10/31/22 17923-5	202209 310-51300-31500	LEGAL FEES THRU 9/30/2022	*	97.50	
			KUTAK ROCK LLP				3,318.90 007926
11/01/22	00441	10/28/22 141	202210 320-57200-54500	CLEANED SIGNS/MONUMENTS	*	978.00	
		10/28/22 142	202210 320-57200-54500	PRESSURE WASH SIGNS	*	500.00	
			MY CLEAN ROOF				1,478.00 007927
11/01/22	00269	10/13/22 359	202209 320-57200-54500	SEPT 22 FACILITY MGMT	*	873.07	
		10/13/22 359	202209 320-57200-54502	SEPT 22 FACILITY MGMT	*	1,100.00	
		10/13/22 359	202209 320-57200-54503	SEPT 22 FACILITY MGMT	*	705.00	
			RIVERSIDE MANAGEMENT SERVICES, INC.				2,678.07 007928
11/01/22	00440	10/27/22 11687-2	202210 320-57200-54500	SVCS 10/27/22	*	375.00	
			ROCK SOLID PLUMBING/BATH PLANET				375.00 007929
11/01/22	00192	6/30/22 6.30.22	202206 320-54100-46201	JUNE 22 BERMUDA COMMONS	*	5,438.57	
		7/31/22 7.31.22	202207 320-54100-46201	JULY 22 BERMUDA COMMONS	*	5,466.51	
		8/31/22 8.31.22	202208 320-54100-46201	AUG 22 BERMUDA COMMONS	*	5,463.55	
		9/30/22 9.30.22	202209 320-54100-46201	SEP 22 BERMUDA COMMONS	*	5,480.75	
		10/31/22 10.31.22	202210 320-54100-46201	OCT 22 BERMUDA COMMONS	*	5,362.74	
			ST. JOHNS GOLF & COUNTRY CLUB				27,212.12 007930
			SAMC SAMPSON CREEK SHENNING				



SAMC   SAMPSON   CREEK   SHENNING

**M&G Holiday Lighting**

4845 Belle Terre Pkwy

Palm Coast, FL 32164 US

holiday@mgbusinessventures.com

**INVOICE****BILL TO**

Leah Tincher

205 St. Johns Drive

St. Augustine, FL 32095

**INVOICE**

1731

**DATE**

10/24/2022

**TERMS**

Due on receipt

**DUE DATE**

10/24/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - Reinstall	1	125.00	125.00
	Re-Install 2, 36" pre-lit wreaths with custom bow to both the clubhouse as well as the amenity buildings			
	Holiday Lighting - Reinstall	1	1,368.50	1,368.50
	Re-Install WW C7 lighting to amenity and golf clubhouse fascia / gutter line			
	Holiday Lighting - Reinstall	1	2,250.00	2,250.00
	Re-Install 36" pre-lit wreaths with custom bows and pre-lit garland to 24 posts			
	Holiday Lighting - Reinstall	1	62.50	62.50
	Re-Install 1, 48" pre-lit wreath to the bridge at entrance with custom bow			
	Holiday Lighting - Reinstall	1	87.50	87.50
	Re-Install C7 WW lights to bridge at the entrance			
	Holiday Lighting - Reinstall	1	855.00	855.00
	Re-Wrap 4 tree trunks on the west shoulder of the main entrance and 5 in the median of the main entrance with WW minis up 11' (3" spacing)			
	Holiday Lighting - Reinstall	1	625.00	625.00
	Re-Install, 24, 10" WW LED spheres. 8 per tree (center median only). These would be affixed into the lower branches all at similar height just above the trunk			
	Holiday Lighting - Reinstall	1	781.25	781.25
	Re-Install 20, 15" WW LED snowflakes. 4 per tree on the entrance side. These to be affixed just above the trunk at similar heights just above the trunk.			
	Holiday Lighting - Reinstall	1	125.00	125.00
	Re-Install 2, 36" pre-lit wreaths with pre-lit garland to the 2 front entrance median light posts			
	Holiday Lighting - Reinstall	1	154.00	154.00
	Re-Install C7 WW lights to the neighborhood signs at the entrance			
	Holiday Lighting - Reinstall	1	1,125.00	1,125.00
	Re-Install 6, 5' snowflakes and pre-lit garland to front entrance posts			

Holiday Lighting - Reinstall	Re-Install 5 holiday flags	1	781.25	781.25
Equipment charges	Boom Rental and Truck Rental for Install and Removal	1	850.00	850.00
Removal	Removal of Lights and Decor at the end of the season	1	1,500.00	1,500.00
Miscellaneous - Wire - Plugs, Supplies, etc	Miscellaneous - Wire - Plugs, Supplies, etc	1	125.00	125.00
Storage	Storage of Holiday lights and decor till the next season	1	625.00	625.00

---

BALANCE DUE

**\$11,440.00**

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306  
Jacksonville, Florida 32218  
Phone: 904-338-5394  
Fax: 904-751-6583

## INVOICE # 221003

Date: 10-3-2022

To: Riverside Management Services, Inc.  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

Attn: Marc  
Phone: 904-288-7667  
Email: mrousseau@rmsnf.com

### WORK COMPLETED @ St. Johns Golf & Country Club

Labor and materials to :

-Changed lighting contactor box at  
maintenance building.

BALANCE DUE: \$ 580.00

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a *one-year warranty* effective as of the date of this invoice.

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306  
Jacksonville, Florida 32218  
Phone: 904-338-5394  
Fax: 904-751-6583

## INVOICE # 221008

Date: 10-6-2022

To: Riverside Management Services, Inc.  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

Attn: Marc  
Phone: 904-288-7667  
Email: mrousseau@rmsnf.com

### WORK COMPLETED @ St. Johns Golf & Country Club

Labor and materials to :  
-Replace photo cell for pool lighting..

BALANCE DUE: \$ 196.00

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a *one-year warranty* effective as of the date of this invoice.

**Quote #**  
**WQ 334041**

Here is the Quote as per your request. The 'Shipping' total has been applied.  
To place an order, simply click 'Submit Order Confirmation' below.  
Please print this page for your records.  
Customer Order Confirmation is **required** to process order.



627 Amersale Drive  
Naperville, IL. 60563  
sales@belson.com

Toll Free: 1-800-323-5664  
Phone: 1-630-897-8489  
Fax: 1-630-897-0573

**QUOTE #**  
**WQ 334041**

Expires 12/2/2022

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PLS6WB-P	Economizer 6' Bench With Back, 3 Legs & (7) 1-1/4" x 3-1/4" Planks CD Cedar Back/Seat BL Black Frame	105	1	\$412.00	\$412.00
Subtotal		105	Subtotal		\$412.00
			<input type="checkbox"/> 0.0000% Tax		\$0.00
Customer Order Confirmation is required to process order.			Shipping		\$157.51
Your Order will not be shipped without your "Order Confirmation"			Grand Total		\$569.51

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

**Bill To:****Ship To:**

First/Last Name Marc Rousseau

Company Sampson Creek CDD

Address 1 219 St Johns Golf Dr

Address 2

City St. Augustine

State FL

Zip Code 32092

Country USA

Phone 904-803-2763

Fax

Email mrousseau@rmsnf.com

Ship To Sampson Creek CDD

Address 1 219 St Johns Golf Dr

Address 2

City St. Augustine

State FL

Zip Code 32092

Country USA

Phone 904-803-2763

Contact Marc Rousseau

Email mrousseau@rmsnf.com

**Additional Delivery Services**☒ Phone Call 24 Hours Prior to Delivery☒ Delivery to Residential or Non-Commercial Truck Route Addresses☐ Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

♦ Does Not apply to UPS shipments

**Special Instructions**

et-phone

**Intended Payment Method**

Visa

☐

MasterCard

☐

American Express

☐

Discover

☐

Check with Order

☐

On Account

☐**Order Confirmation Method — Customer Confirmation is Required to Complete Order**☒ Email Order Confirmation mrousseau@rmsnf.com☐ Fax Order Confirmation☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To')

Phone

**Submit Order Confirmation****Cancel Order**



**Subject:** Fwd: Belson.com – Your Quote Request WQ334041  
**Date:** Tuesday, November 1, 2022 at 10:01:40 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**CC:** Daniel Laughlin <dlaughlin@gmsnf.com>

Hi Sharyn,

I am forwarding you a quote for a new BELSON outdoor bench for the Sampson Creek Community. I have approval from the Chairman to purchase this bench, however, I do not have a Sampson credit card to use, so BELSON will accept a check for the amount of \$569.51 without taxes. Please click on the link on the forwarded email and review the information. The lead time for this bench is 14 weeks, so a check mailed to BELSON would be greatly appreciated. I believe this cost code is the code to use since I am replacing a current broken bench:

001 320 57200 54502 Repairs/Replacements – Amenity

Feel free to reach out if you have any questions.

**Marc J. Rousseau**  
Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

----- Forwarded message -----

From: **Belson Outdoors - Erica** <[Erica.Turner@belson.com](mailto:Erica.Turner@belson.com)>  
Date: Tue, Nov 1, 2022 at 9:34 AM  
Subject: RE: [Belson.com](mailto:Belson.com) – Your Quote Request WQ334041  
To: Marc Rousseau <[mrousseau@rmsnf.com](mailto:mrousseau@rmsnf.com)>

Hello Marc

Quote without taxes.

[Belson Outdoors - Quote WQ 334041](#)

Thank you,

Erica Turner



Customer Service | Belson Outdoors, LLC.  
627 Amersale Drive | Naperville, IL 60563  
Toll Free: (800) 323-5664 | F: (630) 897-0573

---

**From:** Marc Rousseau <[mrrousseau@rmsnf.com](mailto:mrrousseau@rmsnf.com)>  
**Sent:** Tuesday, November 1, 2022 8:23 AM  
**To:** Belson Outdoors - Erica <[Erica.Turner@belson.com](mailto:Erica.Turner@belson.com)>  
**Subject:** Re: [Belson.com](https://belson.com) – Your Quote Request WQ334041

**Attention! This email originates from outside the organization!**

**Do not open attachments or click any links unless you are sure the contents of this email are safe.**

- Corporate IT

Good Morning Erica,

Thank you for the quote on the Belson bench. We are a tax exempt community. I have attached our Florida tax exempt certificate for your review and approval. If you would be so kind as to create a new estimate without the taxes and send it back, I will get this order processed quickly. (see attached tax exempt certificate)

Feel free to reach out with any questions.

**Marc J. Rousseau**

Operations Manager

Sampson Creek @ St. John's Golf & CC

205 St. John's Golf Drive

St. Augustine, FL 32092

On Tue, Nov 1, 2022 at 9:00 AM Belson Outdoors - Erica <[Erica.Turner@belson.com](mailto:Erica.Turner@belson.com)> wrote:

Hello Marc

Thank you again for your interest in Belson Outdoors. Please click on the link below to be directed to your quote.

Belson Outdoors - Quote WQ 334041

These items have an estimated production lead time of: 15 weeks

If you have any questions or need anything else, please do not hesitate to contact me.

Thank you,

Erica Turner

Customer Service | Belson Outdoors, LLC.  
627 Amersale Drive | Naperville, IL 60563  
Toll Free: (800) 323-5664 | F: (630) 897-0573

### Statement

Date
10/26/2022

To:
Sampson Creek CDD Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092

					Amount Due	Amount Enc.
					\$45.00	
Date	Transaction				Amount	Balance
09/08/2022	Sampson Creek CDD- INV #85633. Due 10/08/2022. Orig. Amount \$45.00. 3085758				45.00	45.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
0.00	45.00	0.00	0.00	0.00	\$45.00	

**Subject:** Fwd: Bobs Backflow Statement Sampson Creek  
**Date:** Thursday, October 27, 2022 at 10:28:59 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** 20221026133043062.pdf

Good morning Sharyn,

I am forwarding invoice #85633 for the amount of \$45.00 for services provided by Bob's Backflow & Plumbing Services, Inc. Please use cost code:

001 320 57200 54500 Repairs & Maintenance

Feel free to reach out with any questions.

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

----- Forwarded message -----

From: **Operations Admin** <ops@rmsnf.com>  
Date: Wed, Oct 26, 2022 at 1:39 PM  
Subject: Bobs Backflow Statement Sampson Creek  
To: Marc Rousseau <mrousseau@rmsnf.com>  
Cc: Jerry Lambert <jlambert@rmsnf.com>

Marc,

Please see the below statement for processing from Bob's Backflow & Plumbing Services, Inc.

Thanks,  
Timi

Operations Administrator  
9655 Florida Mining Blvd. W  
Bldg. 300, Suite 305  
Jacksonville, FL 32257  
Office: (904) 288-7667 (ext.0)  
Fax: (904) 288-7669  
[ops@rmsnf.com](mailto:ops@rmsnf.com)



# INVOICE

Sampson Creek CDD  
475 West Town Pl Ste 114  
St. Augustine FL 32095

Customer #: 14846146  
Invoice #: 8161119  
Invoice Date: 11/1/2022  
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For November	12,577.17
Total invoice amount		12,577.17
Tax amount		
Balance due		12,577.17

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

-----  
*Please detach stub and remit with your payment*

## Payment Stub

Customer Account#: 14846146  
Invoice #: 8161119  
Invoice Date: 11/1/2022

Amount Due:      \$12,577.17
------------------------------

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

Sampson Creek CDD  
475 West Town Pl Ste 114  
St. Augustine FL 32095

**Subject:** Re: FW: Invoice #8161119 for Sampson Creek CDD  
**Date:** Tuesday, November 1, 2022 at 8:26:52 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**CC:** Daniel Laughlin <dlaughlin@gmsnf.com>

Good Morning Sharyn,

Please pay Brightview invoice #8161119 for the amount of \$12,577.17 using cost code:

001 320 54100 46200 Landscape Maintenance – Duval

Sharyn, this cost code is coded for Duval Landscape and they are no longer a vendor with us. The new landscape vendor is Brightview. Would we continue to use the same cost code just worded for Brightview, or is there another code that I should use?

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

On Mon, Oct 31, 2022 at 4:41 PM Sharyn Henning <shenning@gmssf.com> wrote:  
For approval.

Sharyn Henning, CPA\*  
GMS-SF, LLC  
5385 North Nob Hill Road  
Sunrise, FL 33351  
(954) 721-8681 x205  
[www.govmgtsvc.com](http://www.govmgtsvc.com) <<http://www.govmgtsvc.com>>  
[shenning@gmssf.com](mailto:shenning@gmssf.com)

\*Regulated by the State of Florida

On 10/31/22, 4:24 PM, "[Billing@brightview.com](mailto:Billing@brightview.com)" <[Billing@brightview.com](mailto:Billing@brightview.com)> wrote:

Dear Sampson Creek CDD,

Please find the attached copy of Invoice #8161119 dated 11/1/2022.

If you have any questions regarding this invoice, please call 904-292-0716.

Sincerely,

BrightView Landscape Services, Inc.



# LOCALiQ

## FLORIDA

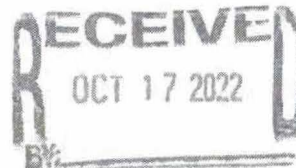
ACCOUNT NAME Sampson Creek Cdd/Gms		ACCOUNT # 764139	PAGE # 1 of 1
INVOICE # 0004924925	BILLING PERIOD Sep 1- Sep 30, 2022	PAYMENT DUE DATE October 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$142.80	
BILLING ACCOUNT NAME AND ADDRESS  Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

000076413900000000000000049249250001428067177

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR\_15660

Date	Description	Amount
9/1/22	Balance Forward	\$275.80
9/29/22	PAYMENT - THANK YOU	-\$275.80

Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
9/6/22	7730382	NOTICE OF MEETING SAMPSON CREEK CDD		\$68.00
9/6/22	7730780	FY23 mtg dates		\$74.80



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

ACCOUNT NAME Sampson Creek Cdd/Gms		PAYMENT DUE DATE October 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 764139		INVOICE NUMBER 0004924925				
CURRENT DUE \$142.80	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$142.80
REMITTANCE ADDRESS (include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			<p>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</p> <p><input type="checkbox"/> VISA    <input type="checkbox"/> MASTERCARD    <input type="checkbox"/> DISCOVER    <input type="checkbox"/> AMEX</p> <p>Card Number _____</p> <p>Exp Date ____/____/____    CVV Code _____</p> <p>Signature _____    Date _____</p>			

000076413900000000000000049249250001428067177

CENTRAL SECURITY AGENCY  
2131 A State Road 16  
St Augustine, FL 32084  
904-458-5555  
billing@centsec.us  
www.centsec.us



BILL TO  
Sampson Creek Community  
Development District  
219 Saint Johns Golf Dr  
Saint Augustine, FL  
320921053  
USA

INVOICE 19-0868

DATE 07/02/2022 TERMS Net 20

DUE DATE 07/22/2022

*paid twice  
ppd DH.*  
*320 57200.34501*

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services June 2022 Week 1	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services June 2022 Week 2	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services June 2022 Week 3	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services June 2022 Week 4	40	26.00	1,040.00T
Patrol Vehicle	Patrol Vehicle	4	160.00	640.00T
Fuel Charge	Fuel Charge for June 2022	1	109.13	109.13T

Thanks for choosing us as your security provider.  
We greatly appreciate the opportunity.

FEIN #46-3475536

SUBTOTAL	4,909.13
TAX (0)	0.00
TOTAL	4,909.13

TOTAL DUE **\$4,909.13**

Information contained in this document is considered confidential and proprietary and is intended solely for the use of the individual or entity to whom it is addressed.

Disclosure or use of any such information without the written consent of the Central Security Agency and/or above listed client is strictly prohibited.



**CENTRAL SECURITY AGENCY**

2131 A State Road 16

St Augustine, FL 32084

904-458-5555

billing@centsec.us

www.centsec.us

**BILL TO**

Sampson Creek Community

Development District

219 Saint Johns Golf Dr

Saint Augustine, FL

320921053

USA

300.57200.34501  
JD

**INVOICE 19-0905****DATE 09/01/2022 TERMS Net 20****DUE DATE 09/21/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services Week 1 August 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 1 August 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 1 August 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 1 August 2022	40	26.00	1,040.00T
Patrol Vehicle	Patrol Vehicle	4	160.00	640.00T
Fuel Charge	Fuel Charge for August 2022	1	72.59	72.59T

Thanks for choosing us as your security provider.  
We greatly appreciate the opportunity.

FEIN #46-3475536

**SUBTOTAL**

4,872.59

**TAX (0)**

0.00

**TOTAL**

4,872.59

**TOTAL DUE****\$4,872.59**

Information contained in this document is considered confidential and proprietary and is intended solely for the use of the individual or entity to whom it is addressed.

Disclosure or use of any such information without the written consent of the Central Security Agency and/or above listed client is strictly prohibited

**CENTRAL SECURITY AGENCY**

2131 A State Road 16  
St Augustine, FL 32084  
904-458-5555  
billing@centsec.us  
www.centsec.us

**BILL TO**

Sampson Creek Community  
Development District  
219 Saint Johns Golf Dr  
Saint Augustine, FL  
320921053  
USA

**INVOICE 19-0928****DATE 10/03/2022 TERMS Net 20****DUE DATE 10/23/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services Week 1 September 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 2 September 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 3 September 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 4 September 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 5 September 2022	40	26.00	1,040.00T
Patrol Vehicle	Patrol Vehicle	1	500.00	500.00T
Fuel Charge	Fuel Charge for September 2022	1	85.71	85.71T

Thanks for choosing us as your security provider.  
We greatly appreciate the opportunity.

**SUBTOTAL** 5,785.71  
**TAX (0)** 0.00

Information contained in this document is considered confidential and proprietary and is intended solely for the use of the individual or entity to whom it is addressed.

Disclosure or use of any such information without the written consent of the Central Security Agency and/or above listed client is strictly prohibited

Security - Swords  
320.57200.34501





## Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC 2, SAINT  
AUGUSTINE, FL, 32092-1053

Previous balance		\$627.23
Payment - thank you	Sep 28	-\$627.23
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$618.15
Taxes, fees and other charges	Page 3	\$7.89
<b>New charges</b>		<b>\$626.04</b>

**Amount due Oct 25, 2022 \$626.04**

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Oct 04, 2022 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

## Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

OCT 13 2022

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  
BUSINESS141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
98330310 NO RP 04 20221004 NNNNNNNY 0000709 0004FITN SAMPSON CRK CDD POOL  
HOME OFC 2  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number

8495 74 140 1110956

Payment due

Oct 25, 2022

Please pay

**\$626.04**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574140111095600626044

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

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



## Faster speeds. More solutions. Bigger savings.

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

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



## Need help? We're here for you



### Visit us online

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



### Call us anytime

800-391-3000

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.

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

### Accessibility:

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



## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

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





**Regular monthly charges \$618.15****Comcast Business services \$316.80**

TV Standard Business Video.	\$74.95
Business Internet 75	\$152.95
Voice Line Business Voice. Qty 2 @ \$44.45 each	\$88.90

**Add ons \$0.00**

Public View Service Business Video.	\$0.00
Includes \$20.00 Service Discount	

**Equipment & services \$260.45**

CableCARD Service To Additional TV.	✓
Digital Adapter	✓
CableCARD Service To Additional TV. Qty 6 @ \$7.25 each	\$43.50
Equipment Fee TV Box.	\$200.00
Equipment Fee Internet.	✓
Equipment Fee Voice.	\$16.95

**Service fees \$40.90**

Directory Listing Management Fee	\$3.00
Voice Network Investment	\$3.00
Broadcast TV Fee	\$24.95
Regional Sports Fee	\$9.95

**Taxes, fees and other charges \$7.89****Other charges \$7.89**

Regulatory Cost Recovery	\$2.17
Federal Universal Service Fund	\$5.72

**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

This shows a service is included in your package: ✓

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$20.00 this month with your service discount.



Additional information

**Federal Universal Service Fund (USF):** The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services at the FCC's approved rate. See: [fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support](https://fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support). A new rate becomes effective October 1, 2022.

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.

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





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

Invoice	
<b>Date</b> 9/1/2022	<b>Number</b> JAK09220028
<b>Due Date</b> 9/30/2022	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$1,611.00	<b>Amount Remitted</b>

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

**For:**  
 Same as Sold To

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

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



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

**For:**  
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK09220028	9/1/2022	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	9/30/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER				\$1,611.00	\$1,611.00
Make All Checks Payable to: JANI-KING OF JACKSONVILLE					Amount of Sale	\$1,611.00
					Sales Tax	\$0.00
					Total	\$1,611.00



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

Invoice	
<b>Date</b> 10/1/2022	<b>Number</b> JAK10220028
<b>Due Date</b> 10/31/2022	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$1,611.00	<b>Amount Remitted</b>

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

**For:**  
 Same as Sold To

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

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



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

**For:**  
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK10220028	10/1/2022	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	10/31/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER				\$1,611.00	\$1,611.00
Make All Checks Payable to: JANI-KING OF JACKSONVILLE					Amount of Sale	\$1,611.00
					Sales Tax	\$0.00
					Total	\$1,611.00





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

Invoice	
<b>Date</b> 11/1/2022	<b>Number</b> JAK11220025
<b>Due Date</b> 11/30/2022	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$1,611.00	<b>Amount Remitted</b>

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

**For:**  
Same as Sold To

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

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



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

**For:**  
Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK11220025	11/1/2022	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	11/30/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR NOVEMBER				\$1,611.00	\$1,611.00
Make All Checks Payable to: JANI-KING OF JACKSONVILLE					Amount of Sale	\$1,611.00
					Sales Tax	\$0.00
					Total	\$1,611.00



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 3

Customer Name: SAMPSON CREEK COMMUNITY

Account #: 1487324200

Cycle: 15

Bill Date: 10/17/22

### TOTAL SUMMARY OF CHARGES

Irrigation ..... \$ 94.95

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

Total New Charges: ..... \$ 94.95



Please pay immediately. You can disregard this message if your payment or other arrangements have been made.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

OCT 24 2022

Please pay immediately.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$110.19	\$0.00	\$110.19	\$94.95	\$205.14

WE APPRECIATE  
YOUR BUSINESS

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

Additional information 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.

☐

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

Acct#: 1487324200		Bill Date: 10/17/22		Please pay the full account balance immediately.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$110.19	\$0.00	\$110.19	\$94.95	\$205.14	

# 0000153

I=10010000



153 1 MB 0.512  
SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

\*\* JEA \*\*  
PO BOX 45047  
JACKSONVILLE FL 32232-5047

02721487324200000000000004000020514010100000001500013



Customer Name: SAMPSON CREEK COMMUNITY

Account #: 1487324200

Cycle: 15

Bill Date: 10/17/22

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 09/09/22 - 10/08/22 Reading Date: 10/08/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
73470057	29	2731	Regular	3/4	7000 GAL
Basic Monthly Charge				\$	18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					24.08
Environmental Charge					2.59
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>45.57</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

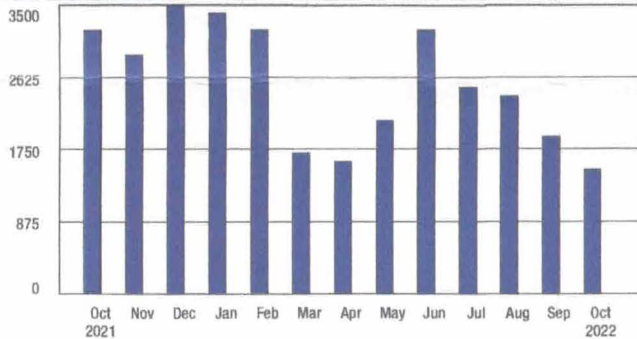
Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 09/09/22 - 10/11/22 Reading Date: 10/11/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	32	2178	Regular	3/4	8000 GAL
Basic Monthly Charge				\$	18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					27.52
Environmental Charge					2.96
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>49.38</b>

### CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	32,000	19,000	15,000	0



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: SAMPSON CREEK COMMUNITY

Account #: 8274324200

Cycle: 15

Bill Date: 10/17/22

### TOTAL SUMMARY OF CHARGES

Irrigation .....	\$	611.27
Sewer .....		69.85
Water .....		337.62

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

Total New Charges: ..... \$ 1,018.74



Please pay immediately. You can disregard this message if your payment or other arrangements have been made.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

OCT 24 2022

Please pay immediately.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,216.92	\$0.00	\$1,216.92	\$1,018.74	\$2,235.66

WE APPRECIATE  
YOUR BUSINESS

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

Additional information 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.

☐

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

Acct#: 8274324200		Bill Date: 10/17/22		Please pay the full account balance immediately.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$1,216.92	\$0.00	\$1,216.92	\$1,018.74	\$2,235.66	

# 0000154

I=10010000



154 1 MB 0.512  
SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761



\*\* JEA \*\*  
PO BOX 45047  
JACKSONVILLE FL 32232-5047

12628274324200000000000004000223566010100000001500010





## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service 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.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

## SERVICE DETAILS

<b>Account Name:</b> SAMPSON CREEK COMMUNITY	<b>Account #:</b> 8274324200	<b>Bill Date:</b> 10/17/22	<b>Cycle:</b> 15
---	---------------------------------	-------------------------------	---------------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
1054 EAGLE POINT DR	I	18.90	Irrigation 1 - Commercial	09/09/22 - 10/10/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:			74457419	487	0 GAL	31	Regular	
1148 STONEHEDGE TRAIL LN APT 1	I	84.84	Irrigation 1 - Commercial	09/08/22 - 10/08/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.16	64314540	4025	14000 GAL	30	Regular	
Environmental Charge		5.18						
1401 CRESTED HERON CT	I	207.27	Irrigation 1 - Commercial	09/09/22 - 10/10/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	62253178	8436	35000 GAL	31	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		83.15						
Environmental Charge		12.95						
219 SAINT JOHNS GOLF DR	S	38.12	Commercial - Water/Sewer	09/12/22 - 10/11/22	Commercial Sewer Service			
Detail Basic Monthly Charge		31.73	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Sewer Usage Charge		6.02	60873506	1910	1000 GAL	29	Regular	
Environmental Charge		0.37						
219 SAINT JOHNS GOLF DR	W	297.96	Swimming Pool - Water	09/12/22 - 10/10/22	Commercial Water Service			
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Water Consumption Charge		157.94	74759589	19597	106000 GAL	28	Regular	
Environmental Charge		39.22						
219 SAINT JOHNS GOLF DR	W	20.76	Commercial - Water/Sewer	09/12/22 - 10/11/22	Commercial Water Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Water Consumption Charge		1.49	60873506	1910	1000 GAL	29	Regular	
Environmental Charge		0.37						
219 SAINT JOHNS GOLF DRAPT 1	S	31.73	Commercial - Water/Sewer	09/12/22 - 10/10/22	Commercial Sewer Service			
Detail Basic Monthly Charge		31.73	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:			86955411	57	0 GAL	28	Regular	
219 SAINT JOHNS GOLF DRAPT 1	W	18.90	Commercial - Water/Sewer	09/12/22 - 10/10/22	Commercial Water Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:			86955411	57	0 GAL	28	Regular	



00002 371935/4086453 0000154 2 1=10010000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
380 SAINT JOHNS GOLF DR	I	49.38	Irrigation 1 - Commercial	09/09/22 - 10/10/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		27.52	67063459	1270	8000 GAL 31 Regular
		2.96			
825 HAMPTON CROSSING WAY	I	45.63	Irrigation 1 - Residential	09/09/22 - 10/10/22	Residential Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		23.40	83711246	255	9000 GAL 31 Regular
		3.33			
884 EAGLE POINT DR APT 1	I	58.17	Irrigation 1 - Commercial	09/09/22 - 10/08/22	Commercial Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		24.08	83715860	229	7000 GAL 29 Regular
		2.59			
885 EAGLE POINT DR	I	93.89	Irrigation 1 - Commercial	09/09/22 - 10/08/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		48.17	64513670	6583	19000 GAL 29 Regular
		19.79			
		7.03			
982 EAGLE POINT DR	I	53.19	Irrigation 1 - Commercial	09/09/22 - 10/10/22	Commercial Irrigation Service
Detail		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		30.96	82580203	388	9000 GAL 31 Regular
		3.33			







5021 Stepp Avenue  
Jacksonville, FL 32216  
Phone (904) 737-3511

# INVOICE

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

Invoice Date	Invoice #
10/28/2022	125515
Customer PO #	

**Bill To:** SC012  
Sampson Creek CDD  
219 St. Johns Golf Drive  
St. Augustine, FL 32092

**Site of Service/Delivery:**  
St Johns Golf & Country Club  
219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job #	Terms	Date Shipped	Ship Via
X060623	Due Upon Receipt	10/28/2022	

Quantity	Item / Description	Unit Price	Amount
1.50	Tech Rate	135.00	202.50
1.00	Trip Charge	50.00	50.00
	Retrained in how to program cards and users. Fixed the power issue with east tennis gate. Got the chain 2 up and communicating again. Access System is perfect and call is complete.		

*Repairs  
maintenance  
320 57200 54500*



## Conditions of Sale

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

Sub-Total	252.50
Tax	0.00
<b>Total Invoice Amount</b>	<b>252.50</b>



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3126887

Client Matter No. 17923-1

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

Invoice No. 3126887

17923-1

---

Re: Sampson Creek CDD - General Counsel

## For Professional Legal Services Rendered

08/25/22	J. Brown	2.40	840.00	Prepare for and attend regular Board meeting
08/29/22	J. Brown	0.50	175.00	Draft follow-up notes from regular Board meeting and forward
09/02/22	W. Haber	0.80	156.00	Review inquiry regarding landscape maintenance RFP; research issue and respond to same
09/06/22	W. Haber	0.20	39.00	Receipt and review of inquiry regarding RFP
09/07/22	W. Haber	0.40	78.00	Review correspondence regarding landscape maintenance RFP and confer with Laughlin regarding same
09/14/22	W. Haber	0.60	117.00	Prepare for Board meeting; confer with Oliver
09/15/22	W. Haber	3.90	760.50	Prepare for and participate in Board meeting
09/16/22	W. Haber	0.30	58.50	Confer with Sevestre regarding FPL and landscape maintenance RFP
09/20/22	W. Haber	0.30	58.50	Review and respond to

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Sampson Creek CDD

October 31, 2022

Client Matter No. 17923-1

Invoice No. 3126887

Page 2

09/22/22	W. Haber	1.30	253.50	correspondence regarding resident erosion Confer with Laughlin regarding landscape maintenance RFP; review correspondence from FPL; review public records request and confer with Trivelpiece
09/23/22	W. Haber	1.60	312.00	Research issue regarding public records request and security documents; confer with Sevestre and Laughlin regarding FPL easement request; review correspondence regarding misuse of tennis courts; review landscape maintenance RFPs
09/23/22	K. Magee	0.20	32.00	Conference with Haber regarding visitor access card log disclosure
09/26/22	W. Haber	0.60	117.00	Confer with counsel for records requestor; prepare correspondence regarding same
09/27/22	W. Haber	0.60	117.00	Prepare agreement for pool maintenance and termination letter for Arsenault

TOTAL HOURS 13.70

TOTAL FOR SERVICES RENDERED \$3,114.00

## DISBURSEMENTS

Meals	4.51
Travel Expenses	102.89

TOTAL DISBURSEMENTS 107.40TOTAL CURRENT AMOUNT DUE \$3,221.40

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3126888

Client Matter No. 17923-5

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

Invoice No. 3126888

17923-5

---

Re: 2019 Project Construction

For Professional Legal Services Rendered

09/27/22	W. Haber	0.50	97.50	Review and respond to inquiry regarding use of bond proceeds; confer with Acree regarding same
----------	----------	------	-------	--

TOTAL HOURS	0.50
-------------	------

TOTAL FOR SERVICES RENDERED	\$97.50
-----------------------------	---------

TOTAL CURRENT AMOUNT DUE	<u>\$97.50</u>
--------------------------	----------------

My Clean Roof

# INVOICE

Date: 10/28/22

INVOICE #141

To St Johns golf and country

Date completed	Job	Payment Terms	Due Date
	Street sign cleaning		

	1) Cleaned all street signs and monuments as discussed		\$978.00
		Total	\$978.00

Make all checks payable to My Clean Roof

***Thank you for your business!***

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

**Subject:** Fwd: Strret signs and front entrance sign cleaning  
**Date:** Friday, October 28, 2022 at 11:15:36 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** St johns street sign 141.docx, St johns front entrance 142.docx

Good Morning Sharyn,

I am forwarding you two invoices for power washing portions of the Sampson Creek community by 'My Clen Roof'

1. Invoice #141 - \$978.00
2. Invoice #142 - \$500.00

Please use cost code for payment: 001 320 57200 54500 Repairs & Maintenance

Feel free to reach out with any questions.

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

----- Forwarded message -----

From: **james mycleanroof.us** <james@mycleanroof.us>  
Date: Fri, Oct 28, 2022 at 8:37 AM  
Subject: Strret signs and front entrance sign cleaning  
To: mrousseau@rmsnf.com <mrousseau@rmsnf.com>  
Cc: james mycleanroof.us <james@mycleanroof.us>

My Clean Roof

# INVOICE

Date: 10/28/22

INVOICE #142

To St Johns golf and country

Date completed	Job	Payment Terms	Due Date
	Front entrance signs and bridge		

	1) Pressure washed both signs , walls and bridge at front entrance		\$500.00
		Total	\$500.00

Make all checks payable to My Clean Roof

***Thank you for your business!***

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

**Subject:** Fwd: Strret signs and front entrance sign cleaning  
**Date:** Friday, October 28, 2022 at 11:15:36 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** St Johns street sign 141.docx, St Johns front entrance 142.docx

Good Morning Sharyn,

I am forwarding you two invoices for power washing portions of the Sampson Creek community by 'My Clen Roof'

1. Invoice #141 - \$978.00
2. Invoice #142 - \$500.00

Please use cost code for payment: 001 320 57200 54500 Repairs & Maintenance

Feel free to reach out with any questions.

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

----- Forwarded message -----

From: **james mycleanroof.us** <james@mycleanroof.us>  
Date: Fri, Oct 28, 2022 at 8:37 AM  
Subject: Strret signs and front entrance sign cleaning  
To: mrousseau@rmsnf.com <mrousseau@rmsnf.com>  
Cc: james mycleanroof.us <james@mycleanroof.us>




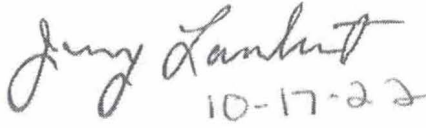
Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 359  
Invoice Date: 10/13/2022  
Due Date: 10/13/2022  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2022		2,513.19	2,513.19
Maintenance Supplies		164.88	164.88
Repairs + Maint \$873.07 1.320.57200.54500			
Amenity Repairs + Replace \$1,100 <sup>00</sup> 1.320.57200.54502			
Tennis Ct. Main. \$705 <sup>00</sup> 1.320.57200.54503			
			
 10-17-22			
Total			\$2,678.07
Payments/Credits			\$0.00
Balance Due			\$2,678.07



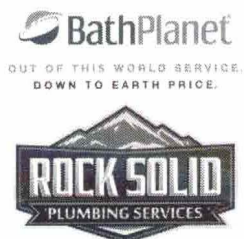
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/22	2.5	P.S.	Removed weeds around the tennis courts
9/2/22	8	J.S.	Blew leaves and debris off tennis courts, walkways, playground area and picnic area, removed debris around soccer field, basketball courts, tennis courts, playground area, picnic area and parking lot, put ant killer down on pool deck, basketball courts and around tennis courts, weed eat pool pack area, pool deck area and area between tennis courts and pool
9/6/22	8	J.S.	Put touch up paint on playground area, straightened and organized pool deck furniture, sprayed for wasps on playground area, picked vines off tennis courts three and four, checked and changed trash receptacles, blew leaves and debris off tennis courts, basketball courts, walkways, picnic area and playground area, removed debris around soccer field, basketball courts, pool area, playground area, picnic area and parking lot
9/9/22	8	J.S.	Installed basketball goal mats, threw away playground mats, checked and changed all trash receptacles, moved soccer goal across field, sprayed for wasp on slide tower, weed eat around portion of basketball courts, blew leaves and debris off tennis courts, basketball courts, walkways, playground area and picnic area, removed debris around pool area, basketball courts, tennis courts, roadways, picnic area, playground area and parking lot
9/12/22	8	J.S.	Took apart old wheel chair ramp and disposed of, blew leaves and debris off walkways, tennis courts, playground area, picnic area and basketball courts, straightened and organized all pool deck furniture, removed debris around pool area, tennis courts, basketball courts, soccer field, playground area, picnic area and parking lot, checked and changed all trash receptacles
9/13/22	2.5	P.S.	Blew leaves and debris off tennis courts, walkways, playground area and picnic area, checked and changed all trash receptacles
9/15/22	1	P.S.	Blew leaves and debris off tennis courts for tournament
9/16/22	8	J.S.	Straightened and organized pool deck furniture, fixed fence above tennis court four, pulled weeds off of fence on tennis courts one and two, re-zip tied court one and two windscreens, removed debris around basketball courts, playground area, picnic area, pool area, soccer field, parking lot and amenity center, checked and changed all trash receptacles
9/19/22	8	J.S.	Sprayed for wasps on roof, blew leaves and dirt from gutters around amenity center, put back up toilet paper dispenser, patched holes in drywall in men's bathroom, removed debris around tennis courts, basketball courts, soccer field, picnic area, playground area, amenity center and parking lot, checked and changed all trash receptacles
9/23/22	8	J.S.	Weed eat around volleyball court, assisted in painting wood and drill into tennis sign for support, removed debris around basketball courts, soccer field, pool area, picnic area, tennis courts, parking lot and roadways, checked and changed all trash receptacles
9/26/22	8	J.S.	Began storm prep of pool area and tennis court four, blew leaves and debris off tennis courts, basketball courts, playground area, picnic area and walkways, straightened and organized all pool deck furniture, removed debris around basketball courts, soccer field, tennis courts, picnic area, playground area, pool area, amenity center and parking lot, checked and changed all trash receptacles
<b>TOTAL</b>	<u>70</u>		
<b>MILES</b>	<u>142</u>		

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Period Ending 10/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
SC				
SAMPSON CREEK				
	9/6/22	Print Maps for Landscape RFP's (5)	9.73	J.L.
	9/6/22	Print Maps for Landscape RFP's 11"x17" (20)	25.35	J.L.
	9/12/22	Windex Glass Refill	11.48	J.S.
	9/12/22	Microfiber Clothes 24 pk (2)	19.96	J.S.
	9/12/22	Bypass Pruner	27.98	J.S.
	9/26/22	Copies of Community (12)	11.38	M.R.
	9/26/22	Zip Ties 100pk (2)	23.96	M.R.
	10/1/22	Cable Ties 650pc (2)	35.04	J.S.
		TOTAL	\$164.88	



INVOICE	#11687-2
SERVICE DATE	Oct 27, 2022
DUE	Upon receipt
AMOUNT DUE	<b>\$375.00</b>

## Rock Solid Plumbing/Bath Planet

Sampson Creek CCD  
219 St Johns Golf Dr  
St. Augustine, FL 32092

### CONTACT US

2410 Lucy Branch Ave, 1  
Orange Park, FL 32073

(904) 803-2763  
mrousseau@rmsnf.com

(904) 531-9451  
info@rocksolidjax.com

Service completed by: Alex Heck, Mike Green

## INVOICE

Services	qty	unit price	amount
See segment one	1.0	\$375.00	\$375.00

**Total** **\$375.00**

Thank you for trusting us as your partner; we appreciate your support and can't wait for the opportunity to serve you again.

Estimates are valid for 30 days from the time they are sent

**Subject:** Fwd: Invoice due from Rock Solid Plumbing/Bath Planet - \$375.00  
**Date:** Friday, October 28, 2022 at 11:42:29 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** invoice\_11687-2.pdf

Plumbing'. Please use cost code for payment:

001 320 57200 54500 Repairs & Maintenance

Feel free to reach out with any questions.

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

----- Forwarded message -----

From: **Rock Solid Plumbing/Bath Planet** <notifications@housecallpro.com>  
Date: Fri, Oct 28, 2022 at 9:30 AM  
Subject: Invoice due from Rock Solid Plumbing/Bath Planet - \$375.00  
To: <mrousseau@rmsnf.com>



## Your invoice from Rock Solid Plumbing/Bath Planet

Hi Sampson Creek CCD,

Attached please find invoice #11687 for your service on Oct 27, 2022.

Thank you.

**Invoice Number:** 11687-2  
**Service Date:** Oct 27, 2022

**Customer Name:** Sampson Creek CCD  
**Service Address:** 219 St Johns Golf Dr St. Augustine, FL 32092



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

## Invoice

**Customer**

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

**Misc**

Date 6.30.22  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	June - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 135.76	\$ 135.76
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 38.83	\$ 38.83
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 76486-92403)	\$ 2.36	\$ 2.36
			\$ -
			\$ -

SubTotal \$ 5,438.57

Shipping

6.50%

**TOTAL \$ 5,438.57**

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

**Subject:** Re: FW: St. Johns CDD Invoices  
**Date:** Monday, October 31, 2022 at 10:54:18 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** image001.gif, image002.jpg

Hi Sharyn,

Oh wow..... these invoices are a bit dated. They are way before my time here at Sampson Creek. I have reviewed the attached invoices from FL&L and St. John's Golf & CC. Please use cost codes for payment:

FP&L - 001 320 54100 43000 FP&L – Electric Service

St. John's Golf & CC - 001 320 54100 46201 Landscape Maintenance – St. John's Golf

Let me know if you have any questions

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

On Mon, Oct 31, 2022 at 10:28 AM Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

Good Morning Marc,

I sent these over for approval on 8/26/22 to Travis and have not received them back. I know there was some transition for field. Can you please let me know if these are approved for payment? Ben will be sending Aug-Oct shortly as well. Let me know if you have any questions. Thank you!

**Sharyn Henning, CPA\***

GMS-SF, LLC

5385 North Nob Hill Road

Sunrise, FL 33351

(954) 721-8681 x205

[www.govmgtsvc.com](http://www.govmgtsvc.com)

[shenning@gmssf.com](mailto:shenning@gmssf.com)

**Electric Bill Statement**

For: May 5, 2022 to Jun 6, 2022 (32 days)

Statement Date: Jun 6, 2022

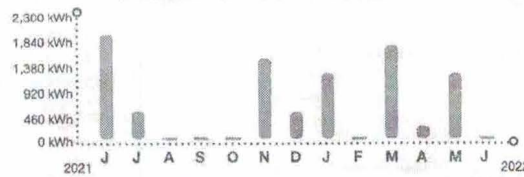
Account Number: 76486-92403

**Service Address:**9570 LEO MAGUIRE RD  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$23.67**

TOTAL AMOUNT YOU OWE

**Jun 28, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after June 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

**BILL SUMMARY**

Amount of your last bill	160.53
Payments received	-160.53
Additional Activity	-1.99
Balance before new charges	-1.99
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$23.67</b>

(See page 2 for bill details.)

new minimum base bill of \$25, which was approved by the Florida Public service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

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

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



/ 27

199 1304764869240377632000000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**  
for ways to pay.

76486-92403

ACCOUNT NUMBER

\$23.67

TOTAL AMOUNT YOU OWE

Jun 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



## Electric Bill Statement

For: May 5, 2022 to Jun 6, 2022 (32 days)

Statement Date: Jun 6, 2022

Account Number: 43044-14404

## Service Address:

606 REMINGTON CT # TRANSFER PUMP  
SAINT AUGUSTINE, FL 32092

ST J GOLF MGMT, LLC,

Here's what you owe for this billing period.

## CURRENT BILL

**\$388.30**

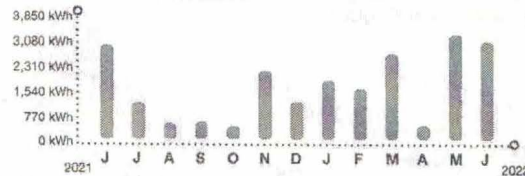
TOTAL AMOUNT YOU OWE

**Jun 27, 2022**

NEW CHARGES DUE BY

Pay \$191.65 instead  
of \$388.30 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB

## ENERGY USAGE HISTORY



## BILL SUMMARY

Amount of your last bill	413.56
Payments received	-413.56
Balance before new charges	0.00
Total new charges	388.30
Total amount you owe	<b>\$388.30</b>

(See page 2 for bill details.)

## KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$191.65 by your due date instead of \$388.30. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after June 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

19165 1304430441440470388300000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit FPL.com/PayBill  
for ways to pay.43044-14404  
ACCOUNT NUMBER\$388.30  
TOTAL AMOUNT YOU OWEJun 27, 2022  
NEW CHARGES DUE BY\$  
AMOUNT ENCLOSED





## Electric Bill Statement

For: May 5, 2022 to Jun 6, 2022 (32 days)

Statement Date: Jun 6, 2022

Account Number: 13950-74402

## Service Address:

782 EAGLE POINT DR # PUMP  
SAINT AUGUSTINE, FL 32092

ST J GOLF MGMT, LLC,

Here's what you owe for this billing period.

## CURRENT BILL

**\$25.66**

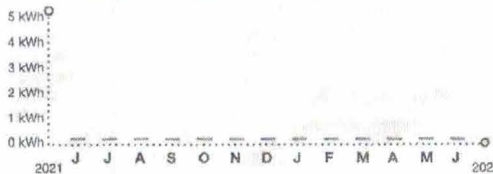
TOTAL AMOUNT YOU OWE

**Jun 27, 2022**

NEW CHARGES DUE BY

Pay \$12.67 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB

## ENERGY USAGE HISTORY



## KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$12.67 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after June 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

## BILL SUMMARY

Amount of your last bill	12.22
Payments received	-12.22
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	<b>\$25.66</b>

(See page 2 for bill details.)

new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1267 1304139507440256652000000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit FPL.com/PayBill  
for ways to pay.

13950-74402

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jun 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



## Electric Bill Statement

For: May 5, 2022 to Jun 6, 2022 (32 days)

Statement Date: Jun 6, 2022

Account Number: 44869-53401

## Service Address:

1019 MEADOW VIEW LN # 1 PUMP  
SAINT AUGUSTINE, FL 32092ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

## CURRENT BILL

**\$25.66**

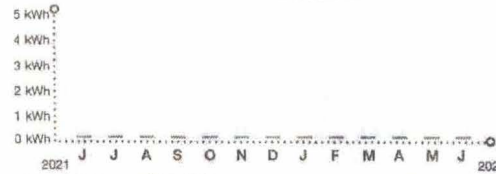
TOTAL AMOUNT YOU OWE

**Jun 27, 2022**

NEW CHARGES DUE BY

Pay \$12.67 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB

## ENERGY USAGE HISTORY



## BILL SUMMARY

Amount of your last bill	12.22
Payments received	-12.22
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66

(See page 2 for bill details.)

## KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$12.67 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after June 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

new minimum base bill of \$25, which was approved by the Florida Public  
service Commission, is now in effect for metered GS-1 and GST-1 customers  
whose monthly base electric service costs fall below \$25.Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1267 1304448695340116652000000

The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit FPL.com/PayBill  
for ways to pay.44869-53401  
ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jun 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement**

For: May 5, 2022 to Jun 6, 2022 (32 days)

Statement Date: Jun 6, 2022

Account Number: 01624-42404

**Service Address:**142 SAINT JOHNS GOLF DR # 1  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,357.58**

TOTAL AMOUNT YOU OWE

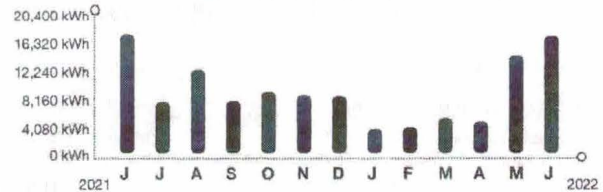
**Jun 27, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,238.93
Payments received	-1,238.93
Balance before new charges	0.00
Total new charges	1,357.58
<b>Total amount you owe</b>	<b>\$1,357.58</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after June 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

13040162442404 8575310000

0001 0002 013609

1

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.01624-42404  
ACCOUNT NUMBER\$1,357.58  
TOTAL AMOUNT YOU OWEJun 27, 2022  
NEW CHARGES DUE BY\$  
AMOUNT ENCLOSED





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

## Invoice

**Customer**

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

**Misc**

Date 7.31.22  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	July - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 133.68	\$ 133.68
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 62.28	\$ 62.28
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 76486-92403)	\$ 8.93	\$ 8.93
			\$ -
			\$ -

SubTotal \$ 5,466.51

Shipping

6.50%

**TOTAL \$ 5,466.51**

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

**Subject:** Re: FW: St. Johns CDD Invoices  
**Date:** Monday, October 31, 2022 at 10:54:18 AM Eastern Daylight Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** image001.gif, image002.jpg

Hi Sharyn,

Oh wow..... these invoices are a bit dated. They are way before my time here at Sampson Creek. I have reviewed the attached invoices from FL&L and St. John's Golf & CC. Please use cost codes for payment:

FP&L - 001 320 54100 43000    FP&L – Electric Service

St. John's Golf & CC - 001 320 54100 46201    Landscape Maintenance – St. John's Golf

Let me know if you have any questions

**Marc J. Rousseau**

Operations Manager  
Sampson Creek @ St. John's Golf & CC  
205 St. John's Golf Drive  
St. Augustine, FL 32092

On Mon, Oct 31, 2022 at 10:28 AM Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

Good Morning Marc,

I sent these over for approval on 8/26/22 to Travis and have not received them back. I know there was some transition for field. Can you please let me know if these are approved for payment? Ben will be sending Aug-Oct shortly as well. Let me know if you have any questions. Thank you!

**Sharyn Henning, CPA\***

GMS-SF, LLC

5385 North Nob Hill Road

Sunrise, FL 33351

(954) 721-8681 x205

[www.govmgtsvc.com](http://www.govmgtsvc.com)

[shenning@gmssf.com](mailto:shenning@gmssf.com)



## Electric Bill Statement

For: Jun 6, 2022 to Jul 7, 2022 (31 days)

Statement Date: Jul 7, 2022

Account Number: 43044-14404

## Service Address:

606 REMINGTON CT # TRANSFER PUMP  
SAINT AUGUSTINE, FL 32092ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

## CURRENT BILL

**\$622.81**

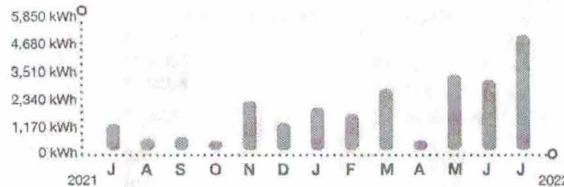
TOTAL AMOUNT YOU OWE

**Jul 29, 2022**

NEW CHARGES DUE BY

Pay \$233.12 instead  
of \$622.81 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB

## ENERGY USAGE HISTORY



## BILL SUMMARY

Amount of your last bill	388.30
Payments received	-388.30
Balance before new charges	0.00
Total new charges	622.81
Total amount you owe	\$622.81

(See page 2 for bill details.)

## KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$233.12 by your due date instead of \$622.81. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after July 29, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

574030-507

Customer Service:  
Outside Florida:1-800-375-2434  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

23312 1304430441440471822600000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit FPL.com/PayBill  
for ways to pay.

43044-14404

ACCOUNT NUMBER

\$622.81

TOTAL AMOUNT YOU OWE

Jul 29, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Electric Bill Statement**

For: Jun 6, 2022 to Jul 7, 2022 (31 days)

Statement Date: Jul 7, 2022

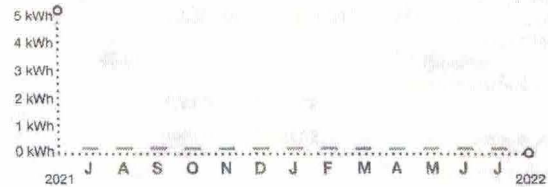
Account Number: 44869-53401

**Service Address:**1019 MEADOW VIEW LN # 1 PUMP  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Jul 28, 2022**

NEW CHARGES DUE BY

Pay \$13.90 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$13.90 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after July 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

574030-507

Customer Service:  
Outside Florida:(386) 252-1541  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

1390 1304448695340116652000000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

44869-53401

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jul 28, 2022

NEW CHARGES DUE BY

\$

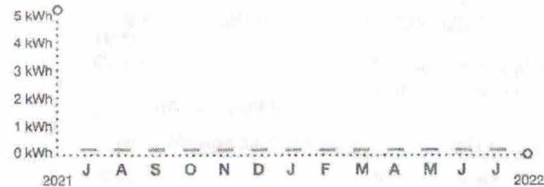
AMOUNT ENCLOSED

**Electric Bill Statement**

For: Jun 6, 2022 to Jul 7, 2022 (31 days)

Statement Date: Jul 7, 2022

Account Number: 13950-74402

**Service Address:**782 EAGLE POINT DR # PUMP  
SAINT AUGUSTINE, FL 32092ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**  
TOTAL AMOUNT YOU OWE**Jul 28, 2022**  
NEW CHARGES DUE BYPay \$13.90 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$13.90 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payments received after July 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

574030-507

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1390 1304139507440256652000000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

13950-74402

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jul 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement**

For: Jun 6, 2022 to Jul 7, 2022 (31 days)

**Statement Date:** Jul 7, 2022**Account Number:** 76486-92403**Service Address:**9570 LEO MAGUIRE RD  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$89.39**

TOTAL AMOUNT YOU OWE

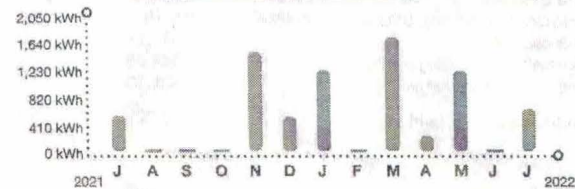
**Jul 28, 2022**

NEW CHARGES DUE BY

Pay \$81.02 instead  
of \$89.39 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB**BILL SUMMARY**

Amount of your last bill	23.67
Payments received	-23.67
Balance before new charges	0.00
Total new charges	89.39
<b>Total amount you owe</b>	<b>\$89.39</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$81.02 by your due date instead of \$89.39. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payments received after July 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

594030-507

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (466-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

8102 1304764869240309398000000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

76486-92403

ACCOUNT NUMBER

\$89.39

TOTAL AMOUNT YOU OWE

Jul 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Electric Bill Statement**

For: Jun 6, 2022 to Jul 7, 2022 (31 days)

Statement Date: Jul 7, 2022

Account Number: 01624-42404

Service Address:

142 SAINT JOHNS GOLF DR # 1  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,336.86**

TOTAL AMOUNT YOU OWE

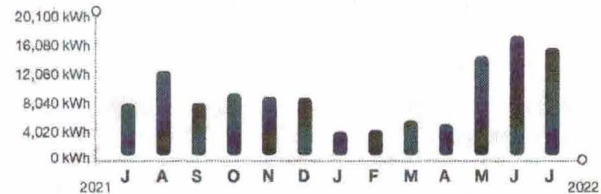
**Jul 28, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,357.58
Payments received	-1,357.58
Balance before new charges	0.00
Total new charges	1,336.86
<b>Total amount you owe</b>	<b>\$1,336.86</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after July 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

574030-507

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1304016244240446863310000

0001 0002 012622

1 7

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:

FPL Care To Share: \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.01624-42404  
ACCOUNT NUMBER\$1,336.86  
TOTAL AMOUNT YOU OWEJul 28, 2022  
NEW CHARGES DUE BY\$  
AMOUNT ENCLOSED



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 8.31.22  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Aug - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 108.65	\$ -
1	Irrigation (10% of 13950-74402)	\$ 5.63	\$ 108.65
1	Irrigation (10% of 43044-14404)	\$ 75.17	\$ 5.63
1	Irrigation (10% of 44869-53401)	\$ 5.60	\$ 75.17
1	Irrigation (10% of 76486-92403)	\$ 12.00	\$ 5.60
			\$ 12.00
			\$ -
			\$ -

SubTotal \$ 5,463.55

Shipping

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

6.50%

Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

**Electric Bill Statement**

For: Jul 7, 2022 to Aug 5, 2022 (29 days)

**Statement Date:** Aug 5, 2022**Account Number:** 01624-42404**Service Address:**142 SAINT JOHNS GOLF DR # 1  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,086.54**

TOTAL AMOUNT YOU OWE

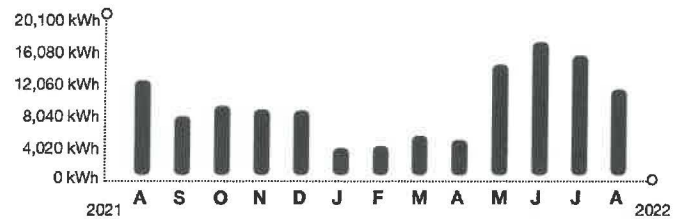
**Aug 26, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,336.86
Payments received	-1,336.86
Balance before new charges	0.00
Total new charges	1,086.54
<b>Total amount you owe</b>	<b>\$1,086.54</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after August 26, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

574030-507

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1304016244240424568010000

0001 0002 012717 1

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

01624-42404

ACCOUNT NUMBER

\$1,086.54

TOTAL AMOUNT YOU OWE

Aug 26, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$120.05**

TOTAL AMOUNT YOU OWE

**Aug 26, 2022**

NEW CHARGES DUE BY

**Electric Bill Statement**

For: Jul 7, 2022 to Aug 5, 2022 (29 days)

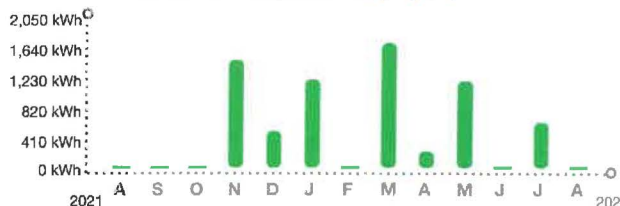
Statement Date: Aug 5, 2022

Account Number: 76486-92403

**Service Address:**

9570 LEO MAGUIRE RD

SAINT AUGUSTINE, FL 32092

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after August 26, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

**BILL SUMMARY**

Amount of your last bill 89.39

Balance before new charges 89.39\*

Total new charges 30.66

Total amount you owe \$120.05

**\*This \$89.39 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

8939 1304764869240305002100000

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

76486-92403

ACCOUNT NUMBER

\$120.05

TOTAL AMOUNT YOU OWE

Aug 26, 2022

NEW CHARGES DUE BY

\$

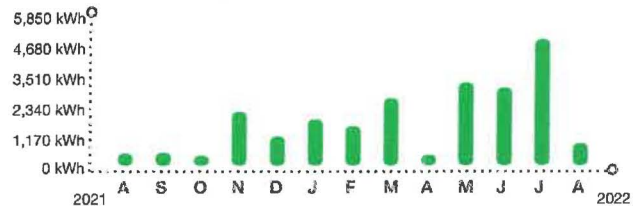
AMOUNT ENCLOSED

**Electric Bill Statement****For:** Jul 7, 2022 to Aug 5, 2022 (29 days)**Statement Date:** Aug 5, 2022**Account Number:** 43044-14404**Service Address:**606 REMINGTON CT # TRANSFER PUMP  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$751.66**

TOTAL AMOUNT YOU OWE

**Aug 26, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after August 26, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

**BILL SUMMARY**

Amount of your last bill	622.81
Balance before new charges	622.81*
Total new charges	128.85
<b>Total amount you owe</b>	<b>\$751.66</b>

**\*This \$622.81 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

62281 13044304414404 6615700000

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

43044-14404

ACCOUNT NUMBER

\$751.66

TOTAL AMOUNT YOU OWE

Aug 26, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Jul 7, 2022 to Aug 5, 2022 (29 days)**Statement Date:** Aug 5, 2022**Account Number:** 44869-53401**Service Address:**1019 MEADOW VIEW LN # 1 PUMP  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$56.32**

TOTAL AMOUNT YOU OWE

**Aug 26, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.66
Balance before new charges	25.66
Total new charges	30.66
<b>Total amount you owe</b>	<b>\$56.32</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after August 26, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

2566 1304448695340192365000000

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

44869-53401

ACCOUNT NUMBER

\$56.32

TOTAL AMOUNT YOU OWE

Aug 26, 2022

NEW CHARGES DUE BY

\$

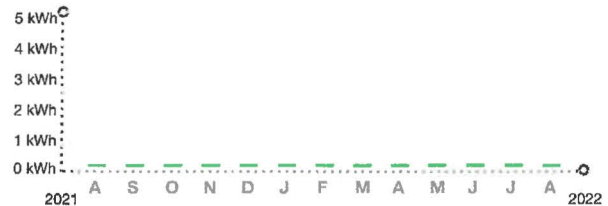
AMOUNT ENCLOSED

**Electric Bill Statement****For:** Jul 7, 2022 to Aug 5, 2022 (29 days)**Statement Date:** Aug 5, 2022**Account Number:** 13950-74402**Service Address:**782 EAGLE POINT DR # PUMP  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$56.32**

TOTAL AMOUNT YOU OWE

**Aug 26, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after August 26, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

**BILL SUMMARY**

Amount of your last bill	25.66
Balance before new charges	25.66
Total new charges	30.66
<b>Total amount you owe</b>	<b>\$56.32</b>

(See page 2 for bill details.)

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

2566 1304139507440222365000000

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

13950-74402

ACCOUNT NUMBER

\$56.32

TOTAL AMOUNT YOU OWE

Aug 26, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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 9.30.22  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Aug - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 208.13	\$ -
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 208.13
1	Irrigation (10% of 43044-14404)	\$ 8.44	\$ 2.56
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 8.44
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

SubTotal \$ 5,480.75

Shipping

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

6.50%

Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*



**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

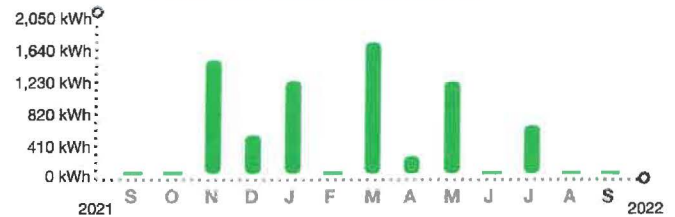
**Sep 28, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	120.05
Payments received	-120.05
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**Electric Bill Statement****For:** Aug 5, 2022 to Sep 7, 2022 (33 days)**Statement Date:** Sep 7, 2022**Account Number:** 76486-92403**Service Address:**9570 LEO MAGUIRE RD  
SAINT AUGUSTINE, FL 32092**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after September 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1304764869240326652000000

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL.  
In U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

76486-92403

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Sep 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$84.41**

TOTAL AMOUNT YOU OWE

**Sep 28, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	751.66
Payments received	-751.66
Balance before new charges	0.00
Total new charges	84.41
<b>Total amount you owe</b>	<b>\$84.41</b>

(See page 2 for bill details.)

**Electric Bill Statement****For:** Aug 5, 2022 to Sep 7, 2022 (33 days)**Statement Date:** Sep 7, 2022**Account Number:** 43044-14404**Service Address:**606 REMINGTON CT # TRANSFER PUMP  
SAINT AUGUSTINE, FL 32092**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after September 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

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

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



/ 27

1304430441440431448000000

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

43044-14404

ACCOUNT NUMBER

\$84.41

TOTAL AMOUNT YOU OWE

Sep 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

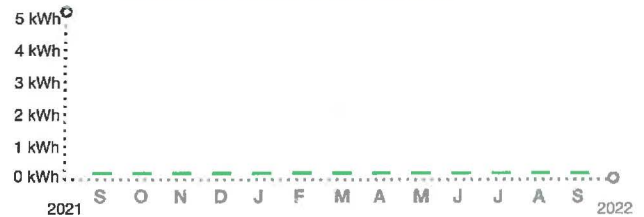
**Sep 28, 2022**

NEW CHARGES DUE BY

Pay \$16.36 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
[FPL.com/BB](http://FPL.com/BB)

**Electric Bill Statement****For:** Aug 5, 2022 to Sep 7, 2022 (33 days)**Statement Date:** Sep 7, 2022**Account Number:** 44869-53401**Service Address:**

1019 MEADOW VIEW LN # 1 PUMP  
SAINT AUGUSTINE, FL 32092

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	56.32
Payments received	-56.32
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

*(See page 2 for bill details.)***KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$16.36 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payments received after September 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

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

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



/ 27 1636 1304448695340116652000000

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

44869-53401

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Sep 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$2,081.31**

TOTAL AMOUNT YOU OWE

**Sep 28, 2022**

NEW CHARGES DUE BY

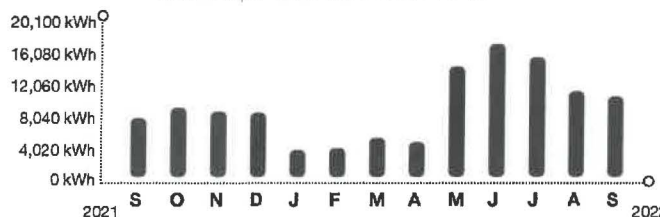
**Electric Bill Statement**

For: Aug 5, 2022 to Sep 7, 2022 (33 days)

Statement Date: Sep 7, 2022

Account Number: 01624-42404

Service Address:

142 SAINT JOHNS GOLF DR # 1  
SAINT AUGUSTINE, FL 32092**ENERGY USAGE HISTORY****KEEP IN MIND**

- Did you forget? \$1,086.54 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payments received after September 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

**BILL SUMMARY**

Amount of your last bill	1,086.54
Balance before new charges	1,086.54
Total new charges	994.77
<b>Total amount you owe</b>	<b>\$2,081.31</b>

(See page 2 for bill details.)

Customer Service:  
Outside Florida:1-800-375-2434  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

108654 1304016244240411318020000

0001 0002 014623

1

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:

FPL Care To Share: \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

01624-42404

ACCOUNT NUMBER

\$2,081.31

TOTAL AMOUNT YOU OWE

Sep 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

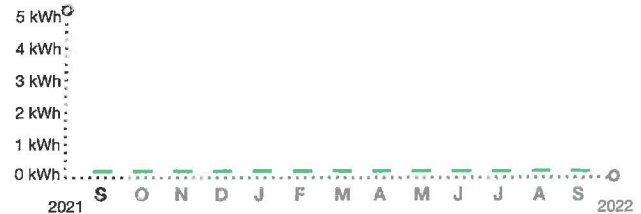
**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Sep 28, 2022**

NEW CHARGES DUE BY

Pay \$16.36 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
[FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	56.32
Payments received	-56.32
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

*(See page 2 for bill details.)***KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$16.36 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payments received after September 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/](http://FPL.com/) rates for details.
- We have billed you for the minimum base charge for eight consecutive months due to your meter registering zero usage. Call us if you wish to temporarily disconnect your service.

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

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



/ 27

1636 1304139507440256652000000

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

13950-74402

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Sep 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

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 10.31.22  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Aug - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 88.17	\$ -
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 88.17
1	Irrigation (10% of 43044-14404)	\$ 6.47	\$ 2.56
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 6.47
1	Irrigation (10% of 76486-92403)	\$ 6.48	\$ 2.56
			\$ 6.48
			\$ -
			\$ -

SubTotal \$ 5,362.74

Shipping

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

6.50%

Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*



**Electric Bill Statement**

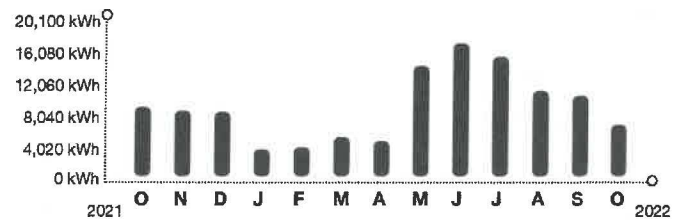
For: Sep 7, 2022 to Oct 6, 2022 (29 days)

**Statement Date:** Oct 6, 2022**Account Number:** 01624-42404**Service Address:**142 SAINT JOHNS GOLF DR # 1  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$881.74**

TOTAL AMOUNT YOU OWE

**Oct 27, 2022**

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.  
**FPL.com/eBill****ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after October 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

507

**BILL SUMMARY**

Amount of your last bill	2,081.31
Payments received	-2,083.31
Balance before new charges	-2.00
Total new charges	883.74
<b>Total amount you owe</b>	<b>\$881.74</b>

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

200 1304016244240424718800000

0001 0002 013573 1 8

ST J GOLF MGMT, LLC  
205 SAINT JOHNS GOLF DR  
ST AUGUSTINE FL 32092-1053The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

01624-42404

ACCOUNT NUMBER

\$881.74

TOTAL AMOUNT YOU OWE

Oct 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$64.71**

TOTAL AMOUNT YOU OWE

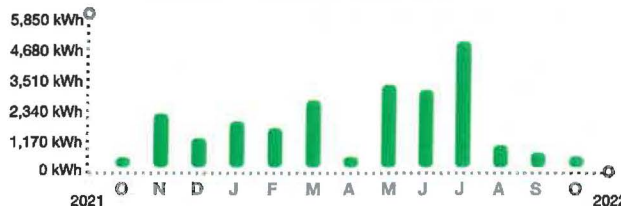
**Oct 27, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	84.41
Payments received	-84.41
Balance before new charges	0.00
Total new charges	64.71
Total amount you owe	\$64.71

(See page 2 for bill details.)

**Electric Bill Statement****For:** Sep 7, 2022 to Oct 6, 2022 (29 days)**Statement Date:** Oct 6, 2022**Account Number:** 43044-14404**Service Address:**606 REMINGTON CT # TRANSFER PUMP  
SAINT AUGUSTINE, FL 32092**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after October 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

574030-507

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

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



/ 27

1304430441440421746000000

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

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

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

43044-14404

ACCOUNT NUMBER

\$64.71

TOTAL AMOUNT YOU OWE

Oct 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$64.83**

TOTAL AMOUNT YOU OWE

**Oct 27, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	64.83
Total amount you owe	<b>\$64.83</b>

**\*ESTIMATED BILL\***

(See page 2 for bill details.)

**\*ESTIMATED BILL\***

For: Sep 7, 2022 to Oct 6, 2022 (29 days)

Statement Date: Oct 6, 2022

Account Number: 76486-92403

Service Address:

9570 LEO MAGUIRE RD

SAINT AUGUSTINE, FL 32092

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after October 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

507

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

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



/ 27

1304764869240313846000000

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

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

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

76486-92403

ACCOUNT NUMBER

\$64.83

TOTAL AMOUNT YOU OWE

Oct 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





ST J GOLF MGMT, LLC,  
Here's what you owe for this billing period.

**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Oct 27, 2022**

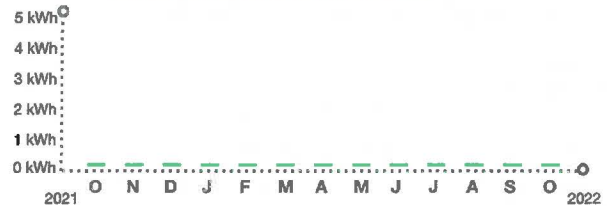
NEW CHARGES DUE BY

Pay \$17.59 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
[FPL.com/BB](http://FPL.com/BB)

**BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$17.59 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payments received after October 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.
- We have billed you for the minimum base charge for eight consecutive months due to your meter registering zero usage. Call us if you wish to temporarily disconnect your service.

507

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

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



/ 27

1759 1304448695340116652000000

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

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

ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

44869-53401

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Sep 7, 2022 to Oct 6, 2022 (29 days)**Statement Date:** Oct 6, 2022**Account Number:** 13950-74402**Service Address:**782 EAGLE POINT DR # PUMP  
SAINT AUGUSTINE, FL 32092**ST J GOLF MGMT, LLC,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Oct 27, 2022**

NEW CHARGES DUE BY

Pay \$17.59 instead  
of \$25.66 by your  
due date. Enroll in  
FPL Budget Billing®.  
[FPL.com/BB](https://www.fpl.com/BB)**ENERGY USAGE HISTORY****KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$17.59 by your due date instead of \$25.66. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payments received after October 27, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/](https://www.fpl.com/) rates for details.

**BILL SUMMARY**

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

507

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1759 1304139507440256652000000

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:ST J GOLF MGMT, LLC  
15044 N SCOTTSDALE RD STE 300  
SCOTTSDALE AZ 85254-8135FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

13950-74402

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



767 Turkey Point Drive  
Orange Park, FL 32065

Date: 10/26/22  
Name: St John Country  
Address: Club  
Leah  
Phone: \_\_\_\_\_

Quantity 17pc Completion Date \_\_\_\_\_  
Dimensions \_\_\_\_\_ Colors \_\_\_\_\_  
Type of Job \_\_\_\_\_

**Time for Payment**  
All invoices are payable within days of receipt.  
A 10% monthly service charge is payable on all overdue balances.

**Default in Payment**  
The client shall assume responsibility for all collection of legal fees necessitated by default in payment.

**Returned Checks**  
Any returned checks for non-sufficient funds will be charged a \$20.00 service charge.

**Cancellation**  
In the event of cancellation of this assignment, ownership of all copyrights and the original artwork shall be retained by Thunder Road FX Inc.

### Sketch

4	18x12 NO Golf Club Signs	300 <sup>00</sup>
	75% ea	
4	18x12 NO TRESSPASS Sign	300 <sup>00</sup>
	75% ea	
4	18x12 HAY AT OWN RISK	300 <sup>00</sup>
	75% ea	
1	12"x53" TENNIS COURT	150 <sup>00</sup>
3	DECKS FOR PLAYSET 10/ea	30 <sup>00</sup>
1	24x12 SWIM AT OWN RISK	75 <sup>00</sup>
Logo-Set-up		\$50.00
Subtotal		1155 <sup>00</sup>
Tax		Exempt
Total		
Deposit		
Balance Due		1155 <sup>00</sup>

I agree that the above information is correct. I understand that a 50% deposit is required before a job can be started and the balance is due upon completion.

Customer's Signature

Diana Lambert

**Subject:** Receipt for Signs  
**Date:** Thursday, October 27, 2022 at 12:22:21 PM Eastern Daylight Time  
**From:** Kate Trivelpiece <sjgccmanager@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** receipt.pdf

Signs for Sampson Creek property

Can you cut him a check for these signs you can mail it directly to him if you want and I will let him know.

Thanks,

Leah Tinch

Sent from [Mail](#) for Windows



# Your Business Credit Card Statement

## BILLING CYCLE INFORMATION

Previous Balance		\$9,931.43
Payments	-	\$9,931.43
Credits	-	\$0.00
Purchases & Other Charges	+	\$1,019.69
Cash Advances	+	\$0.00
<b>FINANCE CHARGES</b>	+	<b>\$0.00</b>
New Balance	=	\$1,019.69
Closing Date		10/09/2022

## ACCOUNT SUMMARY

Account Number	XXXX XXXX XXXX 3470
Total Credit Limit	\$10,000.00
Available Credit	\$8,980.00
Available Cash	\$3,000.00
Amount Over Credit Limit	\$0.00
Amount Past Due	\$0.00
Days In Billing Cycle	30
<b>Minimum Payment Due</b>	<b>\$50.00</b>
<b>Payment Due Date</b>	<b>11/03/2022</b>

## Contact Information

 Toll Free  
844-487-8478

 Outside U.S. (Call Collect)  
910-914-8250

 P.O. Box 4997  
Orlando, FL 32802-4997

## TRANSACTIONS

Trans Date	Post Date	Reference Number	Merchant Name or Transaction Description	Amount Credit	Amount Charge
09-25	09-25	8558365LY010T7EQB	PAYMENT-THANK YOU ORLANDO FL TOTAL XXXXXXXXXXXX3470 \$9,931.43-	9,931.43	
09-09	09-11	5543286LQ5X2Z3L5M	AMZN MKTP US*1F5J34140 AMZN.COM/BILL WA		15.91
09-21	09-21	5543286LR5ZY3BASB	AMZN MKTP US*1U6HE24A1 AMZN.COM/BILL WA		29.80
09-29	09-29	5543286M062003ZGA	READYREFRESH BY NESTLE 800-274-5282 CA		815.77
10-08	10-09	5543286M95V5NQRML	AMZN MKTP US*1K32N3XM0 AMZN.COM/BILL WA		11.30
10-08	10-09	5543286M95V5N1PVZ	AMZN MKTP US*1K7NI1VT0 AMZN.COM/BILL WA KATE TRIVELPIECCE TOTAL XXXXXXXXXXXX9295 \$1,019.69		146.91

Finance Charge Detail	Average Daily Balance	Daily Periodic Rate (may vary)	FINANCE CHARGE	Corresponding ANNUAL PERCENTAGE RATE
Purchases	0.00	.05065%	0.00	18.49%
Cash Advances	0.00	.05887%	0.00	21.49%

Combined Annual Percentage Rate for this Billing Cycle 21.49%

## IMPORTANT NEWS

The Servicemembers Civil Relief Act (SCRA) provides important financial and legal protections to servicemembers -- including caps on interest rates, stays on certain legal protection from eviction, and termination of leases without repercussions. Learn more at [www.militaryonesource.mil](http://www.militaryonesource.mil) (search for 'SCRA').

See reverse for additional information.



9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

## Account Information

Invoice Number: 70904599  
Invoice Date: 10/12/2022  
Branch: 72  
Account Number: 6415195  
Due Date: 11/11/2022

## Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. ST AUGUSTINE, FL 32092					
Service From: 10/22/2022 To: 01/21/2023 MONITORING - INTRUSION	3.00	24.47	73.41	0.00	73.41
Service From: 10/22/2022 To: 01/21/2023 SERVICE AGMT INTRUSION SYS	3.00	6.30	18.90	0.00	18.90
Site Subtotal			92.31	0.00	92.31

OCT 17 2022

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$92.31	\$0.00	\$92.31	\$0.00	\$92.31

## Important Messages

**Sales scams are on the rise. Learn how to protect yourself.**

[www.vectorsecurity.com/sales-scam](http://www.vectorsecurity.com/sales-scam)

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment  
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5SJVK8HF

## Invoice

Customer Name: SAMPSON CREEK CCD  
Invoice Number: 70904599  
Invoice Date: 10/12/2022  
Account Number: 6415195  
Due Date: 11/11/2022  
Amount Due: \$92.31

Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

VECTOR SECURITY, INC.  
PO BOX 89462  
CLEVELAND, OHIO 44101-6462



9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

Address Service Requested

5818000936 PRESORT PBPS003 <B>



SAMPSON CREEK CCD  
5385 N NOB HILL ROAD  
SUNRISE FL 33351-4761

☐ Check box and fill out reverse side to correct billing address.

0000000072000000064151954007090459900000000092316



YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SAMPSON CREEK - CAPITAL RESERV  
BANK B SAMPSON CREEK CDD

PAGE 1

SAMC   SAMPSON   CREEK   SHENNING



# Estimate

**Har-Tru, LLC**  
166 Industrial Way  
Troy VA 22974  
(434) 295-6167 Fax: (434) 971-6995  
www.hartru.com

Date	Estimate #
10/31/2022	37420

**Bill To**

Sampson Creek CDD  
219 St. Johns Gulf Dr  
Saint Augustine FL 32092

**Ship To**

Sampson Creek CDD  
219 St. Johns Gulf Dr  
Saint Augustine FL 32092

Expires	Project Name	PO #	Project Name	Entered By
11/1/2022				Ashlyn Norford

QTY	Item #	Description	Specifications	Unit Price	Amount
4	134-3822FG	CABANA FENCE MOUNT -10 FT FOREST GREEN		670.00	2,680.00
			Subtotal		2,680.00
			Shipping Cost (DROPSHIP)		0.00
			Total		\$2,680.00



# Sales Order

Date	Order #
10/31/2022	240098

166 Industrial Way  
Troy VA 22974  
(434) 295-6167 Fax: (434) 971-6995

Bill To	Ship To
Sampson Creek CDD 219 St. Johns Gulf Dr Saint Augustine FL 32092	Sampson Creek CDD 219 St. Johns Gulf Dr Saint Augustine FL 32092

PO #	Project	Terms	Ship Method	Ship Date
		Cust - NET 30	DROPSHIP	10/31/2022

## Return / Warranty Reason

Qty.	Item #	Description	Specificatio...	Rate	Amt.
4	134-3822FG	CABANA FENCE MOUNT -10 FT FOREST GREEN		670.00	2,680.00
				Subtotal	2,680.00
				Shipping Cost (DROPSHIP)	0.00
				Total Tax (Sales Tax 6.5%)	<del>174.20</del>
				Total	<del>\$2,854.20</del>

NO RETURNS WITHOUT PROPER RETURN AUTHORIZATION. INTEREST AT THE RATE OF 1.5% PER MONTH WILL BE CHARGED ON ALL  
PAST DUE AMOUNTS. RETURNS ARE SUBJECT TO RESTOCKING FEE.