

Sampson Creek
Community Development District

December 15, 2022

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

DATE

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, December 15, 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. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Election of Officers, Resolution 2023-01
- IV. Landscape Staff Report
- V. Approval of Golf Cart Registration Policy
- VI. Discussion of FPL Easement Request
- VII. Discussion of Fountain Replacement & Stocking of Carp
- VIII. Ratification of Amenity Center Policies (Gym to Open at 4:00 a.m.)
- IX. Staff Reports
 - A. Attorney
 - B. Engineer

1. Sinking Sidewalk Near 460 St. Johns Golf Drive
 2. Erosion Issue at 849 Eagle Point Drive
- C. Manager
- D. Amenities & Recreation Manager
- E. Operations Manager
 1. Report
 2. Lake Doctors Report
- F. Landscape
- X. Supervisors' Request
- XI. Public Comments
- XII. Approval of Consent Agenda
 - A. Approval of Minutes of the November 17, 2022 Meeting
 - B. Balance Sheet as of November 30, 2022 and Statement of Revenues & Expenditures for the Period Ending November 30, 2022
 - C. Check Register
- XIII. Next Scheduled Meeting – January 19, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XIV. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-01

**A RESOLUTION DESIGNATING OFFICERS OF THE SAMPSON
CREEK COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Sampson Creek Community Development District at a regular business meeting held on December 15, 2022 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice-Chairman
<u>Daniel Laughlin</u>	Secretary
<u>Daniel Laughlin</u>	Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Marilee Giles</u>	
<u>Darrin Mossing</u>	
<u>Howard McGaffney</u>	
<u>Patti Powers</u>	
<u>Marilee Giles</u>	Assistant Secretary
<u>James Oliver</u>	
<u>Darrin Mossing</u>	
<u>Rich Hans</u>	
<u>Howard McGaffney</u>	

PASSED AND ADOPTED THIS 15th DAY OF DECEMBER, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT **GOLF CART REGISTARTION POLICY**

December 15, 2022

By way of Background, below is an article regarding the use of golf carts that was published in the June 2017 issue of the St. Johns Golf and Country Club Living publication.

Alternative transportation in SJGCC i.e., Golf Carts

The legal usage of golf carts within the boundary of St Johns Golf and Country Club began in May 2013. The CDD board of supervisors authorized the start of the process to allow golf carts on the streets of SJGCC in 2012. Florida Statue 316.212 (1) prohibited the use of golf carts on public roads unless certain conditions were met with the final jurisdiction being overseen by the county. St Johns County Ordinance No. 2010-48 outlined the specifics as to the requirement for operation. To get St Johns County to authorize usage several things needed to be accomplished prior to final approval on May 7, 2013.

Some of the requirements for final approval St Johns County included:

- Constructing a golf cart path adjacent to the sidewalk from the Eagle Point Dr. entrance to a point that allowed direct crossing of Leo McGuire to Stonehedge Trail Lane. This had to be done, as golf carts are not allowed on sidewalks within the community for safety reason.
- Updating all signs at golf cart crossings for the golf course had to be in compliance with existing ordinances.
- Installing signs at the three entrances of SJGCC to alert drivers of motorized vehicles that SJGCC is a golf cart community.
- Agreeing that the Speed Limit enforce within SJGCC would remain at 25MPH as it was considered to be a safe speed for joint operation of golf carts and motorized vehicles of all types.
- Agreeing that golf carts would not be operated on Leo McGuire.

Once the community met the required standard (some listed above), approval was granted by St Johns County to operate golf carts on designated roads with the exception of Leo McGuire.

Basic rules (not all inclusive) governing the operation of golf carts in St Johns County (St Johns Ordinance 2018-42) are:

- The operator of the cart must have photographic identification and be 14 years of age or older.
- Persons 16 years of age and younger who do not hold a valid driver's license may not operate a golf cart from 11:00 pm to 6:00 am.
- Persons 17 years of age a do not hold a valid driver's license may not operate a golf cart from 1:00 am to 5:00 am.
- A golf cart may not be operated at a speed in excess of 20mph.
- Golf carts are not to be operated on sidewalks within the community.

- Golf carts operated between sunrise and sunset shall have efficient brakes and steering, rearview mirror, reflective material front and back. In addition if the golf cart is operated after sunset and before sunrise it must have headlights, brake lights, turn signals and a windshield. Golf carts operated on a multi-use path must be equipped with a horn.

For the convenience of golf cart users there are ten (10) paved parking spots near the playground and adjacent to the sidewalk next to the tennis courts. In addition there are eleven (11) paved parking spots near the entrances to the fitness center and pool. For those that have carts, **PLEASE** enjoy your alternative mode of transportation, abide by the rules, keep a constant eye for vehicular traffic, and operate the cart safely. **REMEMBER** the operator is responsible for their occupant's safety. Reckless or unlawful operation may be subject to a moving traffic citation. **Please Be Safe!!!**

Subsequent to the publication of the above article, at the District's July 2017 Board meeting, residents raised concerns about the proper use of golf carts within the CDD's boundaries. Specifically, concerns were raised regarding the operation of golf carts on the streets, sidewalks, and CDD amenity areas namely around the pool, athletic field, tennis courts and fitness center. The residents in attendance asked the Board to review the current policies and make adjustments as needed and appropriate.

To address the residents' concerns, the following provisions shall apply to use of golf carts on CDD-owned recreation property:

1. CDD residents shall be obligated to obtain a CDD issued decal before being permitted to operate a golf cart on CDD-owned recreation property. CDD-owned recreation property includes all of the property identified on the map attached hereto as **Exhibit A**. The decal must be displayed on both sides of the golf cart.
2. CDD residents must complete the registration form attached hereto as **Exhibit B** to obtain a decal.
3. The St Johns Golf and Country Club (Golf Course Property) is private property and unauthorized/private golf carts are NOT to be driven on the golf course, without permission from the management of the facility.
4. Enforcement: Failure to comply with the above provisions shall be a violation of the District's Recreational Center Policies (the "Policies") and shall be punishable in accordance with the "Suspension and Termination of Use Privileges" portion of the Policies, a copy of which is attached hereto as **Exhibit C**.

Exhibit A

Map of CDD-Owned Recreational Property

Exhibit B

Decal Registration Form

**SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT")
Golf Cart Registration Form**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____ LICENSE NUMBER: _____

GOLF CART MANUFACTURER: _____

MODEL: _____ MODEL YEAR: _____

INSURANCE CARRIER: _____ POLICY NUMBER: _____

POLICY EXPIRATION DATE: _____ INSURANCE CONTACT PHONE NUMBER: _____

ACCEPTANCE:

I acknowledge receipt of golf cart registration decal number: _____ and that the above information is true and correct and agree to assume full responsibility for the operation of my personal golf cart and also agree to accept full responsibility for liability that may arise from ownership and operation by both myself and others that I have authorized to operate the golf cart.

I have liability insurance insuring against personal injury and damage to property with limits of at least \$300,000.

I agree to indemnify and hold the District harmless from and against any and all liability, damages, losses or claims, including but not limited to legal fees and expenses, arising out of the operation of my golf cart.

I agree to fully comply with the Florida Statutes regarding the operation of golf carts and St. Johns County Resolution No. 2010-48 regarding the use of my golf cart on designated roadways. I further agree to fully comply with all District policies related to the operation of golf carts on CDD-owned recreation facilities. The District's policies related to operation of golf carts on District-owned recreation property and a map identifying such property are attached hereto as **Exhibit A**. I acknowledge that operation of a golf cart on District-owned recreation property in violation of the attached policies shall subject me to the suspension and/or termination provisions of the District's Recreational Center Policies.

Attached hereto as **Exhibit B** is a list of all individuals authorized to drive my golf cart.

I agree to maintain the golf cart in safe operating condition with the following minimum equipment:

1. Brakes
2. Brake lights
3. Headlights
4. Steering apparatus
5. Safe tires
6. Rearview mirror
7. Front and rear red reflectorized warning devices
8. Turn signals
9. Windshield

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submitted. Under certain

circumstances, the District may be required to disclose only part of the information submitted to it. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Owner (Legal Guardian if Minor)

Date

PLEASE RETURN THIS FORM AND INSURANCE CERTIFICATE TO:

Sampson Creek Community Development District

Attn: Community Manager

Telephone: _____

Exhibit A to Decal Registration Form

(District Golf Cart Policies and Map)

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. 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.
6. Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.
7. CDD residents shall be obligated to obtain a CDD issued decal before being permitted to operate a golf cart on CDD-owned recreation property. CDD-owned recreation property includes all of the property identified on the map attached to the decal registration form. The decal must be displayed on both sides of the golf cart.
8. The operator of the cart must have photographic identification and be 14 years of age or older.
9. Persons 16 years of age and younger who do not hold a valid driver's license may not operate a golf cart from 11:00 pm to 6:00 am.
10. Persons 17 years of age a do not hold a valid driver's license may not operate a golf cart from 1:00 am to 5:00 am.

Exhibit B to Decal Registration Form

(Authorized Drivers)

Name: _____

License Number: _____

Name: _____

License Number: _____

Name: _____

License Number: _____

Name: _____

License Number: _____

Name: _____

License Number: _____

Exhibit C

Policies on Suspension and Termination of Use Privileges

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 Facility Manager / Appeal of Suspension.** The District Manager, or the District's facility 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 facility 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 facility 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.

SEVENTH ORDER OF BUSINESS



Marc Rousseau <mrousseau@rmsnf.com>

FW: Sampson Creek Grass Carp - Lake Doctors

Bob Foley <bob.foley@lakedoctors.com>

Tue, Nov 1, 2022 at 1:57 PM

To: Marc Rousseau <mrousseau@rmsnf.com>

Cc: Mark Seymour <mark.seymour@lakedoctors.com>, Tim Howard <tim.howard@lakedoctors.com>

Mark, last quote I had for a repair on that size motor was a couple months ago and it was for \$7,700.

Bob Foley
Fountain Manager
The Lake Doctors, Inc.
Jacksonville Office
bob.foley@lakedoctors.com
904-626-1881 cell
904-262-5500 office
Sent from my iPhone

On Oct 28, 2022, at 3:11 PM, Marc Rousseau <mrousseau@rmsnf.com> wrote:

[Quoted text hidden]



The Lake Doctors, Inc.
Aquatic Management Services *

image001.jpg
8K



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

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 from, 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.



The Lake Doctors, Inc.
Aquatic Management Services

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

Sales Agreement Aqua Control

MAS

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

**If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations(s):

One (1) AquaControl SelectSeries Fountain for Sampson Creek Community Development District, St. Augustine FL

Includes 5hp 230V 1 Phase fountain, FLEUR DE LIS nozzle high performance stainless-steel pump/motor components and intake screen. UL Listed NEMA 3R metal control panel with safety disconnect switch, GFCI protection, 24-hr pump and light timers, motor capacitors and resettable overloads. Deposit must be received prior to installation; unless otherwise noted.

*EXCLUDES ANY ON-SHORE ELECTRICALWORK, SUPPLY, CONTROLS MOUNTING., IF REQUIRED

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5hp 230V 1 Phase Aquacontrol SS Fleur de Lis fountain 35'H X 47'W	\$ 9,918.00
2.	400' length of #6/4 motor cable	\$ 6,200.00
3.	Existing LED Lighting and cable to be used – Requires new mounting brackets	\$ 400.00
4.	Shipping, Assembly, Delivery and Anchoring in lake*	\$ 1,300.00
6.	New Control Panel with mechanical timers and GFCI & EPD protection	\$ INCLUDED
7.	5 Year Fountain Warranty and 3 Years on new control panel	\$ INCLUDED
8.	7.5% Sales Tax	\$ Exempt
	Total of Services Accepted	\$ 17,818.00

A deposit of \$8,909.00 shall be payable upon execution of this Agreement. 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 Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 18, 2022.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed _____ Dated _____
Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see Manufacturer's warranty. **AQUA CONTROL** warranties remain as below:

Select Series 2

- 3 Year or 5 Year extended; Limited Warranty

Titan Series

- 4 Year Limited Warranty

Select Series

- 5 Year Limited Warranty, 3 Years LED lighting and control panel

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.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. 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 ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. 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.
7. 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.
8. 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 material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement 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.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
14. This Agreement 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.
15. THE LAKE DOCTORS reserves the right to impose a monthly service charge 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.
16. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
17. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



Select™ Series: 1 HP - 5 HP Fountains **FLEUR DE LIS**

The Fleur de Lis has a high, smooth, narrow, center stream surrounded by an 8 stream intermediate arching pattern that in turn is surrounded by 8 lower and wider arching streams. This creates a pyramid effect.

HP	PERFORMANCE			DEPTH		AMPS				KW
2S = 2 Stage	Height (ft.)	Diameter (ft.)	Output (GPM)	Min. Operating Water Depth (in.)		Single Phase	Three Phase			Power Usage
				Vert.	Horiz.	240V	208V	230V	460V	
1	20	30	140	52	28	10	5	5	3	2
2	24	35	160	56	28	13	9	9	5	3
3	27	40	180	56	28	17	13	12	7	4
5	35	48	210	62	28	28	21	20	11	6

EIGHTH 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, 4:00 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.

<u>Season</u>	<u>Earliest Reservation Date</u>	<u>Season Dates</u>
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

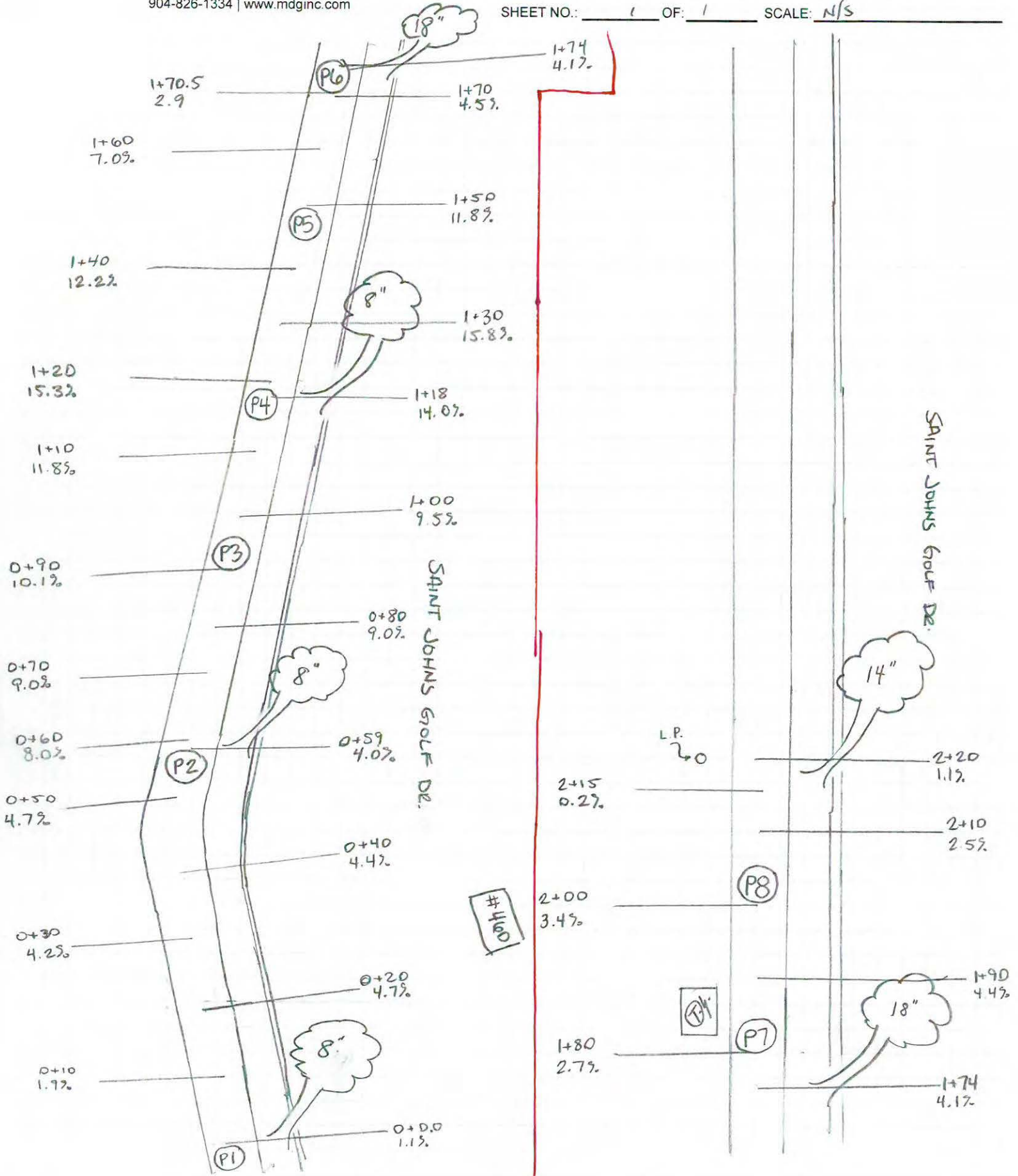
SAMPSON CREEK RECREATIONAL CENTER POLICIES

The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors this 15th day of December, 2022.

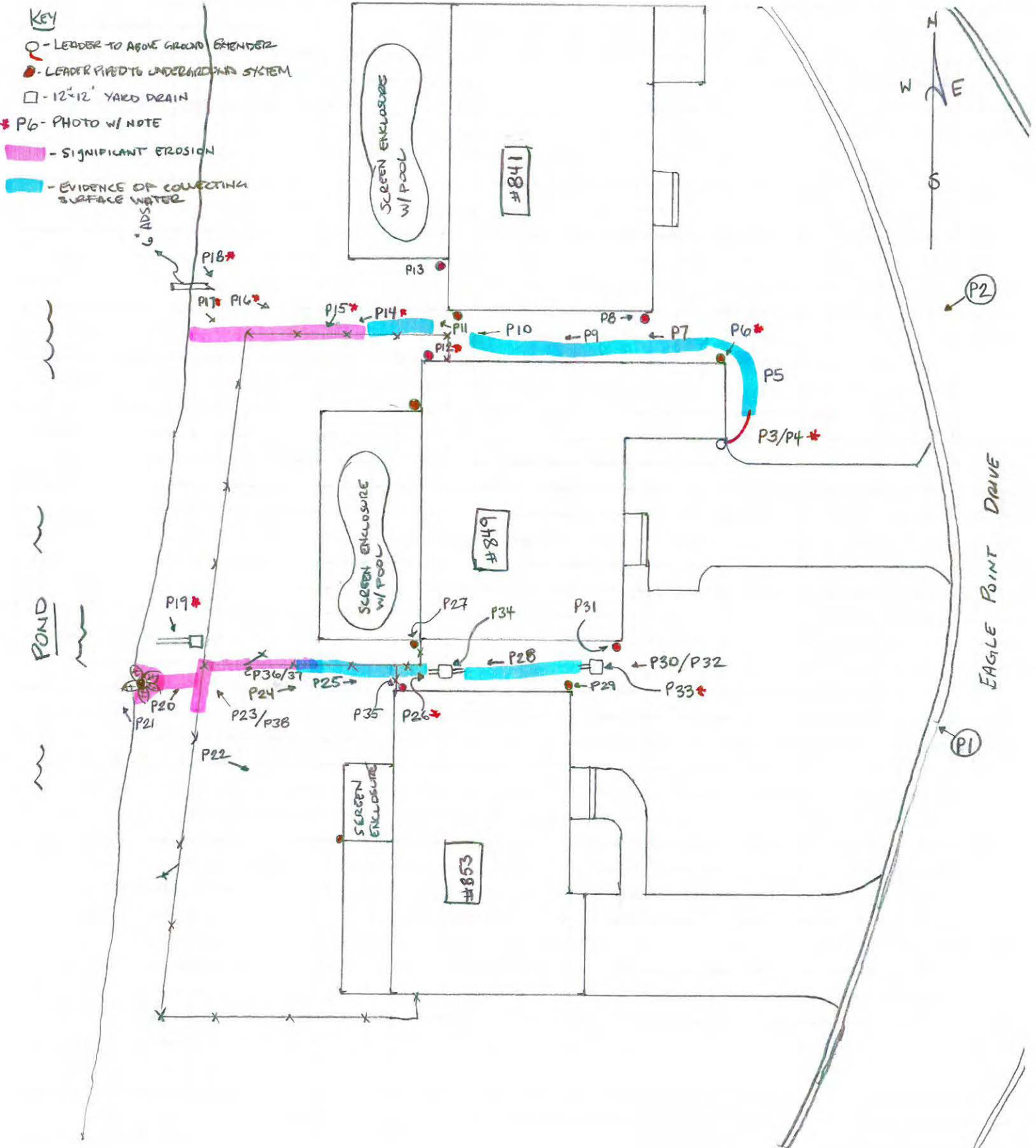
NINTH ORDER OF BUSINESS

B.

1.



2.





904-826-1334 | www.mdginc.com

DATE: 12/5/2022 CONTRACTOR: 841-853 EAGLE POINT DR.
PROJECT #: 10080 PROJECT NAME: Simpson Creek S/S Graphic
PROJECT MANAGER: AA
CALCULATED BY: MS
SHEET NO.: 2 OF: 2 SCALE: N/S

- P1/P2 - (#849) EAGLE POINT DR. FRONT YARD
- P3/P4 - LEADER TO LEADER EXTENDER, OBVIOUS POOLING + DRAINAGE EVIDENCE IN GARDEN BED
P5 (#849)
- P6 - LEADER TO UNDERGROUND SYSTEM NOT CONNECTED
(#849)
- P7/P9 - NORTH SIDE OF HOME. POOLING + POOR DRAINAGE EVIDENCE CONT. FROM P5.
P10/P11 (#849)
- P8 - #841 SOUTHEAST DOWNSPOUT TO UNDERGROUND SYSTEM
- P12 - (#849) DOWNSPOUT TO UNDERGROUND SYSTEM NOT CONNECTED
- P13 - (#841) LENS SCREEN DOWNSPOUT TO UNDERGROUND SYSTEM
- P14/P15 - SIGNIFICANT EROSION + VOIDS ALONG FENCE LINE, POND BANK EROSION W/ ROOT EXPOSURE
P16/P17 (BTWN #841 + #849)
- P18 - 6" ADS PIPE EXPOSED @ POND BANK (#841)
- P19 - 12"x12" YARD DRAIN. ONLY CONNECTION IS A DISCHARGE TO POND.
- P20 - EROSION + FLOW PATH BTWN 849 + 853 EPD @ WEST FENCE LINE
- P21 - NO EVIDENCE OF DISCHARGE PIPE FROM YARD DRAINS (2) BTWN 849 + 853 EPD
- P22 - DOWNSPOUT CONNECTION TO UNDERGROUND SYSTEM @ #853 BACKYARD
- P23/P24 - SIGNIFICANT EROSION + DEPRESSIONS BTWN 849 + 853 ALONG SHARED FENCE LINE
P25/P36
P37/P38
- P26 - CLOGGED YARD DRAIN (WEST DRAIN BTWN 849 + 853 EPD)
P34
- P27 - SCREEN ENCLOSURE DOWNSPOUT @ 849 EPD
- P28/P30 - LOOKING WEST BTWN 849 + 853
P32
- P29 - DOWNSPOUT TO UNDERGROUND CONNECTION @ 853 NE CORNER
- P31 - SOUTHEAST DOWNSPOUT TO UNDERGROUND CONNECTION
- P33 - CLOGGED YARD DRAIN (EAST DRAIN BTWN 849 + 853)
- P35. NW DOWNSPOUT TO UNDERGROUND
HOLE IN FLEX FROM SWINGING GATE

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

December 15, 2022

To: Board of Supervisors

From: Marc J. Rousseau
Field Operations Manager

Leah Tinture
Amenity Manager

RE: Sampson Creek Field Operations & Amenity Management Report
December 15, 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 for Christmas with decorations
 - Decorated tree in the Meeting room
 - Decorated Main gate
 - Decorated the tables on the veranda
 - Decorated Amenity Center with Poinsettias
1. M&G Lighting completed installing the Christmas lights
 2. Party with Santa was a big success. The Clubhouse loved having a joint adventure with us
Lots of the residents enjoyed the adult beverages that were available.
 3. Friday Night Jingle Jog 5k. Total of 125 participants signed up. Big turnout. Everyone had a great time.
 4. Reindeer Glow stick jog. Total of 50 participants signed up for it. Everyone had a great time. The field was very crowded, and all the runners were having a great time.
 5. Currently answering Santa letters to the boys and girls in the neighborhood that write to Santa. I will deliver them to the houses with the North Pole Postal Service Stamp, and Santa signs each letter. The kids love this every year.

Upcoming Events:

1. December 12th - Blood Mobile
2. Ending Date for Santa Letters December 16th

Jingle Jog 5K Run



Santa Stopped by...



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



A shoe cleaner was installed at the



entrance for better coverage.

Sidewalk Project - Severe

Severe lifting on sidewalks throughout
for residents.



341 St. John's Golf Drive w/ADA Ramp



353 St. John's Golf Drive

Sidewalk Project - Severe



447 St. John's Golf Drive

1005 Meadow View Lane - #1



Severe lifting on sidewalks throughout for residents.



844 Eagle Point Dr. Part of driveway will need to be repaired to effectively fix the sidewalk.



1005 Meadow View Lane - #2

Sidewalk Project – Severe Proposals

Thornton Brothers Concrete	
Area	Price
St. John's Golf Dr.	
Unit 341 w/ADA Ramp	\$3,620.00
Unit 349 (Driveway might be resident issue. Can split cost?)	\$2,270.00
Unit 353	\$1,610.00
Unit 357	\$1,475.00
Unit 447	\$2,050.00
Eagle Point Dr.	
Unit 848	\$1,475.00
Unit 844	\$2,475.00
Unit 768	\$1,800.00
Meadow View Lane	
Unit 1005	\$3,450.00
Unit 1073	\$1,525.00
TOTAL	\$21,750.00
2 Men Concrete	
Area	Price
St. John's Golf Dr.	
Unit 341 w/ADA Ramp	
Unit 349 (Driveway might be resident issue. Can split cost?)	
Unit 353	
Unit 357	
Unit 447	
Eagle Point Dr.	
Unit 848	
Unit 844	
Unit 768	
Meadow View Lane	
Unit 1005	
Unit 1073	
TOTAL	\$12,800.00
Premier American Construction	
Area	Price
St. John's Golf Dr.	
Unit 341 w/ADA Ramp	
Unit 349 (Driveway might be resident issue. Can split cost?)	
Unit 353	
Unit 357	
Unit 447	
Eagle Point Dr.	
Unit 848	
Unit 844	
Unit 768	
Meadow View Lane	
Unit 1005	
Unit 1073	
TOTAL	

Updates/Upgrades

I was able to negotiate great deals on the internet services here at Sampson. There are two contracts:

- 1) Pool & Fitness Center
- 2) Office Area.

The current modem is old and pushing out only 50 megabits of Internet speed, which is very low and causing the loss of internet and phone service several times per day. I was able to renegotiate both contracts to provide the Amenity Center with a new modem that will provide the office area 250 megabits, and the fitness/pool area 1 gigabit of Internet pipeline.

The negotiated prices are for 36 months:

- 1, **Fitness Center/Pool area**: (Prior bill - \$636.04 / mo)
(New bill - \$629.90 / mo) **Savings** of \$6.14 monthly
2. **Office Area**: (Prior bill - \$296.14 / mo)
(New bill - \$322.75 / mo) **Increase** of \$26.61 monthly

We will have faster speeds and no loss of internet and phones moving forward. There will also be additional savings that have yet to be calculated in the form of no taxes. I noticed the prior contract did not include the tax exemption for Sampson Creek CDD, so I provided Comcast with that certificate of exemption, and taxes will be withheld in future invoices.

Projects in Pipeline



🌈 Lake Doctors has provided two



🌈 New Fountain Format:

FLEUR DE LIS



🌈 Four (4) Fitness

Conclusion

For any questions or comments regarding the above information please contact Marc J. Rousseau, Operations Manager, at mrrousseau@rmsnf.com and Leah Tinture, Amenity Manager, at sjgcc@rmsnf.com .

Respectfully,

Leah Tinture
Marc Rousseau

2.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1694932	707136	10/6/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky
Sunny

Wind Speed:
3.18

Temperature
64.99
Wind
East

Humidity:
89.0000

Services Provided During This Visit

Ponds are looking good at this time.
Thank you,
Tim

Treated for Algae

Observations

Observation

Recommendation

Responsibility

Ranking

Recommendation Notes

Thank you

Technician Signature

Thank you,
Tim

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1694931	707136	10/11/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:	Sky	Temperature	Humidity:
		0	
	Wind Speed:	Wind	
	0	null	

Services Provided During This Visit

19,21,24,25, 25a treated for algae. 20,23,24a,24b,26 inspected. 24a outfall cleared

Treated for Algae & Invasive Aquatic Weeds

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes

Thank you

Technician Signature

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1694933	707136	10/17/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:	Sky	Temperature	Humidity:
		0	
	Wind Speed:	Wind	
	0	null	

Services Provided During This Visit

lake 1 algae & shoreline weeds.
pond 12 algae.
pond 12a algae
pond 13 algae
pond 14a algae
lake 14 algae
lake 17 algae
15 algae
16 algae
9 algae.
things are looking good overall.
thank you.

Treated for Algae, Treated Shoreline Weeds

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722087	707136	10/19/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions: Sky

Temperature

Humidity:

0

Wind Speed:

Wind

0

null

Services Provided During This Visit

14a algae and emergent weeds.
14- treated for algae bloom.
15,16,9 treated for algae. looking great
thank you

Treated for Algae, Treated Shoreline Weeds

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes

Thank you

Technician Signature

Customer Signature (when required)

Donald P



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722568	707136	10/21/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky
Sunny

Wind Speed:
8.05

Temperature
64.47

Wind
North-East

Humidity:
54.0000

Services Provided During This Visit

Treated ponds 2-9. Also treated 25a for algae and emergents. Should see results in 5-10 days
Thank you,
Tim

Treated for Algae, Treated Shoreline Weeds

Observations

Observation

Recommendation

Responsibility

Ranking

Recommendation Notes

Thank you

Technician Signature

Thank you,
Tim

Customer Signature (when required)



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722569	707136	10/25/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:	Sky	Temperature	Humidity:
		0	
	Wind Speed:	Wind	
	0	null	

Services Provided During This Visit

19,25,26 treated for algae. 20, 21,23,24,24a, 25a inspected. Thanks!

Treated for Algae

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes

Thank you

Technician Signature

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722571	707136	11/4/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky
Sunny

Wind Speed:
12.66

Temperature
69.35

Wind
North

Humidity:
97.0000

Services Provided During This Visit

Treated ponds 2-10. Pond 4 desperately needs grass carp. Spikerush is returning with a vengeance . All other ponds were treated for minimal growth.

Thank you,
Tim

Treated for Algae & Invasive Aquatic Weeds

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes

Thank you

Technician Signature

Thank you,
Tim

Customer Signature (when required)



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722570	707136	11/7/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky

Temperature

Humidity:

0

Wind Speed:

Wind

0

null

Services Provided During This Visit

19,25A treated for algae. 24 treated for underwater vegetation. 20,21,23,24A,24B,25,26 inspected. Thanks!
Steven
9042288002

Inspected Pond(s), Treated for Algae & Invasive Aquatic Weeds, Treated for Algae

Observations

Observation

Recommendation

Responsibility

Ranking

Recommendation Notes

Thank you

Technician Signature

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1727746	707136	12/5/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky
Overcast

Wind Speed:
3.31

Temperature

69.1

Wind

North-West

Humidity:

82.0000

Targeted Species & Services Provided During This Visit

Treated ponds 2-10. Small amounts of algae. Treated accordingly. Please let me know the status of the grass carp.
Tim.howard@lakedoctors.com
Thank you,
Tim

Treated for Algae

Current Work Order Observations & Notes

Thank you

Technician Signature

*Thank you,
Tim*

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
--------------------------	-----------------------	------------------------------------

1699994

707136

11/30/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky

Temperature

Humidity:

0

Wind Speed:

Wind

0

null

Targeted Species & Services Provided During This Visit

Treated ponds 19, 23, 24A, 25A for minimal algae. Inspected ponds 20, 21, 24, 24B, 25, 26. Thanks!
Steven
9042288002

Inspected Pond(s), Treated for Algae

Current Work Order Observations & Notes

Thank you

Technician Signature

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1722572	707136	11/21/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky

Temperature

Humidity:

0

Wind Speed:

Wind

0

null

Services Provided During This Visit

zone 2 treated for algae.
lakes in zone 2 look great!
thank you

Gamefish Stocked, Treated for Algae

Observations

Observation

Recommendation

Responsibility

Ranking

Recommendation Notes

Thank you

Technician Signature

Customer Signature (when required)



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1699996	707136	11/17/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:	Sky	Temperature	Humidity:
		0	
	Wind Speed:	Wind	
	0	null	

Services Provided During This Visit

pond 1 algae. looks good.
12a algae perfect
12 algae looks great
13 added dye.
14a perfect.
14 algae looks much better
17 looks great.
15 looks great
9 algae
16 looks great.
zone 2 is looking really good.
thank you

Treated for Algae

Observations

<u>Observation</u>	<u>Recommendation</u>	<u>Responsibility</u>	<u>Ranking</u>
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Recommendation Notes



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1699995	707136	11/16/2022

Services Performed for:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Billing Address:

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

Environmental Conditions:

Sky
Overcast

Wind Speed:
6.31

Temperature

64.4

Wind

North-East

Humidity:

95.0000

Services Provided During This Visit

Treated ponds 2-10. All of these ponds are in pretty good condition.
Thank you,
Tim

Treated Shoreline Weeds, Treated for Algae

Observations

Observation

Recommendation

Responsibility

Ranking

Recommendation Notes

Thank you

Technician Signature

*Thank you,
Tim*

Customer Signature (when required)

TWELFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, November 17, 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
Laura Webb	Supervisor
Mike Yuro	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel
Darrin Mossing	Riverside Management Services
Marc Rousseau	Riverside Management Services
Leah Tinture	Riverside Management Services
Alison Mossing	Riverside Management Services
Jerry Lambert	Riverside Management Services
Daniel Bauman	Brightview
Jay Jernigan	Brightview
Sarah Huffman	St. Johns Middle School Athletic Association
Residents	

The following is a summary of the actions taken at the November 17, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

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. Mr. Ed O'Halloran of 252 St. Johns Golf Drive questioned why the Board chose the higher bid for the soccer field. Mr. Sevestre

explained that the bids were much lower than the maintenance cost as it required special equipment for mowing, fertilizer, insects and irrigation. In the past, an outside contractor maintained the field, but it did not work out and the golf course took over the maintenance. Ms. Webb felt that they did not get an apples-to-apples comparison and requested that Indigo provide a detail of the services they were receiving and that Brightview match it to ensure that it was worth an additional \$60,000 per year. Mr. Yuro agreed that the scope for the soccer field maintenance was not detailed enough and suggested tightening up the scope and going out for bids. Mr. Hank Rosen of 1912 Cross Pointe Way questioned the length of the contract. Mr. Laughlin confirmed that it continued until the Board decided to cancel it. Mr. Haber recalled that the contract included a termination provision without cause. Mr. Rosen agreed with tightening the scope and going out for bids. There being no further comments, Mr. Laughlin closed the public comment period.

- **Discussion of Tennis Court Usage for Liberty Pines Middle School** *(Item 6)*

Ms. Sarah Huffman of the St. Johns Middle School Athletic Association (SJMSAA) requested use of the Sampson Creek tennis court for the 2023 season, running from mid-January until early-May, on behalf of the Liberty Pines Middle School Tennis Team. They were currently using Mills Field on Racetrack Road, but the county would be replacing those courts and were at using neighborhood courts as opposed to the county courts, due to the cost. The total usage of the courts per week would be 3.5 hours, with one scheduled practice from 3:30 p.m. to 4:30 p.m. on a random weekday, based on availability and one match per week using two courts for 1.5 to 2 hours. Discussion ensued with the Board questioning the season, whether all of the courts would be needed and the current usage. Ms. Huffman explained that two teams, Varsity and Junior Varsity, would use three courts. Ms. Tinture stated that the courts were packed all of the time with lessons and women's leagues. The current Tennis Coach was in favor of the request if the Board approved it, but it would keep him very busy and take him away from his current duties. Mr. Sevestre was opposed due to the tennis matches overwhelming their parking lot. Mr. Yuro was opposed due to the lack of availability. Ms. Webb agreed. *There was Board consensus to deny the request.* Ms. Huffman thanked the Board for their time and consideration.

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

Mr. Darrin Mossing, President of Riverside Management Services (RMS), presented a proposal for field management services for three days per week. Since the last meeting, RMS staff has been onsite for 29 days and believed that they were doing a great job. Mr. Marc Rousseau had many projects in addition to the day-to-day maintenance. Mr. Mossing felt that the community would be better served with having services five days per week versus three days per week due to the age of the community.

Mr. Sevestre felt that there was a noticeable difference as Mr. Rousseau has been proactive and addressed every issue that needed to be addressed immediately, which he appreciated. In his opinion, Mr. Rousseau and Ms. Tinture were doing an excellent job. Mr. Yuro did not believe it was a 40 hour per week position as tasks were not getting completed and proposed having field operations management services for three days per week in the amount of \$42,000 per year versus the \$70,000 per year proposed as they would be charged for mileage. Mr. Yuro was not comfortable with the invoices for the hourly maintenance, invoices being processed after the fact, with the Board not seeing the invoices and with the adjustment in the invoice from \$75,000 per year to \$78,750 per year. Mr. Mossing explained that the invoice was corrected in November to coincide with the adopted budget amount of \$78,750 and requested that the Board approve five days per week and revisit once the current projects were completed. The Board discussed complaints from residents such as broken gym equipment. A resident contacted Lifetime Fitness regarding a broken stair stepper, which the Board was embarrassed about. Mr. Mossing was not informed about it and thought that Ms. Kate Trivelpiece was doing a good job. Mr. Sevestre recalled that the Board was told numerous times by Ms. Trivelpiece and Mr. Travis Jacques that there were shipping issues. Mr. Mossing requested that the Board contact him regarding any future issues or concerns.

Mr. Yuro voiced concern that in August of 2021, the contract was for \$21,000 per year for part-time management; however, RMS sold the Board on full-time management for \$75,000, promising to have someone onsite, but it was a failure. Mr. Mossing explained that RMS was told that someone full-time was needed and they filled that position. Mr. Sevestre recalled asking for a Needs Analysis before proceeding and one was never done, but the Board approved proceeding for a year to see if it worked. Now that the year was up, Mr. Yuro reiterated his approval for three days per week field management services in the amount of \$45,000 per year as

long as there was oversight. Mr. Mossing felt that RMS could provide the oversight and, in the future, would provide backup for the invoices. Mr. Yuro requested a weekly task list.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor the Operations Management Proposal from Riverside Management Services for three days per week in the amount of \$45,000 was approved.

Mr. Sevestre asked if the motion needed to include Board oversight and review of invoices. Mr. Yuro wanted a level of oversight that was not present. Mr. Haber felt that Board oversight and review of invoices did not need to be included in the motion. Ms. Webb asked if it was effective immediately. Mr. Mossing requested that it be effective on January 1, 2023.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor amending the prior motion to approve the Operations Management Proposal from Riverside Management Services for three days per week in the amount of \$45,000 to reflect an effective date of January 1, 2023 was approved.

Mr. Mossing thanked the Board for their consideration and noted that they would work hard to meet the expectations of the community. Mr. Yuro questioned what would be provided as far as the oversight. Mr. Mossing would include work orders with the invoices. Mr. Yuro requested that invoices be submitted the first week of every month.

FOURTH ORDER OF BUSINESS

Discussion of Golf Cart Registration for Amenity Usage

Mr. Laughlin recalled that the Board had multiple discussions in the past about golf cart issues in the community and Security addressed those concerns at the last meeting. Ms. Tinture noted that the major issue was kids speeding, hanging and driving recklessly on golf carts and suggested identifying golf carts by number. Ms. Webb voiced concern about residents not registering their golf carts. Mr. Haber recalled creating the following language for the District's Amenity Policy in 2018 when Mr. Tom Hudson was Chairman of the Board:

"A resident or paid user shall be obligated to obtain a CDD issued decal before being permitted to operate a golf cart on CDD owned recreation property. CDD owned recreation property includes all of the property identified on the map

attached hereto as Exhibit A. The decal must be displayed on both sides of the golf cart. CDD residents must complete the registration form attached hereto as Exhibit B to obtain a decal. The St. Johns Golf and Country Club golf course property is private property and unauthorized private golf carts are not to be driven on the golf course without permission from management. Failure to comply with the above provisions shall be a violation of the District's recreation center policies and shall be punishable in accordance with the suspension and termination of use privileges, portions of which are attached as Exhibit C."

Mr. Hudson recalled that this policy was not approved by the Board because of privacy issues, the need for inspections, having the golf cart in safe operating condition with brakes, lights, etc. and enforcing kids that were driving them. Residents commented that Nocatee required all users to register their golf carts and questioned why \$20 needed to be charged to apply numbers to golf carts, whether Security could enforce kids on golf carts and why the roads were not included since the CDD was responsible for maintenance. Mr. Haber stated that Security could inform Ms. Tinture of the violator and she could suspend them. Resident Mr. Mike McCormick of 604 Remington Court noted that the current policy did not address the occupancy of golf carts and requested that it extend to common areas. Mr. Yuro did not want the CDD to be involved in the number of seats and inspections. Ms. Tinture only wanted the golf cart to have a number in order to notify the parent and did not want to require an inspection. Mr. Haber explained that the user would sign a form acknowledging their compliance and although the CDD had the right to restrict people on amenity property, the public could use the roads. A Resident suggested that the CDD require that the golf cart have a sticker and registration number. Mr. Sevestre preferred a logo. After further discussion, there was Board consensus for District Counsel to refine the policy and include in the agenda package for the next meeting and for Ms. Tinture to purchase the stickers.

FIFTH ORDER OF BUSINESS

Discussion of FPL Easement Request

Mr. Sevestre spoke to an attorney that lived in the community who was interested in handling the situation with the powerlines that Florida, Power & Light (FPL) wanted to place in front of the development; however, he had not heard from them and contacted an eminent domain attorney recommended by Mr. Haber, Fixel Law in Tallahassee. Mr. Fixel advised that it was highly unlikely that the District could stop the project because FPL could claim eminent domain, but the District could influence FPL to find another route by maximizing compensation. One alternative was going across the right-of-way (ROW) on Leo Maguire Parkway versus

running a 1,500 kva transmission line in front of the development; however, according to an FPL attorney, this was not acceptable to Beaches Engineering, who owned the ROW. Mr. Fixel represented communities that had cases with FPL, but FPL had many lawyers fighting for them. Mr. Sevestre suggested having Mr. Fixel research this matter further and determine what the District could do to get the most compensation. Mr. Yuro felt that it was premature to retain an eminent domain attorney without knowing if FPL was going to change their route or design. Mr. Haber noted no risk as the eminent domain attorney would only be paid if there was a taking, keeping in mind that the District's goal was for there not to be a taking. Mr. Sevestre pointed out that any fees would be paid by FPL to the attorney. Mr. Haber advised that there may be an added expense with his time, but he would try to limit it. Discussion ensued.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor retaining Fixel Law to represent the District in the Florida, Power & Light easement matter was approved.

SIXTH ORDER OF BUSINESS

Discussion of Tennis Court Usage for Liberty Pines Middle School

This item was discussed.

SEVENTH ORDER OF BUSINESS

Ratification of Amenity Center Policies

Mr. Laughlin requested that the Board ratify the change made at the last meeting to change the use of the swimming pool from dawn to dusk to sunrise to sunset.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor the Amenity Center Policies were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Laughlin reported that another engineer was working with Mr. Acree.

C. Manager

There being none, the next item followed.

D. Amenities & Recreation Manager

Ms. Tinture presented the Amenities & Recreation Manager Report, which was included in the agenda package. A Resident felt that it was unfair to allow 25% non-resident participation in team sports when the District did not allow non-residents to use their facilities. Mr. Sevestre stated that this item would be placed on a future agenda for discussion.

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.**

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package. Pictures of completed projects were provided. The lights on the bridge were working. The tennis court timer was replaced. The rotted tree in the pool area was cut down and they were waiting for the stump grinder, but they were backed up due to the storm. A temporary fence was installed in the meantime. A new bench was purchased to replace the broken bench near the tennis courts, but it would take 14 weeks to arrive. The tennis court shades were ordered, but it would take four months to arrive. Galaxy Builders were chosen to replace the roof. The work should commence in a few weeks as their agreement was being reviewed by their attorney.

Mr. Rousseau presented two proposals from Lake Doctors for the fountain in the pond off of Drury Court. The cost to replace the fountain was \$9,992.89 and \$7,700 to repair it. It has been repaired twice and was out of warranty. It would take four to eight weeks for a new fountain, but they could not guarantee the time to repair it and it could cost more once they find out what was wrong with it. It keeps failing because the current 4.5-horsepower motor was not designed for this fountain and Lake Doctors recommended a 5-horsepower motor. Mr. Yuro questioned the mower in the \$9,992.89 proposal. Mr. Rousseau stated that it was for a 7.5-horsepower motor and a 5-horsepower motor would cost \$17,000. Mr. Hudson recalled that the fountain was replaced three years ago. *There was Board consensus for Mr. Rousseau to look at*

the fountain warranty to determine who installed it, due to the mismatched motor. This item would be placed on the next agenda for discussion.

Mr. Rousseau reported that some uplighting was not working by the front entrance sign and requested a proposal from Beacon Electric as some of the current lights were old and non-functioning. They may be able to retrofit the lights to save money. They were fixing the parking lot lights tomorrow due to tripping of the breaker. Shade America proposed replacing the torn shade for \$10,890. The material was rotting from being outside. He contacted Southern Recreation, who worked with him in the past, but they refused due to the design and framework. Ms. Webb suggested looking into a shade that could be removed and stored. Mr. Rousseau would ask Shade America it. Mr. Sevestre asked about the tree limbs on the far side of Leo Maguire Parkway that were overhanging onto a sign. Mr. Rousseau would have it addressed.

Mr. Yuro questioned the low storm drain at 417 St. Johns Drive. Mr. Laughlin received an email from Mr. Acree stating that the inlet was designed as a low spot and they would need to get a survey of the surrounding area to verify if the inlet could be raised to capture runoff from adjacent lots on the golf course. In addition, the inlet was designed below the 25-year design high water elevation for the downstream stormwater pond, which would cause backups in heavier rain events. Mr. Yuro was not in favor of raising it because the water was still contained in the depression area and if it was raised, the water would go beyond that. Mr. Sevestre wanted to leave it alone since it was working properly and was cleaned out. Mr. Rousseau confirmed that it was cleaned of silt and debris. Mr. Sevestre asked if the repairs for the slide tower were proceeding. Mr. Rousseau contacted some companies based on the Engineer's Report and recommended going back to the manufacturer or company that installed the slide. Ms. Webb recalled that the Board approved a proposal for the repair. Mr. Sevestre confirmed that there was a bid, but the Board decided to wait until the winter when people were not in the pool. Mr. Rousseau would obtain an updated bid. Ms. Webb asked about the sidewalk repairs. Mr. Rousseau emailed the list of sidewalks to a concrete vendor and they would be onsite next week. He asked them to focus on the sidewalks that were tripping hazards. Mr. Sevestre reported a tiled sidewalk at the intersection of St. Johns Golf Drive and Eagle Point Drive. Mr. Rousseau would inform the District Engineer.

F. Landscape

Mr. Jay Jernigan, Associate Branch Manager for Brightview introduced himself and Mr. Daniel Bauman, the Account Manager. It was a busy month. Mr. Bauman and Mr. Rousseau were working closely on specific items. The first item of business was the cleanup. There would be more once the irrigation audit was completed. A proposal was submitted for soil mix for the flowers. Mr. Bauman was obtaining tree trimming proposals. The scope was to trim under 10-feet, but they were proposing up to 15 to 18-feet above the streetlights. One section of Oak trees was down Leo Maguire Parkway from the Amenity Center to the curb, the wood line on either side of Leo Maguire Parkway and the dead Pine trees at the end. Mr. Jernigan reported that during the cleanup phase, an additional crew was needed to handle a bad sightline issue on Leo Maguire Parkway. In areas where emergency vehicles needed access, the county required 15 to 18 feet of pruning of the Oaks. Mr. Bauman reported that a lake bank blocked off by fences was not completed, due to access issues and an area in back of the golf course that was overgrown needed to be bushhogged. When the mowing activity slowed down, they would bushhog the front of it, so that it would be mowable by the growing season. In the upcoming flower rotation, they planned some white petunias with a backdrop of red snap dragons.

Ms. Webb appreciated the update as since the palmettoes were cleaned out, the area looked sandy and asked if there would be pine straw. Mr. Jernigan would provide recommendations for areas that lacked sod including the playground mulch. Ms. Webb asked if the Ligustrums were treated as they were declining. Mr. Jernigan stated that when Patio Ligustrums was sheared for a long period of time, they tended to get fungal disease and in places where it was tight, the trees must be trimmed, for example, the tennis courts. If an entire limb died, the tree was not treatable. Typically, the fungal problem started due to thickness of the leaf structure on the exterior as it did not allow any air flow through the interior of the trunk. In that case, they could treat them and hope for the best, but most of the time, the tree was dead. If they did not trim the tree, it would provide a nice look or they could use growth regulators. Mr. Sevestre suggested sending out an email to residents before throwing out the flowers to see if residents wanted to replant them. Mr. Jernigan noted that many times the flowers were seasonal and would not last.

NINTH ORDER OF BUSINESS**Supervisors' Request**

Ms. Webb commented that the monuments looked good. Mr. Yuro received a request from a resident to open the Gym at 4:00 a.m. versus 4:30 a.m.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor changing the Gym opening hours from 4:30 a.m. to 4:00 a.m. was approved.

TENTH ORDER OF BUSINESS**Public Comments**

Mr. Hudson suggested looking at the minutes to see when the pump was installed on the 13th Hole. When it was installed, they were told it would last seven to ten years. Mr. Laughlin would check the server. Mr. Hudson recalled that the fountain was installed to provide aesthetics and suppress noise from I-95. Resident Dave White thanked staff for cutting the sidewalk as they did a good job. Resident Ralph Darling of 1929 Glenfield Crossing Court asked if the ponds would be maintained so that they would be visible, especially the pond behind Glenfield Crossing, which had pond scum, weeds and trash. Mr. Yuro recalled that it was discussed. Mr. Rousseau reported that Lake Doctors were onsite twice per month. Resident Dave McDonnie of 8489 Eagle Point Drive addressed a drainage irrigation issue in between his property line and his neighbor's property line, which he was told nothing could be done about. He disagreed and requested that it be re-considered as he paid over \$2,200 to the CDD and at one time, the CDD approved an erosion repair. Mr. Sevestre confirmed that he looked at it and it appeared that the runoff was coming from Mr. McDonnie's house. In addition, the District Engineer evaluated it and there was documentation stating that it was Mr. McDonnie's responsibility. After further discussion, Mr. Sevestre recommended that the District Engineer re-evaluate the drainage issue. Mr. Laughlin would be in touch with Mr. McDonnie.

ELEVENTH ORDER OF BUSINESS

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**

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the consent agenda items as stated above were approved as presented.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – December 15, 2022 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin announced the next meeting date and time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Yuro seconded by Ms. Webb 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
November 30, 2022

Board of Supervisors Meeting
December 15, 2022

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I.	<u>Financial Statements - November 30, 2022</u>
II.	<u>Capital Reserve Fund/Construction Schedule - November 30, 2022</u>
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IV.	<u>Special Assessment Receipts Schedule - November 30, 2022</u>

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$91,609	---	\$13,312	\$104,921
Petty Cash	\$21,647	---	---	\$21,647
Due from Other	\$125	---	---	\$125
Due from Other Funds	\$3,000	---	---	\$3,000
US Bank Custodian Account	\$459,808	---	---	\$459,808
State Board - Reserves	---	---	\$94,126	\$94,126
Investments:				
Series 2016				
Reserve A	---	\$193,381	---	\$193,381
Revenue A	---	\$66,714	---	\$66,714
Construction	---	---	\$6,154	\$6,154
Series 2020				
Reserve A	---	\$112,710	---	\$112,710
Cap Interest A	---	\$987	---	\$987
Revenue A	---	\$10,310	---	\$10,310
Construction	---	---	\$655,779	\$655,779
Electric Deposits	\$820	---	---	\$820
TOTAL ASSETS	\$577,009	\$384,102	\$769,371	\$1,730,482
<u>LIABILITIES:</u>				
Accounts Payable	\$28,835	---	---	\$28,835
Due to Other Funds	---	---	\$3,000	\$3,000
TOTAL LIABILITIES	\$28,835	\$0	\$3,000	\$31,835
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$820	---	---	\$820
Restricted for:				
Debt Service	---	\$384,102	---	\$384,102
Assigned to:				
Capital Projects	---	---	\$766,371	\$766,371
Unassigned	\$401,968	---	---	\$401,968
TOTAL FUND BALANCES	\$548,174	\$384,102	\$766,371	\$1,698,647
TOTAL LIABILITIES & FUND BALANCES	\$577,009	\$384,102	\$769,371	\$1,730,482

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments	\$965,283	\$107,188	\$107,188	\$0
Interest Income	\$75	\$13	\$729	\$716
Youth Programs Income	\$45,000	\$7,500	\$0	(\$7,500)
Clubhouse Income	\$250	\$42	\$965	\$923
Non-Resident Membership	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,010,608	\$114,742	\$108,881	(\$5,860)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$2,000	\$2,200	(\$200)
FICA Expense	\$918	\$153	\$168	(\$15)
Engineering	\$15,000	\$2,500	\$118	\$2,383
Dissemination	\$2,000	\$333	\$333	\$0
Arbitrage	\$1,200	\$200	\$0	\$200
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$30,000	\$5,000	\$2,262	\$2,738
Annual Audit	\$3,715	\$619	\$0	\$619
Trustee Fees	\$8,750	\$1,458	\$0	\$1,458
Management Fees	\$59,100	\$9,850	\$9,850	\$0
Information Technology	\$1,000	\$167	\$167	\$0
Telephone	\$400	\$67	\$127	(\$60)
Postage	\$500	\$83	\$73	\$10
Printing & Binding	\$1,000	\$167	\$114	\$52
Insurance	\$10,351	\$10,351	\$9,273	\$1,078
Legal Advertising	\$1,350	\$225	\$133	\$92
Other Current Charges	\$1,500	\$250	\$12	\$238
Office Supplies	\$100	\$17	\$38	(\$21)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$154,059	\$38,615	\$30,042	\$8,573
<u>Field Expenditures:</u>				
Field Operation Manager	\$78,750	\$13,125	\$12,500	\$625
Landscape Maintenance (Duval Landsape)	\$104,088	\$17,348	\$12,577	\$4,771
Landscape Maintenance (St Johns Golf)	\$65,000	\$10,833	\$5,363	\$5,471
Landscape Maintenance Contingency	\$52,000	\$8,667	\$1,800	\$6,867
Lake Maintenance	\$27,360	\$4,560	\$4,440	\$120
Amenities and Recreation Management	\$102,736	\$17,123	\$13,086	\$4,037
Security	\$59,854	\$9,976	\$13,331	(\$3,356)
Lifeguards/Pool Monitors	\$40,892	\$6,815	\$0	\$6,815
Pool Maintenance	\$35,000	\$5,833	\$875	\$4,959
Splash Pad Maintenance	\$6,000	\$1,000	\$0	\$1,000
Janitorial Maintenance	\$22,500	\$3,750	\$3,222	\$528
Electric	\$76,500	\$12,750	\$10,971	\$1,779
Water	\$16,000	\$2,667	\$2,402	\$265
Refuse Service	\$500	\$83	\$0	\$83
Permits	\$2,000	\$333	\$0	\$333
Repairs & Maintenance	\$20,000	\$3,333	\$8,288	(\$4,954)
Street & Tennis Court Lighting Maintenance	\$11,000	\$1,833	\$4,676	(\$2,843)
Repairs & Replacements-Amenity Center	\$20,000	\$3,333	\$570	\$2,764
Tennis Court Maintenance	\$7,500	\$1,250	\$0	\$1,250

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<i><u>Field Expenditures: (continued)</u></i>				
Supplies	\$20,000	\$3,333	\$3,463	(\$130)
Special Events	\$25,000	\$7,456	\$7,456	\$0
Holiday Decorations	\$20,000	\$5,720	\$5,720	\$0
Workers Compensation Insurance	\$2,000	\$333	\$0	\$333
Property Insurance	\$29,452	\$29,452	\$27,532	\$1,920
Telephone/Internet/Cable TV	\$12,500	\$2,083	\$1,941	\$142
Website Fees	\$5,040	\$840	\$840	\$0
Office Supplies	\$700	\$117	\$0	\$117
Contingencies	\$3,000	\$500	\$0	\$500
Youth Programs	\$45,000	\$7,500	\$0	\$7,500
TOTAL FIELD	\$910,372	\$181,948	\$141,052	\$40,896
TOTAL EXPENDITURES	\$1,064,431	\$220,563	\$171,094	\$49,469
Excess (deficiency) of revenues over (under) expenditures	(\$53,823)	(\$105,821)	(\$62,213)	\$43,608
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In-Excess DS Revenues	\$0	\$0	\$0	\$0
Interfund Transfer Out-Capital Reserve (FY21)	(\$91,562)	(\$15,260)	\$0	\$15,260
TOTAL OTHER FINANCING SOURCES/(USES)	(\$91,562)	(\$15,260)	\$0	\$15,260
Net change in fund balance	(\$145,385)	(\$121,081)	(\$62,213)	\$58,868
FUND BALANCE - Beginning	\$145,385		\$610,387	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$548,174</u>	

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$25	\$4	\$648	\$644
Assessments - Levy	\$552,515	\$61,343	\$61,343	\$0
TOTAL REVENUES	\$552,540	\$61,347	\$61,990	\$644
<u>EXPENDITURES:</u>				
<u>Series 2016A</u>				
Interest - 11/01	\$76,146	\$76,146	\$76,146	\$0
Interest - 05/01	\$76,146	\$0	\$0	\$0
Principal - 05/01	\$400,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$552,293	\$76,146	\$76,146	\$0
Excess (deficiency) of revenues over (under) expenditures	\$247	(\$14,799)	(\$14,156)	\$644
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)-To General Fund	\$105	\$18	\$0	(\$18)
TOTAL OTHER FINANCING SOURCES/(USES)	\$105	\$18	\$0	(\$18)
Net change in fund balance	\$352	(\$14,782)	(\$14,156)	\$626
FUND BALANCE - Beginning	\$76,146		\$274,251	
FUND BALANCE - Ending	<u>\$76,498</u>		<u>\$260,096</u>	

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$352	\$352
Assessments - Levy	\$73,780	\$8,192	\$8,192	\$0
TOTAL REVENUES	<u>\$73,780</u>	<u>\$8,192</u>	<u>\$8,544</u>	<u>\$352</u>
<u>EXPENDITURES:</u>				
<u>Series 2020A</u>				
Interest - 11/01	\$31,831	\$31,831	\$31,831	(\$0)
Interest - 05/01	\$31,831	\$0	\$0	\$0
Principal - 05/01	\$10,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$73,663</u>	<u>\$31,831</u>	<u>\$31,831</u>	<u>(\$0)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$118</u>	<u>(\$23,640)</u>	<u>(\$23,287)</u>	<u>\$352</u>
Net change in fund balance	<u>\$118</u>	<u>(\$23,640)</u>	<u>(\$23,287)</u>	<u>\$352</u>
FUND BALANCE - Beginning	\$33,214		\$147,294	
FUND BALANCE - Ending	<u>\$33,332</u>		<u>\$124,007</u>	

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
Current Bonds Outstanding		\$5,430,000.00
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
Current Bonds Outstanding		\$2,500,000.00
Total Current Bonds Outstanding		\$7,930,000.00

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$500	\$83	\$554	\$470
TOTAL REVENUES	\$500	\$83	\$554	\$470
<u>EXPENDITURES:</u>				
Repairs & Replacements	\$63,797	\$10,633	\$2,723	\$7,910
TOTAL EXPENDITURES	\$63,797	\$10,633	\$2,723	\$7,910
Excess (deficiency) of revenues over (under) expenditures	(\$63,297)	(\$10,550)	(\$2,169)	\$8,381
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$91,562	\$15,260	\$0	(\$15,260)
TOTAL OTHER FINANCING SOURCES/(USES)	\$91,562	\$15,260	\$0	(\$15,260)
Net change in fund balance	\$28,265	\$4,711	(\$2,169)	(\$6,880)
FUND BALANCE - Beginning	\$109,327		\$106,607	
FUND BALANCE - Ending	<u>\$137,591</u>		<u>\$104,438</u>	

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$0	\$0	\$15	\$15
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$15	\$15
<u>OTHER FINANCING SOURCES/(USES)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$0	\$0
Net change in fund balance	\$0	\$0	\$15	\$15
FUND BALANCE - Beginning	\$0		\$6,140	
FUND BALANCE - Ending	\$0		\$6,154	

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND
SERIES 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,617	\$1,617
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$1,617</u>	<u>\$1,617</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$1,617</u>	<u>\$1,617</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Bond Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$1,617</u>	<u>\$1,617</u>
FUND BALANCE - Beginning	\$0		\$654,161	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$655,779</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
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Revenues

Maintenance Assessments	\$0	\$107,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,188
Interest Income	\$0	\$729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$729
Youth Programs Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Income	\$0	\$965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965
Non-Resident Membership	\$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

Total Revenues

\$0	\$108,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,881
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Expenditures

Administrative

Supervisor Fees	\$1,600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$122	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Dissemination	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Arbitrage	\$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	\$5,000
Attorney	\$2,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,262
Annual Audit	\$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
Management Fees	\$4,925	\$4,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,850
Information Technology	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Telephone	\$60	\$66	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127
Postage	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Printing & Binding	\$65	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Insurance	\$9,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,273
Legal Advertising	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Other Current Charges	\$4	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Office Supplies	\$31	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

Total Administrative

\$24,019	\$6,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,042
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**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
<u>Field Expenditures</u>													
Field Operation Manager	\$6,250	\$6,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
Landscape Maintenance (Duval Landscape)	\$0	\$12,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,577
Landscape Maintenance (St Johns Golf)	\$5,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,363
Landscape Maintenance Contingency	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Lake Maintenance	\$2,280	\$2,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,440
Amenities and Recreation Management	\$7,080	\$6,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,086
Security	\$6,006	\$7,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,331
Lifeguards/Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875
Splash Pad Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Maintenance	\$1,611	\$1,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,222
Electric	\$5,471	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,971
Water	\$1,114	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,402
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	\$8,044	\$243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,288
Street & Tennis Court Lighting Maintenance	\$196	\$4,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,676
Repairs & Replacements-Amenity Center	\$0	\$570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Tennis Court Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$3,310	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,463
Special Events	\$4,975	\$2,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,456
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	\$947	\$994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,941
Website Fees	\$420	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840
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
Total Field Expenses	\$86,319	\$54,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,052
Subtotal Operating Expenditures	\$110,338	\$60,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,094
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
Excess Revenues (Expenditures)	(\$110,338)	\$48,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$62,213)

Sampson Creek CDD

Special Assessment Receipts

Fiscal Year Ending September 30, 2023

						\$1,027,034.95	\$587,766.20	\$78,489.51	\$1,693,290.66
						General Fund	Debt Svc Fund	Debt Svc Fund	Total
						60.65%	34.71%	4.64%	95%
Date Received	Description	Gross Tax Received	Discounts/Penalties	Commissions Paid	Net Amount Received				
11/02/22	DISTRIBUTION #1	\$ 17,330.38	\$ 853.96	\$ 329.53	\$ 16,146.89	\$ 9,793.61	\$ 5,604.82	\$ 748.46	\$ 16,146.89
11/17/22	DISTRIBUTION #2	\$ 52,119.06	\$ 2,059.39	\$ 1,001.19	\$ 49,058.48	\$ 29,755.54	\$ 17,028.92	\$ 2,274.02	\$ 49,058.48
11/29/22	DISTRIBUTION #3	\$ 118,533.78	\$ 4,741.37	\$ 2,275.85	\$ 111,516.56	\$ 67,638.36	\$ 38,709.05	\$ 5,169.15	\$ 111,516.56
						\$ 107,187.50	\$ 61,342.79	\$ 8,191.63	\$ 176,721.93

Gross Percent Collected	11.10%
Balance Remaining to Collect	\$1,505,307.44

C.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

December 15, 2022

GENERAL FUND

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
11/17/2022	7934-7954	\$41,275.16
12/6/2022	7955-7966	\$29,123.55
Total		<u><u>\$70,398.71</u></u>

* FedEx Invoices will be provided separately upon request.

AP300R
*** CHECK NOS. 007934-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/22
SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/17/22	00378	10/31/22 2568	202210 320-57200-54500		*	1,362.50	
		SVCS-10/22		ANYTIME ANYWHERE HOFFMAN HEATING &			1,362.50 007934
11/17/22	00416	9/23/22 09232022	202209 320-57200-49400		*	350.00	
		OUTDOOR MOVIE		BOUNCERS, SLIDERS, AND MORE INC.			350.00 007935
11/17/22	00437	11/01/22 468	202211 320-57200-45200		*	874.63	
		POOL MAINT-11/22		C BUSS ENTERPRISES			874.63 007936
11/17/22	00435	10/31/22 5014871	202210 310-51300-48000		*	66.64	
		LEGAL ADS#7847662					
		10/31/22 5014871	202210 310-51300-48000		*	66.64	
		LEGAL ADS#7897882		CA HOLDINGS, LLC			133.28 007937
11/17/22	00371	11/04/22 SJSO22CA	202211 320-57200-34500		*	220.00	
		OFF DUTY OFFICER-11/04/22					
		11/04/22 SJSO22CA	202211 320-57200-34500		*	220.00	
		OFF DUTY OFFICER-11/04/22					
		11/09/22 SJSO22CA	202211 320-57200-34500		*	220.00	
		OFF DUTY OFFICER-11/09/22					
		11/12/22 SJSO22CA	202211 320-57200-34500		*	220.00	
		OFF DUTY OFFICER-11/12/22		CASEY A. ROMEIN LLC			880.00 007938
11/17/22	00319	10/28/22 1110618-	202211 320-57200-41050		*	286.14	
		SVCS-11/22					
		11/04/22 1110956-	202211 320-57200-41000		*	636.04	
		SVCS-11/22		COMCAST			922.18 007939
11/17/22	00015	10/03/22 86413	202210 310-51300-54000		*	175.00	
		ANNUAL FEES FY2022-2023		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 007940
11/17/22	00445	11/04/22 12460438	202210 320-57200-54500		*	1,178.00	
		REPLACE BACKFLOW DEVICE		FIRE SPRINKLER SERVICES FL LLC			1,178.00 007941
11/17/22	00016	11/04/22 102022	202210 320-54100-43000		*	5,669.58	
		SVCS-10/22		FLORIDA POWER & LIGHT			5,669.58 007942

SAMC SAMPSON CREEK SHENNING

AP300R
*** CHECK NOS. 007934-050000

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

RUN 12/08/22

PAGE 2

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/17/22	00131	11/01/22 388	202211 310-51300-34000		*	4,690.50	
		MGMT FEES-11/22					
11/01/22	388	202211 310-51300-35100			*	83.33	
		INFORMATION TECHNOLOGY					
11/01/22	388	202211 310-51300-31300			*	166.67	
		DISSEMINATION AGT SVCS					
11/01/22	388	202211 310-51300-51000			*	6.25	
		OFFICE SUPPLIES					
11/01/22	388	202211 310-51300-42000			*	72.88	
		POSTAGE					
11/01/22	388	202211 310-51300-42500			*	49.50	
		COPIES					
11/01/22	388	202211 310-51300-41000			*	66.40	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,135.53 007943
11/17/22	00287	9/24/22 00924002	202209 320-57200-45300		*	450.00	
		SVCS-09/22					
				DARRYL HALL			450.00 007944
11/17/22	01003	10/31/22 125565	202209 320-57200-54500		*	522.50	
		SVCS-09/26/22					
				JSC SYSTEMS			522.50 007945
11/17/22	00031	11/01/22 44975B	202211 320-54100-46300		*	2,160.00	
		MAINT-11/22					
				THE LAKE DOCTORS, INC.			2,160.00 007946
11/17/22	00340	11/04/22 188007	202210 310-51300-31100		*	117.50	
		SVCS-10/22					
				MATTHEWS DESIGN GROUP, INC.			117.50 007947
11/17/22	00269	10/31/22 361	202210 320-57200-34701		*	1,075.00	
		FACILTY ASSISTANT-10/22					
11/01/22	360	202211 320-54100-34000			*	6,250.00	
		ADMIN-11/22					
11/01/22	360	202211 320-57200-34700			*	6,005.33	
		MGMT -11/22					
11/01/22	360	202211 320-54100-34000			*	312.50-	
		ADMIN MISCHARGE 10/22					
				RIVERSIDE MANAGEMENT SERVICES, INC.			13,017.83 007948
11/17/22	00296	7/12/22 BJ7VA-01	202210 320-57200-54600		*	121.37	
		SUPPLIES-ORDER#BJ7VA-01					
		8/02/22 BL3QB-01	202208 320-57200-54600		*	242.74	
		SUPPLIES-ORDER#BL3QB-01					

SAMC SAMPSON CREEK SHENNING

AP300R
*** CHECK NOS. 007934-050000

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

RUN 12/08/22

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/13/22	5736050 202207 320-57200-54600	SUPPLIES	*	340.95	
				SOUTHEASTERN PAPER GROUP, INC.			705.06 007949
11/17/22	00367	10/20/22	100637 202210 320-57200-54500	REPAIRS-10/20/22	*	150.00	
				SOUTHEASTFITNESS REPAIR			150.00 007950
11/17/22	00431	11/09/22	3470-102 202210 320-57200-54600	PURCHASES-10/22	*	4,355.50	
				TRUIST BANK			4,355.50 007951
11/17/22	00409	10/01/22	2865 202210 320-57200-41050	MAINT & NEWSLETTER-10/22	*	350.00	
		11/01/22	2872 202211 320-57200-41050	MAINT & NEWSLETTER-11/22	*	350.00	
				UNICORN WEB DEVELOPMENT			700.00 007952
11/17/22	00399	10/23/22	99189044 202210 320-57200-41000	SVCS-10/22	*	36.07	
				VERIZON			36.07 007953
11/17/22	00446	10/14/22	5620790 202210 320-57200-54500	SVCS-10/22	*	2,380.00	
				WIND RIVER ENVIROMENTAL LLC			2,380.00 007954
12/06/22	00413	10/25/22	221021 202210 320-57200-54504	SVCS-10/25/22	*	196.00	
		11/05/22	221103 202211 320-57200-54504	SVCS-11/05/22	*	4,480.00	
				BEACON ELECTRICAL CONTRACTORS, INC.			4,676.00 007955
12/06/22	00443	12/01/22	8181398 202212 320-54100-46200	MAINT-12/22	*	12,577.17	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			12,577.17 007956
12/06/22	00371	11/23/22	SJSO22CA 202211 320-57200-34500	OFF DUTY OFFICER-11/23/22	*	220.00	
		11/29/22	SJSO22CA 202211 320-57200-34500	OFF DUTY OFFICER-11/29/22	*	220.00	
		11/30/22	SJSO22CA 202211 320-57200-34500	OFF DUTY OFFICER-11/30/22	*	220.00	
				CASEY A. ROMEIN LLC			660.00 007957
12/06/22	00048	11/21/22	51338299 202211 320-57200-54600	FIRST AID SUPPLIES	*	153.45	
				CINTAS CORPORATION			153.45 007958
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 007934-050000

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

RUN 12/08/22

PAGE 4

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/06/22	00131	12/01/22 389	202212 310-51300-34000		*	4,690.50	
		MGMT FEES-12/22					
12/01/22		389	202212 310-51300-35100		*	83.33	
		INFORMATION TECHNOLOGY					
12/01/22		389	202212 310-51300-31300		*	166.67	
		DISSEMINATION AGT SVCS					
12/01/22		389	202212 310-51300-42000		*	25.90	
		POSTAGE					
12/01/22		389	202212 310-51300-42500		*	3.45	
		COPIES					
12/01/22		389	202212 310-51300-41000		*	71.73	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,041.58 007959
12/06/22	00022	11/15/22 14873242	202211 320-54100-43100		*	87.33	
		SVCS-11/22					
		11/15/22 82743242	202211 320-54100-43100		*	1,200.67	
		SVCS-11/22					
				JEA			1,288.00 007960
12/06/22	00430	11/30/22 3141708	202210 310-51300-31500		*	2,262.00	
		SVCS-10/22					
				KUTAK ROCK LLP			2,262.00 007961
12/06/22	00269	11/18/22 363	202210 320-57200-54500		*	1,410.00	
		REPAIR/MAINT-10/22					
		11/18/22 363	202210 320-57200-54502		*	1,366.03	
		REPAIR/MAINT-10/22 AMENIT					
		11/18/22 363	202210 320-57200-54503		*	325.00	
		MAINT-10/22 TENNIS COURT					
		11/18/22 363	202210 320-57200-54500		V	1,410.00-	
		REPAIR/MAINT-10/22					
		11/18/22 363	202210 320-57200-54502		V	1,366.03-	
		REPAIR/MAINT-10/22 AMENIT					
		11/18/22 363	202210 320-57200-54503		V	325.00-	
		MAINT-10/22 TENNIS COURT					
				RIVERSIDE MANAGEMENT SERVICES, INC.			.00 007962
12/06/22	00367	11/08/22 101024-1	202211 320-57200-54500		*	243.21	
		REPAIRS/MAINT-11/22					
				SOUTHEASTFITNESS REPAIR			243.21 007963
12/06/22	00447	11/08/22 8558	202211 320-54100-46202		*	1,800.00	
		SVCS-11/22					
				TREECO			1,800.00 007964
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 007934-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/22
SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/22	00409	12/01/22 2879	202212 320-57200-41050		*	350.00	
			MAINT&NEWSLETTER-12/22				
				UNICORN WEB DEVELOPMENT			350.00 007965
12/06/22	00399	11/23/22 99212871	202211 320-57200-41000		*	72.14	
			SVCS-11/22				
				VERIZON			72.14 007966
				TOTAL FOR BANK A		70,398.71	
				TOTAL FOR REGISTER		70,398.71	

SAMC SAMPSON CREEK SHENNING

INVOICE

Anytime Anywhere Hoffman Heating & Air, Inc.

CAC1816187

3217 Trout River Blvd, Jacksonville, FL 32208

Phone 904-766-0006

kimtheboss@comcast.net

INVOICE #: 2568

DATE: 10-31-22

TO	<u>Leah Tinscher - St. Johns County Club</u>
	<u>319 - St. Johns Golf Drive</u>
	<u>St. Augustine, FL 32092</u>

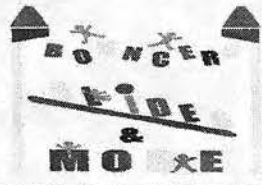
Make :	Make:
Model :	Model:
Serial Number:	Serial Number

SALESPERSON	JOB		PAYMENT TERMS	SERVICE DUE DATE
			Due on receipt	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		<i>Detail cleaned four evaporator & condenser coils, tightened all electrical connections, blew out drain lines and checked freon charge. Unit that serves part of the main gym area has a leaking evaporator coil.</i>		
<i>4</i>		<i>Preventative Maintenance maintenance services at \$200.00 each.</i>		<i>\$800.00</i>
<i>4.5</i>		<i>Pounds of 410A freon at \$90.00 per pound.</i>		<i>\$405.00</i>
<i>1.375</i>		<i>Pounds of 410A freon topped off charge on unit, that serves the restroom area.</i>		<i>\$157.50</i>
		<i>TOTAL</i>		<i>\$1,362.50</i>

Repairs & Maintenance - 320.57200.54500

Make all checks payable to: Anytime Anywhere Hoffman Heating & Air, Inc.
THANK YOU FOR YOUR BUSINESS!

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: September 23rd, 2022 Invoice Number: 09232022.09	
Name / Address Attn: St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092 jmaiher@rmsns.com		Additional Details:			
	Description	Quantity	Rate	Discount	SubTotal
1	Outdoor Movie (Judy Moody)	1	\$450.00		\$350.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
Comments:		Subtotal			\$350.00
		Sales Tax (0.0%)			n/a
		Total			\$350.00

Special Events
 320. 572 0049 400



C Buss Enterprises
152 LIPIZZAN TRL
SAINT AUGUSTINE, FL 32095 US
904-710-8161
claytonbuss@bellsouth.net

BILL TO

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

INVOICE 468

DATE 11/01/2022 **TERMS** Due on receipt

DUE DATE 11/01/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2022	31 Pool Service	November Pool Maintenance	1	1,850.00	1,850.00

PAYMENT

975.37

TOTAL DUE

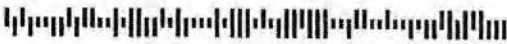
\$874.63

Pool Maintenance
320.57200.45200

Ⓢ

LOCALiQ

FLORIDA

ACCOUNT NAME Sampson Creek Cdd/Gms		ACCOUNT # 764139	PAGE # 1 of 1
INVOICE # 0005014871	BILLING PERIOD Oct 1- Oct 31, 2022	PAYMENT DUE DATE November 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$276.08	
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	
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

0000764139000000000000000050148710002760867177

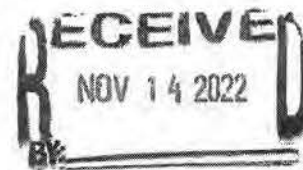
Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR_15660

Date	Description	Amount
10/1/22	Balance Forward	\$142.80

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/3/22	7847662	Please Publish / Sampson Creek CDD - Special Meeting		\$66.64
10/12/22	7897882	Meeting Notice Sampson Creek CDD		\$66.64

513.480



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Sampson Creek Cdd/Gms	PAYMENT DUE DATE November 20, 2022	AMOUNT PAID
ACCOUNT NUMBER 764139	INVOICE NUMBER 0005014871	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$133.28	\$142.80	\$0.00	\$0.00	\$0.00	\$0.00	\$276.08

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

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number

Exp Date

Signature

CVV Code

Date

0000764139000000000000000050148710002760867177



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD246380

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Friday, November 4, 2022	SJSO22CAD246380	1:00PM	5:00PM	4	\$220.00

ACTIVITY / COMMENTS:

Hour Rate \$55.00

4

\$220.00

Total Contacts: 3 Citations: 2 Warnings: 2

Multiple roving patrols.

Moving Violations: 2x (Leo Maguire Pkwy) driver cited for speeding (54/35mph zone) and warned for not carrying a registration - another driver cited for speeding (51/35mph zone).

Parking violations: 1x (Eagle Point Drive) owner warned for parking illegally.

57234500

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD246380
Sharyn Rosina	Casey A Romein LLC	Service Date:	11/04/22
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	11/04/22
5385 N Hob Hill Road	Saint Augustine FL, 32092	Total Due:	\$220.00
Sunrise, FL 33351		Due Date:	UPON RECEIPT



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD248161

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Friday, November 4, 2022	SJSO22CAD248161	3:45PM	7:45PM	4	\$220.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	4	\$220.00

Total Contacts: 5 Citations: 5 Warnings: 0

Multiple roving patrols.

Moving Violations: 3x (St Johns Golf Drive) three drivers cited for speeding (37/25, 40/25, 38/25), 2x (Leo Maguire Pkwy) two drivers cited for speeding (55/35, and 65/35).

Parking violations: None.

570.34500

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD248161
Sharyn Rosina	Casey A Romein LLC	Service Date:	11/04/22
<u>Govt. Management Service</u>	82 Willow Lake Drive	Invoice Date:	11/06/22
5385 N Hob Hill Road	Saint Augustine FL, 32092	Total Due:	\$220.00
Sunrise, FL 33351		Due Date:	UPON RECEIPT



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD2450741

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Wednesday, November 9, 2022	SJSO22CAD250741	7:00PM	11:00PM	4	\$220.00

ACTIVITY / COMMENTS:	Hour Rate \$55.00	4	\$220.00
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Total Contacts: 1 Citations: 1 Warnings: 0

Multiple roving patrols. ***Multiple patrols due to the storm for high visibility.***

Moving Violations: 1x (Leo Maguire Pkwy) two drivers cited for speeding (52/35mph zone).

Parking violations: None.

570.34500

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO: Sharyn Rosina Govt. Management Service 5385 N Hob Hill Road Sunrise, FL 33351	REMIT PAYMENT TO: Casey A Romein LLC 82 Willow Lake Drive Saint Augustine FL, 32092	INVOICE #	SJSO22CAD250741
		Service Date:	11/09/22
		Invoice Date:	11/09/22
		Total Due:	\$220.00
		Due Date:	UPON RECEIPT



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD253047

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Saturday, November 12, 2022	SJSO22CAD253407	5:15PM	9:15PM	4	\$220.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	4	\$220.00

Total Contacts: 4 Citations: 4 Warnings: 0

Multiple roving patrols.

Moving Violations: 4x (Leo Maguire Pkwy) four drivers were cited for speeding (50/35mph zone, 53/35mph zone, 52/35mph zone and 58/35mph zone).

Parking violations:

572.34500

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD253407
Sharyn Rosina	Casey A Romein LLC	Service Date:	11/12/22
<u>Govt. Management Service</u>	82 Willow Lake Drive	Invoice Date:	11/12/22
<u>5385 N Hob Hill Road</u>	Saint Augustine FL, 32092	Total Due:	\$220.00
<u>Sunrise, FL 33351</u>		Due Date:	UPON RECEIPT

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$284.76
Payment - thank you	Oct 20	-\$284.76
Balance forward		\$0.00
Regular monthly charges	Page 3	\$281.85
Taxes, fees and other charges	Page 3	\$4.29
New charges		\$286.14

Amount due Nov 18, 2022

\$286.14

Your bill explained

- Regular monthly charges have increased by \$2.00 as a result of service change(s) made to Comcast Business services.
- Any payments received or account activity after Oct 28, 2022 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Need help?

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

572-41050
NOV 28

NOV 04 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
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NO RP 28 20221028 NNNNNNNY 0000748 0004

OFFICE SAMPSON CREEK CDD
C/O HOME OFC
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number

8495 74 140 1110618

Payment due

Nov 18, 2022

Please pay

\$286.14

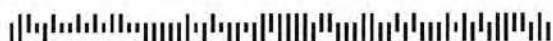
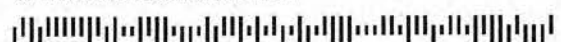
Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111061800286146

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

\$281.85

Comcast Business services

\$231.25

TV Select	\$19.95
Business Video.	
Includes \$20.00 Service Discount	
Music Choice	\$29.95
Deluxe 50	\$111.95
Business Internet.	
Static IP - 1	\$19.95
Voice Line	\$44.45
Business Voice.	
Voice Mail Service	\$5.00

Equipment & services

\$19.65

TV Box + Remote	\$2.70
Equipment Fee	✓
Internet.	
Equipment Fee	\$16.95
Voice.	

Service fees

\$30.95

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

Taxes, fees and other charges

\$4.29

Other charges

\$4.29

Regulatory Cost Recovery	\$1.30
Federal Universal Service Fund	\$2.99

What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (904)599-9093

This shows a service is included in your package: ✓

Visit 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. 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.

Comcast Business TV Update: Effective October 16, 2022, FanDuel TV & FanDuel Racing will be available on the Sports and Entertainment Package.

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

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$626.04
Payments		\$0.00
Balance forward due now		\$626.04
Regular monthly charges	Page 3	\$618.15
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 3	\$7.89
New charges due Nov 25, 2022		\$636.04

Amount due \$1,262.08

! Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the balance forward immediately.

Need help?

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

Your bill explained

- Your one-time charges are \$10.00 due to Late Fee charge(s).
- 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 Nov 04, 2022 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

572-41000
NOV 22
NOV 10 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

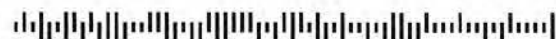
COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NO RP 04 20221104 NNNNNNNY 0000701 0004

FITN SAMPSON CRK CDD POOL
HOME OFC 2
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

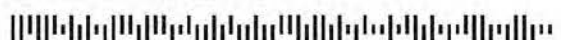
Account number	8495 74 140 1110956
Balance forward due now	\$626.04
New charges due Nov 25, 2022	\$636.04
Total amount due	\$1,262.08
Amount enclosed	\$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111095601262088

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Call us anytime

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Open 24 hours, 7 days a week for billing
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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.



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Additional billing information

More ways to pay:



Online

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



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In-Store

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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	\$43.50
Service To Additional TV. Qty 6 @ \$7.25 each	
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

One-time charges \$10.00

Other charges \$10.00

Late Fee	Nov 04	\$10.00
----------	--------	---------

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 for more details

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



Account Number 8495 74 140 1110956	Billing Date Nov 04, 2022	Services From Nov 14, 2022 to Dec 13, 2022	Page 4 of 4
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Additional information

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

Comcast Business TV Update: Effective October 16, 2022, FanDuel TV & FanDuel Racing will be available on the Sports and Entertainment Package.

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



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86413			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Sampson Creek Community Development District
Mr. Wesley Haber
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

2. Telephone: (850) 692-7300
3. Fax: (850) 692-7319
4. Email: Wesley.Haber@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.StJohnsGCC.org
8. County(ies): St. Johns
9. Function(s): Community Development
10. Boundary Map on File: 01/09/2001
11. Creation Document on File: 12/13/2000
12. Date Established: 08/01/2000
13. Creation Method: Rule of the Governor and Cabinet
14. Local Governing Authority: St. Johns County
15. Creation Document(s): Rule 42DD-1.001 - 1.003, Florida Administrative Code; County Resolution 2000-117
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 03/07/2022

513.540

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Wesley Haber Date 10.31.2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Fire Sprinkler Services FL, LLC
9313 Old Kings Road South
Jacksonville, FL 32257
904-743-3220



Bill To
Sampson Creek Community
380 Saint Johns Golf Drive
St. Augustine, FL 32092

www.firesprinklerservices.com
EF20001437 * EF20001079 * FPC17-000156 * CL000090
FED21-000043 * FED21-000044

Invoice No.	12460438	Service Location	Sampson Creek Community
Invoice For	Replacement Job #26138943		1013 Meadow View Lane
	(08/05/2022)		St. Augustine, FL 32092
Transaction Date	11/4/2022		
Due Date	12/4/2022 (Net 30)		

Notes

Tools, material, and labor to replace the following backflow device: serial # 3388987 with a RP device as required by JEA.

NEW SERIAL # ABL0090

572-545

GRAND TOTAL \$1,178.00

Terms & Conditions

- 1. Scope of Undertaking.** Contractor will perform the services described on the front of this Customer Work Order (the Work). No other services are included. The amount payable to the Customer for the Work is based solely upon the value of the services performed and is unrelated to the value of the Customers property and/or the property of others located in/on the premises. Customer makes no guaranty or Warranty that equipment or services supplied by Contractor will detect or avert occurrences or the consequences there from that the equipment or services are designed to detect or avert.
- 2. Equipment Disconnections.** Customer is on notice that the system(s)/device(s) listed on the face of this Customer Work Order will be temporarily or permanently disconnected and no longer in service and thus, cannot detect, perform and/or report occurrences or transmit signals.
- 3. Existing System.** Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of the Customer and are not covered by any warranties that may be applicable to the Work. Customer releases Contractor from any and all claims regarding the existing system and any damage or injury caused by or to the existing system.
- 4. Liquidated Damages.** It is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of Contractor to perform any of its obligations under this Customer Work Order. Accordingly, Customer agrees that, Contractor shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences there from, concerning any repair of the system. Should Contractor be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Contractors liability shall be limited to the lesser of \$1,500. or an amount equal to the Customer Work Order price. Where multiple sites are covered by one Customer Work Order, liability will be limited to the amount allocable to the site where the incident occurred, subject to the preceding sentence. As a condition precedent to any claim or lawsuit against Contractor, all outstanding invoices must have been paid in full when due, without compromise on amounts owed.
- 5. Actions by others.** In no event shall Contractor be liable for any damage, loss, injury, or any other claim arising from any servicing, alterations, modifications, changes or movements of the covered system(s) or any of its component parts by the Customer or any third party.
- 6. Waiver of Subrogation.** The Contractor is not an insurer against loss or damage. Sufficient insurance shall be obtained by Customer to cover the premises (and property therein) where the work will be performed. Customer agrees to rely exclusively on Customers insurance to recover for injuries or damage in the event of any loss, damage or injury to the premises or property therein. Customer, for itself and all others claiming by or through it under this Agreement, releases and discharges Contractor from and against all damages covered by Customers insurance, it being expressly agreed and understood that no insurance company, insurer or other entity/individual will have any right of subrogation against Contractor.
- 7. Incidental/Consequential Damages.** Contractor shall not be liable for indirect, incidental or consequential damages of any kind, including but not limited to damages arising from the use, loss of use, performance, or failure of the covered system(s) to perform.
- 8. LIMITED WARRANTY.** CONTRACTOR WARRANTS THAT ITS WORKMANSHIP AND MATERIAL (the Work) FURNISHED UNDER THIS CUSTOMER WORK ORDER WILL BE FREE FROM DEFECTS FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE SAID WORK IS COMPLETED. CONTRACTOR AGREES TO REPAIR OR REPLACE THE WORK PROVIDED THE WORK HAS NOT FAILED DUE TO CIRCUMSTANCES UNRELATED TO THE MATERIALS OR WORKMANSHIP FURNISHED BY CONTRACTOR. EXCEPT AS EXPRESSLY SET FORTH HEREIN, CONTRACTOR DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPLIED HEREUNDER.

9. Indemnity. Customer agrees to indemnify, hold harmless and defend Contractor, to the fullest extent permitted by law, against any and all losses, damages, costs, including expert fees and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Contractor of the existence of said hazardous conditions, arising in any way from performance of the Work or the Work whether caused in whole or in part by the Customer, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence) strict liability or otherwise. Contractor reserves the right to select counsel to represent it in any such action.

10. Water Supply. Contractor makes no claims and/or representations as to the presence currently or in the future of corrosion inducing matter, i.e. microbiological organisms, contained within the water supply. Contractor recommends that the water supply be tested and, as needed, treated. Testing and treatment of the water supply and costs associated therewith are the sole responsibility of Customer. Any such testing must be pursuant to a separate written agreement.

11. Affiliates. The terms and conditions set forth in this Customer Work Order shall inure to the benefit of all parents, subsidiaries and affiliates of Contractor, whether direct or indirect, Contractors employees, agents, officers and directors.

Subject: Re: Invoice #12460438 from Fire Sprinkler Services FL, LLC for Replacement Job #26138943 at Sampson Creek Community
Date: Tuesday, November 8, 2022 at 3:00:39 PM Eastern Standard Time
From: Daniel Laughlin <dlaughlin@gmsnf.com>
To: Marc Rousseau <mrousseau@rmsnf.com>
CC: Sharyn Henning <shenning@gmssf.com>

I am fine with paying

Thank you

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

On Nov 8, 2022, at 2:57 PM, Marc Rousseau <mrousseau@rmsnf.com> wrote:

Hey Daniel,

There is a link at the top right quadrant of the invoice "Go To Service Details" that will provide additional information and pictures of the backflow preventer. Here is the link:

<https://app.servicetrade.com/customer/jobsummary?id=XD4LEQpgChDG6PEZa%2B7057TKibYqngwCQyT7YkNUszB6y57auH8w9j9qCWuuqr23Oo93thY7%2BCq33MgsJRxoXaLpwsZLyOMTNTsahzovF9wYZg%3D%3D>

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 8, 2022 at 2:50 PM Daniel Laughlin <dlaughlin@gmsnf.com> wrote:

Hey Marc,

The last email I have from Travis about this is below. I am fine with proceeding since this is something that is required by JEA. Is there a report or documents that have associated with the work?

<Screen Shot 2022-11-08 at 2.48.55 PM.png>

Thank you

Daniel Laughlin

Governmental Management Services, LLC

District Manager

475 West Town Place, Suite 114

Saint Augustine, Florida 32092

(904)-940-5850 x401 (Office)

(904)-940-5899 (Fax)

dlaughlin@gmsnf.com

On Nov 8, 2022, at 2:47 PM, Marc Rousseau <mrousseau@rmsnf.com> wrote:

Hi Sharyn,

The invoice attached to this email, Inv #12460438 for the amount of \$1,178.00 for a new backflow preventer installed back in August 2022. I inquired as to the delay in getting this invoice to us, and the reply was, "It slipped through the cracks at their office." Apparently this work was approved by Travis, and possibly Daniel back in August and before I was here at Sampson Creek.

At this point, all I can say is, run this by Daniel (he is CC'd) and see if he recalls the approval for this work. I'm not certain on where the funds would have been allocated from.

Please feel free to reach out with any questions.

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

October-22

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,015.34
19350-09421	211 St. John's Golf Drive #LITES	\$	154.28
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.37
55613-33054	2125 County Road 210 W	\$	51.04
59216-52565	205 St. John's Golf Drive	\$	272.89
61084-35154	944 Leo Maguire Parkway #1	\$	27.44
80369-00598	205 St. John's Golf Drive #Swimclub	\$	648.69
72556-88074	Leo Maguire Parkway #Streetlights	\$	3,421.12
33381-88364	1574 Drury Court #1	\$	25.75
Total		<u>\$</u>	<u>5,669.58</u>

***V#16

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

**Electric Bill Statement**

For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022

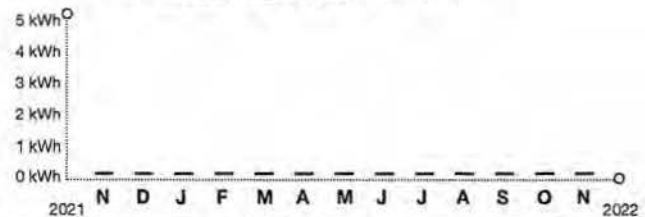
Account Number: 08744-67061

Service Address:380 SAINT JOHNS GOLF DR #1RR
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

Switch to eBill today and
get your bill wherever
you are.**FPL.com/eBill****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	\$25.66

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

NOV 15 2022

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

1304087446706126652000000

0001 0020 450034 1 7
#BWNDJNQ ***
#4428043LQ169767#
SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The 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.

08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
SAMPSON CREEK CDD

Account Number:
08744-67061

FPL.com Page 2

0002 0020 450034

E001

BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00

New Charges

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

Base charge:	\$11.91
Minimum base bill charge:	\$13.09
Non-fuel energy charge:	

\$0.074820 per kWh

Fuel charge: \$0.038060 per kWh

Electric service amount 25.00

Gross rec. tax/Regulatory fee 0.66

Taxes and charges 0.66

Total new charges \$25.66

Total amount you owe \$25.66

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Dec 6, 2022.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	0	0	0
Service days	29	29	29
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$10.88

KEEP IN MIND

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

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FPL.com/MobileApp

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

FPL.com/BizManager

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

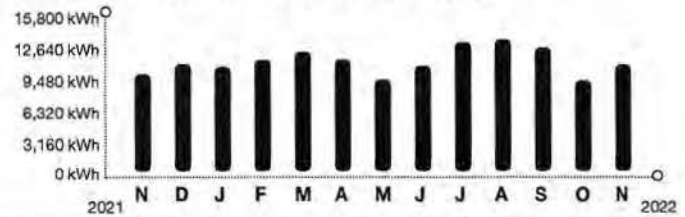
For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022**Account Number:** 16229-99512**Service Address:**219 SAINT JOHNS GOLF DR # POOL
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,015.34**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

Switch to eBill today and
get your bill wherever
you are.**FPL.com/eBill****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	899.49
Payments received	-899.49
Balance before new charges	0.00
Total new charges	1,015.34
Total amount you owe	\$1,015.34

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

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)

NOV 13 2022



/ 27

1304162299951274351010000

0003 0020 450034

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The 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.

16229-99512

ACCOUNT NUMBER

\$1,015.34

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0004 0020 450034

E001

BILL DETAILS

Amount of your last bill	899.49
Payment received - Thank you	-899.49
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$304.91
Fuel: (\$0.038060 per kWh)	\$441.42
Demand: (\$11.93 per KW)	\$214.74

Electric service amount 989.24

Gross rec. tax/Regulatory fee 26.10

Taxes and charges 26.10

Total new charges \$1,015.34

Total amount you owe \$1,015.34

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	02049		90451		11598
Demand KW	17.86				18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	11598	9844	10562
Service days	29	29	29
kWh/day	399	339	364
Amount	\$1,015.34	\$899.49	\$798.00

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[FPL.com/BizManager](https://fpl.com/BizManager)

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

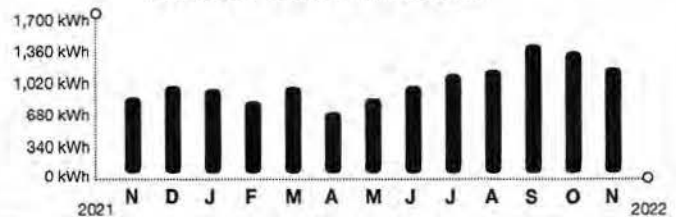
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Oct 6, 2022 to Nov 4, 2022 (29 days)**Statement Date:** Nov 4, 2022**Account Number:** 19350-09421**Service Address:**211 SAINT JOHNS GOLF DR # LITES
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$154.28**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

Switch to eBill today and
get your bill wherever
you are.**FPL.com/eBill****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	176.07
Payments received	-176.07
Balance before new charges	0.00
Total new charges	154.28
Total amount you owe	\$154.28

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

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

1304193500942198245100000

0005 0020 450034

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The 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.

19350-09421

ACCOUNT NUMBER

\$154.28

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

0006 0020 450034

E001

BILL DETAILS

Amount of your last bill	176.07
Payment received - Thank you	-176.07
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$91.74
Fuel: (\$0.038060 per kWh)	\$46.66

Electric service amount	150.31
Gross rec. tax/Regulatory fee	3.97
Taxes and charges	3.97

Total new charges \$154.28

Total amount you owe \$154.28

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	25504		24278		1226

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	1226	1414	884
Service days	29	29	29
kWh/day	42	48	30
Amount	\$154.28	\$176.07	\$96.05

KEEP IN MIND

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**Electric Bill Statement**

For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022

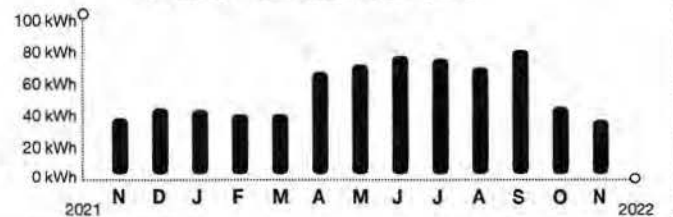
Account Number: 46974-44356

Service Address:9402 LEO MAGUIRE PKWY # 2
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$27.37**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

Switch to eBill today and
get your bill wherever
you are.**FPL.com/eBill****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.79
Payments received	-27.79
Balance before new charges	0.00
Total new charges	27.37
Total amount you owe	\$27.37

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

NOV 15 2022

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for ways to pay.

46974-44356

ACCOUNT NUMBER

\$27.37

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 46974-44356

FPL.com Page 2 0008 0020 450034 E001

BILL DETAILS

Amount of your last bill	27.79
Payment received - Thank you	-27.79
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Minimum base bill charge:	\$10.60
Non-fuel: (\$0.074820 per kWh)	\$2.75
Fuel: (\$0.038060 per kWh)	\$1.41
Electric service amount	26.67
Gross rec. tax/Regulatory fee	0.70
Taxes and charges	0.70
Total new charges	\$27.37
Total amount you owe	\$27.37

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	15555		15518		37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	37	46	38
Service days	29	29	29
kWh/day	1	2	1
Amount	\$27.37	\$27.79	\$14.55

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Electric Bill Statement
For: Oct 6, 2022 to Nov 4, 2022 (29 days)
Statement Date: Nov 4, 2022
Account Number: 55613-33054
Service Address:
2125 COUNTY ROAD 210 W
SAINT AUGUSTINE, FL 32095

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$51.04

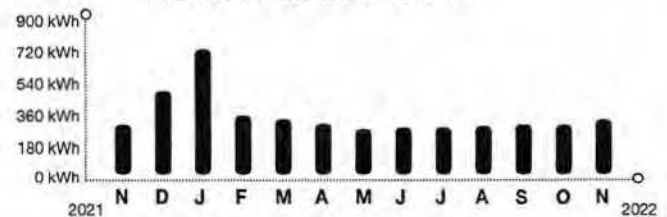
TOTAL AMOUNT YOU OWE

Nov 28, 2022

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	47.11
Payments received	-47.11
Balance before new charges	0.00
Total new charges	51.04
Total amount you owe	\$51.04

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

NOV 15 2022

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

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



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55613-33054

ACCOUNT NUMBER

\$51.04

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: SAMPSON CREEK CDD
Account Number: 55613-33054

FPL.com Page 2

0010 0020 450034

E001

BILL DETAILS

Amount of your last bill	47.11
Payment received - Thank you	-47.11
Balance before new charges	\$0.00

New Charges

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

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$25.07

Fuel: (\$0.038060 per kWh) \$12.75

Electric service amount 49.73

Gross rec. tax/Regulatory fee 1.31

Taxes and charges 1.31

Total new charges \$51.04

Total amount you owe \$51.04

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	85613		85278		335

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	335	301	303
Service days	29	29	29
kWh/day	12	10	10
Amount	\$51.04	\$47.11	\$40.06

KEEP IN MIND

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**Electric Bill Statement**

For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022

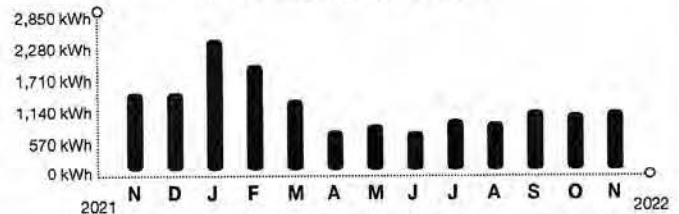
Account Number: 59216-52565

Service Address:205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$272.89**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

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- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

BILL SUMMARY

Amount of your last bill	269.60
Payments received	-269.60
Balance before new charges	0.00
Total new charges	272.89
Total amount you owe	\$272.89

(See page 2 for bill details.)

NOV 15 2022

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)

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59216-52565

ACCOUNT NUMBER

\$272.89

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 59216-52565

FPL.com Page 2

0012 0020 450034

E001

BILL DETAILS

Amount of your last bill	269.60
Payment received - Thank you	-269.60
Balance before new charges	\$0.00

New Charges

Rate: SDTR-1A SEASONAL DEMAND OPT A TIME OF USE

Electric service amount **	265.88
Gross rec. tax/Regulatory fee	7.01
Taxes and charges	7.01
Total new charges	\$272.89
Total amount you owe	\$272.89

** Your electric service amount includes the following charges:

Base charge:	\$28.17
Non-fuel energy charge:	
Non-seasonal	\$0.026290 per kWh
Fuel charge:	
Non-seasonal	\$0.038060 per kWh
Demand charge:	\$11.68 per KW

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
Total kWh used	25230		24077		1153
Non-seasonal kWh used					1153
Non-seasonal demand					14

ENERGY USAGE COMPARISON

	This Month Nov 4, 2022	Last Month Oct 6, 2022	Last Year Nov 4, 2021
Service to			
kWh Used	1153	1103	1518
Service days	29	29	29
kWh/day	39	38	52
Amount	\$272.89	\$269.60	\$341.87

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**Electric Bill Statement**

For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022

Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1

SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

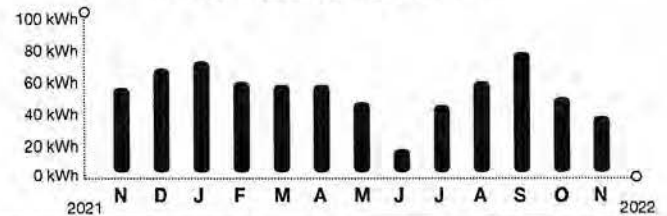
CURRENT BILL**\$27.44**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

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FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	28.04
Payments received	-28.04
Balance before new charges	0.00
Total new charges	27.44
Total amount you owe	\$27.44

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com, rates for details.

NOV 15 2022

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61084-35154

ACCOUNT NUMBER

\$27.44

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 61084-35154

FPL.com Page 2

0014 0020 450034

E001

BILL DETAILS

Amount of your last bill	28.04
Payment received - Thank you	-28.04
Balance before new charges	\$0.00

New Charges

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

Base charge:	\$11.91
Minimum base bill charge:	\$10.53
Non-fuel: (\$0.074820 per kWh)	\$2.84
Fuel: (\$0.038060 per kWh)	\$1.45

Electric service amount 26.73

Gross rec. tax/Regulatory fee 0.71

Taxes and charges 0.71

Total new charges \$27.44

Total amount you owe \$27.44

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	18988		18950		38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	38	51	58
Service days	29	29	29
kWh/day	1	2	2
Amount	\$27.44	\$28.04	\$16.47

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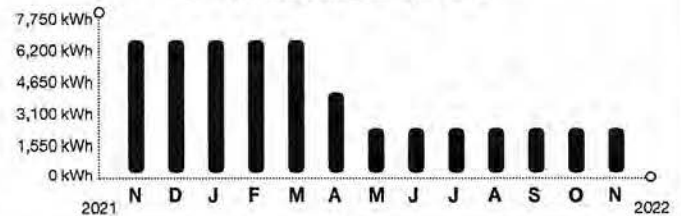
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**Electric Bill Statement****For:** Oct 6, 2022 to Nov 4, 2022 (29 days)**Statement Date:** Nov 4, 2022**Account Number:** 72556-88074**Service Address:**LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,421.12**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

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you are.**FPL.com/eBill****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	3,421.12
Payments received	-3,421.12
Balance before new charges	0.00
Total new charges	3,421.12
Total amount you owe	\$3,421.12

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:
Outside Florida:(386) 252-1541
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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
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72556-88074

ACCOUNT NUMBER

\$3,421.12

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
SAMPSON CREEK CDD

Account Number:
72556-88074

FPL.com Page 2

0016 0020 450034

E001

BILL DETAILS

Amount of your last bill	3,421.12
Payment received - Thank you	-3,421.12
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,417.08
Gross rec. tax/Regulatory fee	4.04
Taxes and charges	4.04
Total new charges	\$3,421.12
Total amount you owe	\$3,421.12

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Dec 6, 2022.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month Nov 4, 2022	Last Month Oct 6, 2022	Last Year Nov 4, 2021
Service to kWh Used	2302	2302	7034
Service days	29	29	29
kWh/day	79	79	243
Amount	\$3,421.12	\$3,421.12	\$3,330.67

KEEP IN MIND

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Customer Name:
SAMPSON CREEK CDD

Account Number:
72556-88074

FPL.com Page 1

0017 0020 450034 ESLA

For: 10-06-2022 to 11-04-2022 (29 days)
kWh/Day: 79
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224 Energy Non-energy Fixtures Maintenance	39	3500	F	154	0.400000 6.370000 1.300000	2,002	61.60 980.98 200.20
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 6.370000 1.300000	300	9.60 76.44 15.60
PMF0001 Non-energy Fixtures				166	8.890000		1,475.74
UCNP Non-energy Maintenance				11,449	0.044980		514.98

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



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





Customer Name: SAMPSON CREEK CDD
Account Number: 72556-88074

FPL.com Page 2

0018 0020 450034 ESLA

For: 10-06-2022 to 11-04-2022 (29 days)
kWh/Day: 79
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		71.20
					Non-energy sub total		3,263.94
					Sub total	2,302	3,335.14
					Energy conservation cost recovery		0.97
					Capacity payment recovery charge		0.41
					Environmental cost recovery charge		1.06
					Transition rider credit		-11.92
					Storm protection recovery charge		5.09
					Fuel charge		86.33
					Electric service amount		3,417.08
					Gross rec. tax/Reg. fee		4.04
					Total	2,302	3,421.12

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement**

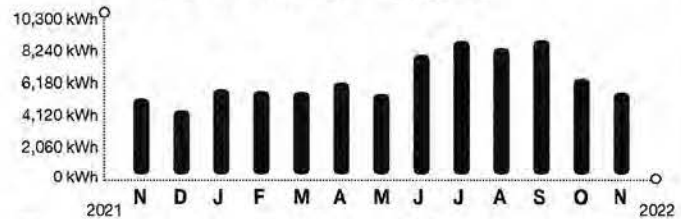
For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$648.69**

TOTAL AMOUNT YOU OWE

Nov 28, 2022

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you are.**FPL.com/eBill****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	722.23
Payments received	-722.23
Balance before new charges	0.00
Total new charges	648.69
Total amount you owe	\$648.69

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

NOV 15 2022

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

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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.

80369-00598

ACCOUNT NUMBER

\$648.69

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 80369-00598

FPL.com Page 2

0020 0020 450034

E001

BILL DETAILS

Amount of your last bill	722.23
Payment received - Thank you	-722.23
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$149.22
Fuel: (\$0.038060 per kWh)	\$216.03
Demand: (\$11.93 per KW)	\$238.60
Electric service amount	632.02
Gross rec. tax/Regulatory fee	16.67
Taxes and charges	16.67
Total new charges	\$648.69
Total amount you owe	\$648.69

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	35136		29460		5676
Demand KW	19.56				20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	5676	6604	5239
Service days	29	29	29
kWh/day	195	227	180
Amount	\$648.69	\$722.23	\$526.25

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[FPL.com/BizManager](https://www.fpl.com/BizManager)

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

For: Oct 6, 2022 to Nov 4, 2022 (29 days)

Statement Date: Nov 4, 2022

Account Number: 33381-88364

Service Address:

1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$25.75**

TOTAL AMOUNT YOU OWE

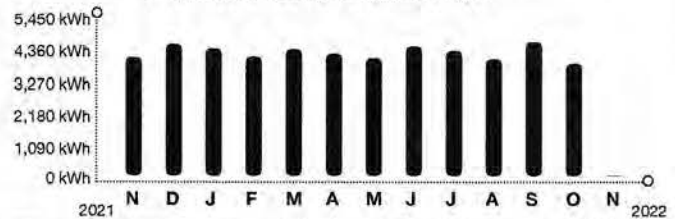
Nov 28, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	489.09
Payments received	-489.09
Balance before new charges	0.00
Total new charges	25.75
Total amount you owe	\$25.75

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after January 26, 2023 is considered LATE; a late payment charge of 0.395833% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

NOV 09 2022

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)



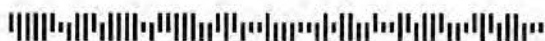
/ 27

1304333818836405752000000

0001 0002 034541

1 7

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



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.

33381-88364

ACCOUNT NUMBER

\$25.75

TOTAL AMOUNT YOU OWE

Nov 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 33381-88364

FPL.com Page 2

0002 0002 034541

E001

BILL DETAILS

Amount of your last bill	489.09
Payment received - Thank you	-489.09
Balance before new charges	\$0.00

New Charges

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

Base charge:	\$11.91
Minimum base bill charge:	\$12.96
Non-fuel: (\$0.074820 per kWh)	\$0.14
Fuel: (\$0.038060 per kWh)	\$0.08

Electric service amount 25.09

Gross rec. tax/Regulatory fee 0.66

Taxes and charges 0.66

Total new charges \$25.75

Total amount you owe \$25.75

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Dec 6, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	38100		38098		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 4, 2022	Oct 6, 2022	Nov 4, 2021
kWh Used	2	4116	4340
Service days	29	29	29
kWh/day	0	142	150
Amount	\$25.75	\$489.09	\$428.98

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Storm safety

Remember to make safety a priority by staying away from flooding, debris and downed lines after Nicole.

FPL.com/Storm

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 388**Invoice Date:** 11/1/22**Due Date:** 11/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022		4,690.50	4,690.50
Information Technology - November 2022		83.33	83.33
Dissemination Agent Services - November 2022		166.67	166.67
Office Supplies		6.25	6.25
Postage		72.88	72.88
Copies		49.50	49.50
Telephone		66.40	66.40
Total			\$5,135.53
Payments/Credits			\$0.00
Balance Due			\$5,135.53

On Monday, September 26, 2022, 2:21 PM, Darryl Hall <d.hall126@yahoo.com> wrote:

9/24/22

INVOICE #009240022


Darryl Hall
168 Prince Phillip Dr.
St. Augustine, FL 32092

BILL TO:
Kate Trivelpiece
Sampson Creek C.D.D.

Description	Terms	Amount
Clean windows (inside & out)	Due on receipt	\$450.00

Thank you,
Darryl Hall

Sanitorial Maintenance - Cleaning
320.57200.45300

11-14-22 



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

INVOICE

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

Invoice Date	Invoice #
10/31/2022	125565
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
X060305	Due Upon Receipt	10/31/2022	

Quantity	Item / Description	Unit Price	Amount
3.50	Tech Rate 9/26/222 - Reloaded NVR Viewing software. Reprogrammed. Reset multiple cameras	135.00	472.50
1.00	Trip Charge	50.00	50.00

*Repaus & Maintenance
320.57200.54500*

(Signature)

Sub-Total	522.50
Tax	0.00
Total Invoice Amount	522.50

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.

MAKE CHECK PAYABLE TO:

 The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

SAMPSON CREEK CDD SJGCC
Governmental Management Services
219 St Johns Golf Dr
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
707136	11/1/2022	\$2,160.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

00000000014920001000000004497500000021600091

Please Return this portion with your payment

Invoice 44975B

PO #

Date	Description	Quantity	Amount	Tax	Total
219 St Johns Golf Dr St. Augustine, FL 32092					
11/1/2022	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		\$380.00	\$0.00	\$380.00
			\$380.00	\$0.00	\$380.00
			\$380.00	\$0.00	\$380.00
			\$380.00	\$0.00	\$380.00
			\$380.00	\$0.00	\$380.00
			\$380.00	\$0.00	\$380.00
Please remit payment for this month's invoice.			\$380.00	\$0.00	\$380.00

541, 463
NOV. 2022

Credits \$120.00

Adjustment \$120.00

AMOUNT DUE

\$2160.00

Account# 707136

Lic#:

Subject: Fwd: Invoice
Date: Wednesday, November 2, 2022 at 7:52:58 AM Eastern Daylight Time
From: Marc Rousseau <mrousseau@rmsnf.com>
To: Sharyn Henning <shenning@gmssf.com>
Attachments: image.png, 0_4_7.jpg, image.png, Invoice_20221101.pdf

Good Morning Sharyn,

I am forwarding invoice #44975B for the amount of \$2,160.00 from Lake Doctors for pond maintenance services.
Please use cost code for payment:

001 320 54100 46300 Lake Maintenance

Feel free to contact me 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: <jacksonville@lakedoctors.com>
Date: Tue, Nov 1, 2022 at 3:20 PM
Subject: Invoice
To: <mrousseau@rmsnf.com>



tel:904

Fax: 813



Billing Account Information

ACCOUNT #: 707136
REGISTRATION #: AF01BA4E
SAMPSON CREEK CDD SJGCC
219 St Johns Golf Dr
St. Augustine, FL 32092

Company Information



THE LAKE DOCTORS
Po Box 20122
Tampa, FL 33622-012
(904) 262-5500

Project Manager Alex Acree



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

November 4, 2022
Invoice No: 188007

Project 16080.00 Sampson Creek CDD

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

- Storm Drain Overflow Review
- Requisition Review
- Red Hawk Drainage Coordination
- Sidewalk/Curb Replacement Review

Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through October 31, 2022

Phase 001 General Services

	Hours	Rate	Amount
Professional Engineer	.50	135.00	67.50
Administrative	1.00	50.00	50.00
Total Labor			117.50
Total Due:			\$117.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	117.50	79,470.27	79,587.77
Expense	0.00	3,910.30	3,910.30
Interest	0.00	2.35	2.35
Totals	117.50	83,382.92	83,500.42

513.311

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. MDG accepts all major credit cards for a 3.5% convenience fee. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued.
We appreciate your business and cooperation with timely payments.

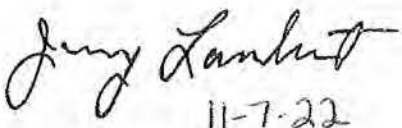
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 360
Invoice Date: 11/1/2022
Due Date: 11/1/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.54100.34000 - Contract Administration - November 2022		6,250.00	6,250.00
1.320.57200.34700 - Facility Management - Sampson Creek - November 2022		6,005.33	6,005.33
Contract Administration - October Mischarge		-312.50	-312.50
 11-7-22			

Total \$11,942.83

Payments/Credits \$0.00

Balance Due \$11,942.83

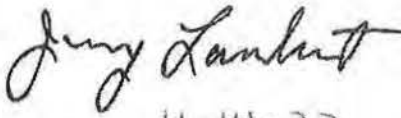
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 361
Invoice Date: 10/31/2022
Due Date: 10/31/2022
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 Assistant through <u>October 2022</u> 320.57200.34701	43	25.00	1,075.00
 11-14-22			

Total \$1,075.00

Payments/Credits \$0.00

Balance Due \$1,075.00

SAMPSON CREEK CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
43	Facility Assistant	\$ 25.00	\$ 1,075.00

Covers Period: October 2022

GL # 320.57200.34701

TOTAL DUE:

\$ 1,075.00

RMS

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF OCTOBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/22	3	L.H.	Completed daily checklist and returned calls and emails
10/5/22	8	L.H.	Completed daily checklist and returned calls and emails
10/11/22	8	D.L.	Completed daily checklist and returned calls and emails
10/15/22	3	D.L.	Completed daily checklist and returned calls and emails
10/26/22	8	D.L.	Completed daily checklist and returned calls and emails
10/29/22	3	E.W.	Completed daily checklist and returned calls and emails
10/30/22	5	E.W.	Event - Set Up, Assist and Clean Up
10/31/22	5	E.W.	Completed daily checklist and returned calls and emails
<hr/> <u>43</u> <hr/>			



**SOUTHEASTERN
PAPER GROUP**

SEPG Jacksonville
3850 Port Jacksonville Pkwy
Jacksonville, FL 32226
TEL: (800) 632-1296

Your Order Number

BJ7VA-01

PAGE: 1

S SAMPSON CREEK CDD
O ST JOHNS GOLF & C.C. SWIM CLUB
L 205 SAINT JOHNS GOLF DR
D ST AUGUSTINE, FL 32092-1053
T
O

S SAMPSON CREEK CDD
H ST JOHNS GOLF & C.C. SWIM CLUB
I
P 219 SAINT JOHNS GOLF DR
P SAINT AUGUSTINE, FL 32092-1053
E
D
T
O



CUSTOMER NUMBER	SHIP TO	QUOTE	TELEPHONE NUMBER	ORDER DATE	ORDER TIME	PRINT DATE	PRINT TIME	EMERGENCY SPILL CONTACT
368822-01			904.599.9093	7/12/22	10:11:47	11/07/22	1:40:48	CHEM-TEL 1-800-255-3924 MIS0004342

CUSTOMER P.O.-ORDERED BY	SALES REP. NAME & NUMBER	WORKSTATION	SPECIAL INSTRUCTIONS
KATE	37329 Bob Jones	B31MLH L3	DeliveryDt: 11/08/22

ITEM NUMBER	HM	DESCRIPTION	ORDERED	SHIPPED	U/M	BACKORDERED	WEIGHT LBS.	UNIT PRICE	EXTENDED AMOUNT
Carrier: 11092050		37W10 Jax Northwest (3 5) 4.25OZ PAPER CONE WATER CUP 5000/CS MFI#: 42R-2050	1	1	CS		26	121.370	121.37
CUT-OFF TIME FOR NEXT DAY DELIVERY IS 3:00 PM									



Your Order Number
BL3QB-01

SAMPSON CREEK CDD
ST JOHNS GOLF & C.C. SWIM CLUB
205 SAINT JOHNS GOLF DR
ST AUGUSTINE, FL 32092-1053

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SAMPSON CREEK CDD
ST JOHNS GOLF & C.C. SWIM CLUB
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

[illegible]

CUSTOMER'S SIGNATURE _____

PRINT CUSTOMER NAME



CUSTOMER COPY



**SOUTHEASTERN
PAPER GROUP**

STATEMENT

CUSTOMER NUMBER	368822
STATEMENT DATE	10/31/22

SAMPSON CREEK CDD
ST JOHNS GOLF & C. C. SWIM CLUB
205 ST. JOHNS GOLF DR.

STATEMENT INQUIRIES CALL: 800-858-7230

AARON BAMFORD

ST AUGUSTINE

FL 32092-

PAGE# 1

INVOICE NUMBER	TRANSACTION DATE	ORDER/GN	TYPE	PURCHASE ORDER	AMOUNT	AGING DAYS	OPEN AMOUNT
5736050 TOTAL FUT	10/13/22 URE *	BR9Y7/00	INV	101022	340.95 .00		340.95
<i>Supplies</i> <i>320.57200.54600</i>							

CURRENT	OVER 15	OVER 30	OVER 60	OVER 90
340.95				

BALANCE AS OF	TOTAL AMOUNT DUE
10/31/22	340.95

BALANCE AS OF	CURRENT	OVER 15	OVER 30	OVER 60	OVER 90
10/31/22	340.95				

CUSTOMER NUMBER
368822

TOTAL AMOUNT DUE
340.95

SAMPSON CREEK CDD
ST JOHNS GOLF & C. C. SWIM CLUB
205 ST. JOHNS GOLF DR.

ST AUGUSTINE

FL 32092-

REMIT TO ADDRESS BELOW

SOUTHEASTERN PAPER GROUP
P.O. Box 890671
Charlotte, NC
28289-0671



**SOUTHEASTERN
PAPER GROUP**

SEPG Jacksonville
3850 Port Jacksonville Pkwy
Jacksonville, FL 32226
TEL: (800) 632-1296

Your Order Number

BR9Y7-00

PAGE: 1

SAMPSON CREEK CDD
ST JOHNS GOLF & C.C. SWIM CLUB
205 SAINT JOHNS GOLF DR
ST AUGUSTINE, FL 32092-1053

SAMPSON CREEK CDD
ST JOHNS GOLF & C.C. SWIM CLUB
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053



CUSTOMER NUMBER	SHIP TO	QUOTE	TELEPHONE NUMBER	ORDER DATE	ORDER TIME	PRINT DATE	PRINT TIME	EMERGENCY SPILL CONTACT	
368822-01			904.599.9093	10/10/22	14:30:38	10/12/22	20:27:48	CHEM-TEL 1-800-255-3924 MIS0004342	
CUSTOMER P.O.-ORDERED BY 101022		SALES REP. NAME & NUMBER 37329 Bob Jones		WORKSTATION B31LS L3		SPECIAL INSTRUCTIONS DeliveryDt: 10/13/22			
ITEM NUMBER	HM	DESCRIPTION	ORDERED	SHIPPED	U/M	BACKORDERED	WEIGHT LBS.	UNIT PRICE	EXTENDED AMOUNT
Carrier: 709456		37W03 Gainesville (1 4) X7658Q 38X58 2 MIL BLACK LINER	2	2	CS		59	70.280	140.56
		100/CS MFI#: X7658QK							
855991		MB540A TORK UNIVERSAL WHITE MULTIFOLD HAND TOWEL 16/250	2	2	CS		38	50.220	100.44
		MFI#: MB540A							
70125179		SL2432100K BLACK 24X32 1MIL LINER	2	2	CS		31	45.800	91.60
		MFI#: SL2432100K							
/2		Transportation Surcharge							8.35
CUT-OFF TIME FOR NEXT DAY DELIVERY IS 3:00 PM									
<i>Supplies 320.57200.54600</i>									
6			6				128	SUB TOTAL	340.95
								SALES TAX	
								SHIP/HANDLING	
								TOTAL AMOUNT	340.95

TERMS: DUE AND PAYABLE IN 30 DAYS. LATE PER MONTH (10% A.P.R.) SERVICE CHARGE MAY BE APPLIED ON ALL PAST DUE BALANCES.
CUSTOM ORDERS CANNOT BE RETURNED, OR PAYMENT REFUNDED. NO ITEMS WILL BE ACCEPTED FOR RETURN WITHOUT AUTHORIZATION. RETURNS MUST
BE RETURNED IN ORIGINAL CONTAINER AND IN RESALABLE CONDITION. ALL ORDERS MAY BE SUBJECT TO A RESTOCKING CHARGE, PLUS ANY FREIGHT
CHARGES INCURRED.

ABOVE ITEMS RECEIVED IN GOOD ORDER. ANY CLAIM FOR SHORTAGE,
DAMAGE OR ERROR MUST BE REPORTED UPON DELIVERY.

BR9Y700

* COMPLETE *

CUSTOMER'S SIGNATURE

PRINT CUSTOMER NAME



CUSTOMER COPY

SoutheastFITNESS REPAIR

Equipment Repair & Maintenance

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #100637
Invoice Date: 10/20/2022

Account #101024
St. Johns Golf & Country Club

Invoice

Billing Location Information

Billing Address 219 St Johns Golf Dr, St
Augustine, FL 32092

Billing Contact Leah Tincher

Main Number (904) 599-9093

Mobile Number

Email Sjgccmanager@Rmsnf.Com

Service Information

Services	Qty	Rate	Price
219 Saint Johns Golf Dr, St Augustine, FL 32092-1053			
10/20/2022 Diagnosis or Repair	1 visit	\$0.00 / visit	\$0.00
Chest press SN: Issue: not working			
— Product: T&L: <60 miles	1.00 Ea	\$150.00 / Ea	\$150.00
Subtotal:			\$150.00
Tax:			\$0.00
Total:			\$150.00
Amount Paid:			\$0.00
Balance Due:			\$150.00

Pay Now

Payment is due within 30 days of invoice date.
Thank you for your business!

Repairs
&
Maintenance
320.5720054500

Q

Your Business Credit Card Statement

570.54600

BILLING CYCLE INFORMATION

Previous Balance		\$1,019.69
Payments	-	\$1,019.69
Credits	-	\$0.00
Purchases & Other Charges	+	\$4,299.19
Cash Advances	+	\$0.00
FINANCE CHARGES	+	\$56.31
New Balance	=	\$4,355.50
Closing Date		11/09/2022

ACCOUNT SUMMARY

Account Number	XXXX XXXX XXXX 3470
Total Credit Limit	\$10,000.00
Available Credit	\$5,574.00
Available Cash	\$3,000.00
Amount Over Credit Limit	\$0.00
Amount Past Due	\$0.00
Days In Billing Cycle	31
Minimum Payment Due	\$87.11
Payment Due Date	12/04/2022

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	Charge
11-06	11-06	8558365N8010TGKBN	PAYMENT-THANK YOU ORLANDO FL TOTAL XXXXXXXXXXXX3470 \$1,019.69-	1,019.69	
10-20	10-20	5543286MM5Y738TET	ZOGICS 888-623-0088 888-623-0088 MA		643.71
10-29	10-30	5543286MY60K95X40	READYREFRESH/WATERSERV 800-274-5282 CA KATE TRIVELPIECCE TOTAL XXXXXXXXXXXX9295 \$1,040.46		396.75
10-17	10-18	5548077MK6124G0HS	BOUNCE IT OUT PARTY RE 9125063183 GA		2,480.39
10-25	10-27	0548680MWRBGN54GV	EXXONMOBIL 99051187 JACKSONVILLE FL		12.50
10-31	11-01	5543286N06168ZFAP	AMZN MKTP US'H23OH2CX0 AMZN.COM/BILL WA		279.84
11-04	11-06	5543286N462A4DYRS	AMZN MKTP US'H01KP92D2 AMZN.COM/BILL WA		204.24
11-05	11-06	5543286N562FV0FG0	AMZN MKTP US'H05YD29P2 AMZN.COM/BILL WA		133.29
11-06	11-06	5543286N662PF2GW4	AMZN MKTP US'H02AV8W42 AMZN.COM/BILL WA		26.40
11-06	11-07	5531020N62DKS17V6	AMAZON.COM'H21LE0F42 A AMZN.COM/BILL WA		30.21
11-07	11-07	5543286N762X2RT77	AMZN MKTP US'H21J88691 AMZN.COM/BILL WA LEAH TINCHER TOTAL XXXXXXXXXXXX7282 \$3,219.73		52.86
11-09	11-09		** LATE CHARGE		39.00
11-09	11-09	*FINANCE CHARGE*	PURCHASES \$56.31 CASH ADVANCE \$0.00		56.31

Finance Charge Detail	Average Daily Balance	Daily Periodic Rate (may vary)	FINANCE CHARGE	Corresponding ANNUAL PERCENTAGE RATE
Purchases	3,447.13	.05270%	56.31	19.24%
Cash Advances	0.00	.06092%	0.00	22.24%

Combined Annual Percentage Rate for this Billing Cycle 19.24%

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 (search for 'SCRA').

See reverse for additional information.

5207 2ED 1 9 7 Page 1 of 1 1053 1400 BC00 0005 221109 01B15207 334

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

TRUIST 

TRUIST CARD SERVICES
PO BOX 100
WILSON, NC 27894-0100

MINIMUM PAYMENT

\$87.11

PAYMENT DUE DATE

12-04-2022

Make check payable in
U.S. dollars to:
Truist Bank

ACCOUNT #

XXXX XXXX XXXX 3470

NEW BALANCE

\$4,355.50

AMOUNT ENCLOSED

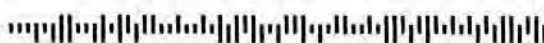
\$ _____

CONTROL ACCOUNT
SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

334
M110

Enclose this coupon with your payment and mail to:


TRUIST BANK
PO BOX 791250
BALTIMORE, MD 21279-1250



00435550 00008711 5583651470003470



Important contact details

- **Lost/Stolen Card?** call Please call us immediately at 844-4TRUIST (844-487-8478) to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.
- **Address Change?** Call the Truist Contact Center at 844-4TRUIST (844-487-8478)

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Small Business Card Online or Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement – please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating Interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle. We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank P.O. Box 607039 Orlando FL 32809. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

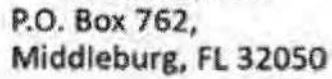
- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of Information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

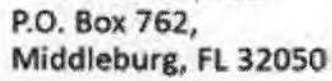
O1BI5207 - 01/20/22



Date	Invoice #
10/1/2022	2865

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY MAINTENANCE AND NEWSLETTER - SAMPSON CREEK CDD	350.00	350.00
	577.41050		
		Total	\$350.00



Date	Invoice #
11/1/2022	2872

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY MAINTENANCE AND NEWSLETTER - SAMPSON CREEK CDD	350.00	350.00
	572 41050		
		Total	\$350.00

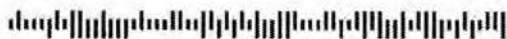


PO BOX 489
NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	442199298-00001	11/15/22
Change your address at http://sso.verizonenterprise.com	Invoice Number	9918904441

Quick Bill Summary

Sep 24 - Oct 23



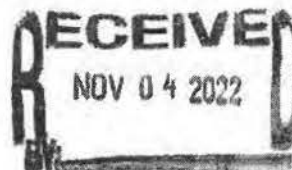
SAMPSON CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

00305522
N110

Previous Balance (see back for details)	\$36.07
Payment - Thank You	-\$36.07
Balance Forward	\$0.00
Monthly Charges	\$36.05
Usage and Purchase Charges	
Data	\$0.00
Surcharges	
and Other Charges & Credits	\$0.02
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges	\$36.07

Total Charges Due by November 15, 2022 **\$36.07**

572.41000



Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1.800.922.0204 or *611 from your phone



SAMPSON CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Bill Date October 23, 2022
Account Number 442199298-00001
Invoice Number 9918904441

Total Amount Due by November 15, 2022

Make check payable to Verizon Wireless.
Please return this remittance slip with payment.

\$36.07

\$.

PO BOX 660108
DALLAS, TX 75266-0108



99189044410104421992980000100000003607000000036075



Invoice Number Account Number Date Due Page

9918904441 442199298-00001 11/15/22 3 of 5

Overview of Lines

Lines Charges	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges and Other Charges and Credits	Taxes, Governmental Surcharges and Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Messaging Usage	Data Usage	Voice Roaming	Messaging Roaming	Data Roaming
904-466-3018 Ryan Barnett	4	\$36.05	—	—	\$02	\$00	—	\$36.07	—	—	5.935GB	—	—	—
Total Current Charges		\$36.05	\$00	\$00	\$02	\$00	\$00	\$36.07						



Invoice Number Account Number Date Due Page

9918904441 442199298-00001 11/15/22 4 of 5

Summary for Ryan Barnett: 904-466-3018**Your Plan****Mobile Broadband Unlimited**

\$36.05 monthly charge

\$.25 per minute

MBB Unlimited

Unlimited monthly gigabyte

Have more questions about your charges?
Get details for usage charges at
b2b.verizonwireless.com.

Monthly Charges

Mobile Broadband Unlimited	10/24 - 11/23	36.05
		\$36.05

Usage and Purchase Charges

Data	Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i> unlimited	5,935	--	--
Total Data				\$.00

Total Usage and Purchase Charges	\$.00
---	---------------

Surcharges

Regulatory Charge	.02
	\$.02

Total Current Charges for 904-466-3018	\$36.07
---	----------------



Wind River Environmental LLC.
8892 Normandy Blvd
Jacksonville FL 32221

Invoice

Customer Number: 2119351
Questions: 978-841-5000

BILL TO

982 1 MB 0.515 E0077X 10148 09850703555 \$2 P9334691 0001:0001



ST. JOHNS GOLF & COUNTRY CLUB
Manager
205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE FL 32092-1053

JOB SITE

VAC - St. Johns Golf & Country Club
205 Saint Johns Golf Drive
Saint Augustine FL 32092

Service Date: 14-Oct-2022	Invoice Number: 5620790	Order Number: 8490147020
P.O. Number:	Invoice Date: 28-Oct-2022	Order Date: 07-Oct-2022

Quantity	Service Type	Amount	Tax
1.00	Fuel / Energy Recovery	\$380.00	\$0.00
1.00	Project-C-Hours-Dry Hi-Vac Truck	\$2,000.00	\$0.00

Technician Comments:

cleaning catch Basin and removal of water, leave and debris located near hole 5

Subtotal Non Tax	Subtotal Taxed	Tax	Subtotal	Adjustment	Payments	Payment Terms	Amount Due
\$2,380.00	\$0.00	\$0.00	\$2380.00		\$0.00	Due on Receipt	\$2,380.00
TO VIEW AND PAY ONLINE GO TO:		http://wrenvironmental.billtrust.com		USE THE ENROLLMENT CODE:		KGP RXF TFX	

Please detach here and return the bottom portion with your payment.

From:

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

Customer #	Order Number	Invoice Number	Invoice Date	Amount Due
2119351	8490147020	5620790	28-Oct-2022	\$2,380.00

We accept the following credit cards within 30 days of the invoice date. Wind River Environmental will appear on your credit card statement for this transaction. For questions please visit www.wrenvironmental.com/policies



Remit To:

Wind River Environmental LLC.
P.O. Box 22074
New York, NY 10087-2074

Repairs + Maintenance
320.57200.54500



0001:0001

22074 000005620790 000002119351 0000238000 1

Beacon Electrical Contractors, Inc.

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

INVOICE #221021

Date: 10-25-2022

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

Attn: Marc Rousseau
Phone:
Email: mrousseau@rmsnf.com

WORK COMPLETED 10-25-2022 @ St. Johns Golf & Country Club

Labor and materials for:

-Trouble bridge lights not working, performed electrical check and found breaker for the control power for the contactor was tripped.

TOTAL INVOICE AMOUNT

\$ 196.00

572.54504

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.

Subject: Fwd: Beacon Electrical 221021,221103
Date: Wednesday, November 30, 2022 at 10:41:21 AM Eastern Standard Time
From: Marc Rousseau <mrousseau@rmsnf.com>
To: Sharyn Henning <shenning@gmssf.com>
CC: Daniel Laughlin <dlaughlin@gmsnf.com>
Attachments: Riverside Management 221021.pdf, Riverside Management 221103.pdf

Good Morning Sharyn,

I am forwarding two invoices from Beacon Electric for services provided. Please use cost code for invoice **#221021** for the amount of **\$196.00**

001 320 57200 54504 Lighting Repairs/Replacement

As for invoice **#221103** for the amount of **\$4,480.00**, I would defer to Daniel as to where the funds to pay this invoice would come from. This invoice is for the light shields that were installed earlier this month. The light shields were approved several months ago by the CDD board and when Travis was Operations Manager.

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: **Tammy Solomon** <tammy@beaconelectricaljax.com>
Date: Wed, Nov 30, 2022 at 9:21 AM
Subject: Beacon Electrical 221021,221103
To: Marc Rousseau <mrousseau@rmsnf.com>

Please see attached invoices. Any questions please call office. Marc I apologize about sending the wrong invoices yesterday.

Regards.

Tammy

Beacon Electrical Contractors, Inc.

904-338-5394

Beacon Electrical Contractors, Inc.

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

INVOICE #221103

Date: 11-5-2022

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

Attn: Marc Rousseau
Phone:
Email: mrousseau@rmsnf.com

WORK COMPLETED 11-5-2022 @ St. Johns Golf & Country Club

Labor and materials to complete electrical work per Beacon Electrical Contractors, Inc.
Proposal dated 4-15-2022 (copy attached).

TOTAL INVOICE AMOUNT

\$ 4,480.00

57200.54504

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

Commercial & Residential State Certified Electrical Contractor EC 13003971

April 15, 2022

Riverside Management
St. Johns Golf & Country Club
219 St. Johns Golf Drive
St. Augustine, Florida 32092

Attn: Mr. Travis Jacques

RE: Install Light Shades

Dear Mr. Jacques

We are pleased to present our Proposal to perform the electrical work related to the installation of 180 degree light shades on new pathway lighting. **Any exceptions or deviations indicated are part of our bid as noted.**

Base Electrical Scope:

- Install (9) 180 degree Sternberg Light shades for new pathway lighting in a manor where the lighting for near by houses will not be affected by the glare of the new lights.

Clarifications and Exceptions:

- Our pricing is based on working normal business hours between 7:00 AM and 4:30 PM, Monday through Friday.

Total Proposal Amount

Four Thousand Four Hundred Eighty Dollars & 00/100—————\$4,480.00

Thank you for the opportunity to provide pricing on this project. Please feel free to contact us with any questions or comments. We look forward to working with you on this project.

Mike Edelen
Service Manager
Beacon Electrical Contracting
Cell: 336-601-1110

Subject: Fwd: Beacon Electrical 221021,221103
Date: Wednesday, November 30, 2022 at 10:41:21 AM Eastern Standard Time
From: Marc Rousseau <mrousseau@rmsnf.com>
To: Sharyn Henning <shenning@gmssf.com>
CC: Daniel Laughlin <dlaughlin@gmsnf.com>
Attachments: Riverside Management 221021.pdf, Riverside Management 221103.pdf

Good Morning Sharyn,

I am forwarding two invoices from Beacon Electric for services provided. Please use cost code for invoice **#221021** for the amount of **\$196.00**

001 320 57200 54504 Lighting Repairs/Replacement

As for invoice **#221103** for the amount of **\$4,480.00**, I would defer to Daniel as to where the funds to pay this invoice would come from. This invoice is for the light shields that were installed earlier this month. The light shields were approved several months ago by the CDD board and when Travis was Operations Manager.

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: **Tammy Solomon** <tammy@beaconelectricaljax.com>
Date: Wed, Nov 30, 2022 at 9:21 AM
Subject: Beacon Electrical 221021,221103
To: Marc Rousseau <mrousseau@rmsnf.com>

Please see attached invoices. Any questions please call office. Marc I apologize about sending the wrong invoices yesterday.

Regards.

Tammy

Beacon Electrical Contractors, Inc.

904-338-5394

INVOICE

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

Customer #: 14846146
Invoice #: 8181398
Invoice Date: 12/1/2022
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For <u>December</u>	12,577.17
	<i>Sub total</i>	
	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 #: 8181398
Invoice Date: 12/1/2022

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

Thank you for allowing us to serve you

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

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

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

Subject: Re: FW: Invoice #8181398 for Sampson Creek CDD

Date: Tuesday, November 29, 2022 at 10:08:01 AM Eastern Standard Time

From: Marc Rousseau <mrousseau@rmsnf.com>

To: Sharyn Henning <shenning@gmssf.com>

Good Morning Sharyn,

The attached invoice #8181398 for the amount of \$12,577.17 can be paid to Brightview for landscaping work. Please use cost code:

001 320 54100 46200 Landscape Maintenance – Brightview

Feel free to contact me 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 Tue, Nov 29, 2022 at 7:09 AM Sharyn Henning <shenning@gmssf.com> wrote:

For approval. Thanks!

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

*Regulated by the State of Florida

On 11/28/22, 10:26 PM, "Billing@brightview.com" <Billing@brightview.com> wrote:

Dear Sampson Creek CDD,

Please find the attached copy of Invoice #8181398 dated 12/1/2022.

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

Sincerely,

BrightView Landscape Services, Inc.

*** DO NOT REPLY DIRECTLY TO THIS EMAIL ADDRESS ***

This email address is not monitored for responses.



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD261630

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Wednesday, November 23, 2022	SJSO22CAD261630	5:00PM	9:00PM	4	\$220.00

ACTIVITY / COMMENTS:

Hour Rate \$55.00

4

\$220.00

Total Contacts: 3 Citations: 1 Warnings: 2

Multiple roving patrols. All roads patrolled.

Moving Violations: 1x (Leo Maguire Pkwy) one driver cited for speeding (54/35mph zone).

Parking violations: 1x (Crested Heron Court) one owner warned for illegally parking on the street, 1x (Cross Pointe Way) one owner warned for illegally parking on the street.

572 345

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD261630
Sharyn Rosina	Casey A Romein LLC	Service Date:	11/23/22
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	11/23/22
5385 N Hob Hill Road	Saint Augustine FL, 32092	Total Due:	\$220.00
Sunrise, FL 33351		Due Date:	UPON RECEIPT



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD265796

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Tuesday, November 29, 2022	SJSO22CAD265796	11:30AM	2:30PM	3	\$165.00
Tuesday, November 29, 2022	SJSO22CAD265944	3:15PM	4:15PM	1	\$55.00

ACTIVITY / COMMENTS:

Hour Rate \$55.00

4

\$220.00

Total Contacts: 5 Citations: 1 Warnings: 4

Multiple roving patrols. All roads patrolled.

Moving Violations: 2x (St Johns Golf Drive / Remington Court) two drivers stopped for running the stop sign.

Parking violations: 2x (St Johns Golf Drive) two owners warned for illegally parking on the street, 1x (Stone Hege Trail Lane) one owner warned for illegally parking on the street.

*Times were split up due to unforeseen circumstances."

572.345

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO: Sharyn Rosina Govt. Management Service 5385 N Hob Hill Road Sunrise, FL 33351	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD265796
	Casey A Romein LLC	Service Date:	11/29/22
	82 Willow Lake Drive	Invoice Date:	11/29/22
	Saint Augustine FL, 32092	Total Due:	\$220.00
		Due Date:	UPON RECEIPT



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD266861

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Wednesday, November 30, 2022	SJSO22CAD266861	4:30PM	8:30PM	4	\$220.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	4	\$220.00

Total Contacts: 4 Citations: 4 Warnings: 0

Multiple roving patrols. All roads patrolled.

Moving Violations: 1x (Leo Maguire Pkwy) one driver stopped for speeding 50/35mph zone, 3x (St Johns Golf Drive / Remington Ct) three drivers cited for running the stop sign.

Parking violations: No parking violations observed.

572.345

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD266861
Sharyn Rosina	Casey A Romein LLC	Service Date:	11/30/22
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	11/30/22
5385 N Hob Hill Road	Saint Augustine FL, 32092	Total Due:	\$220.00
Sunrise, FL 33351		Due Date:	UPON RECEIPT



SVC/BILLING QUESTIONS : (904)562-7000
FAX : (904)562-7020
PAYMENT INQUIRY : (972)996-7923
ROUTE # : LOC #0292 ROUTE 0005 T020
VIEW & PAY YOUR BILLS ONLINE WWW.CINTAS.COM/MYACCOUNT

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

INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog



C/O: Pool
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
904-599-9093

INVOICE # : 5133829935
DATE : 11/21/2022
PO # : N/A
STORE # :
CUSTOMER # : 10552255
PAYER # : 10552255
SVC ORDER # : 8032517876
CREDIT TERMS : NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
5150417	OFFICE 02635588				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
44269	ELASTIC STRIP MEDIUM	1	\$14.79	\$14.79	N
55555	HARD SURFACE DISINFEC SVC	1	\$10.45	\$10.45	N
62029	BURN CARE PUMP 2 OZ	1	\$15.72	\$15.72	N
121220	ALEVE SMALL	1	\$11.10	\$11.10	N
150620	SPLINTER-OUT DISP MED	1	\$13.74	\$13.74	N
151629	FIRST AID GUIDE	1	\$26.31	\$26.31	N
280020	LENS/SCREEN WIPES 100/BX	1	\$27.60	\$27.60	N
573772	DAYQUIL SMALL	1	\$14.79	\$14.79	N
COMPONENT SUBTOTAL :				\$134.50	
999900999	Other				
400	SERVICE CHARGE	1	\$18.95	\$18.95	N
REMIT TO: CINTAS			SUB-TOTAL :	\$153.45	
P.O. Box 631025			TAX :	\$0.00	
CINCINNATI, OH 45263-1025			TOTAL :	\$153.45	

SIGNATURE : _____ DATE: _____

NAME
(please print clearly): _____

Thank you for your business. It's been our pleasure to serve you and get you **Ready for the Workday®**.

Supplies
320.57200.54600
①

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 389**Invoice Date:** 12/1/22**Due Date:** 12/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022		4,690.50	4,690.50
Information Technology - December 2022		83.33	83.33
Dissemination Agent Services - December 2022		166.67	166.67
Postage		25.90	25.90
Copies		3.45	3.45
Telephone		71.73	71.73
Total			\$5,041.58
Payments/Credits			\$0.00
Balance Due			\$5,041.58



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: 11/15/22

TOTAL SUMMARY OF CHARGES

Irrigation \$ 87.33

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

Total New Charges: \$ 87.33



Please pay \$87.33 by 12/07/22 to avoid 1.5% late payment fee and service disconnections.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

541.431



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$205.14	-\$205.14	\$0.00	\$87.33	\$87.33

**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: 11/15/22		Please pay by 12/07/22 to avoid 1.5% late Payment Fee	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$205.14	-\$205.14	\$0.00	\$87.33	\$87.33	

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I=10010000



117 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

028214873242000000000000004000008733010100000001500013



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, 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. 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. 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, 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



Page 1 of 4

Customer Name: SAMPSON CREEK COMMUNITY

Account #: 8274324200

Cycle: 15

Bill Date: 11/15/22

TOTAL SUMMARY OF CHARGES

Irrigation \$ 727.29
Sewer 76.24
Water 397.14

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

Total New Charges: \$ 1,200.67



Please pay \$1,200.67 by 12/07/22 to avoid 1.5% late payment fee and service disconnections.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

541.43 100
Nov



NOV 28 2022

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,235.66	-\$2,235.66	\$0.00	\$1,200.67	\$1,200.67

**WE APPRECIATE
YOUR BUSINESS**

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

Additional information on reverse side. →



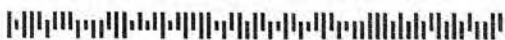
☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

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

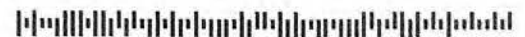
Acct#: 8274324200		Bill Date: 11/15/22		Please pay by 12/07/22 to avoid 1.5% late Payment Fee		
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID	
\$2,235.66	-\$2,235.66	\$0.00	\$1,200.67	\$1,200.67		

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118 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

12628274324200000000000004000120067010100000001500013



BILLING AND PAYMENT OPTIONS

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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, 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.

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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. 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.

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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

Account Name:	Account #:	Bill Date:	Cycle:
SAMPSON CREEK COMMUNITY	8274324200	11/15/22	15

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
1054 EAGLE POINT DR	I	18.90	Irrigation 1 - Commercial	10/10/22 - 11/08/22	Commercial Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:			74457419	487	0 GAL 29 Regular
1148 STONEHEDGE TRAIL LN APT 1	I	77.22	Irrigation 1 - Commercial	10/08/22 - 11/07/22	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)		41.28	64314540	4037	12000 GAL 30 Regular
Environmental Charge		4.44			
1401 CRESTED HERON CT	I	237.58	Irrigation 1 - Commercial	10/10/22 - 11/08/22	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	8478	42000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		110.87			
Environmental Charge		15.54			
219 SAINT JOHNS GOLF DR	S	38.12	Commercial - Water/Sewer	10/11/22 - 11/09/22	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	1911	1000 GAL 29 Regular
Environmental Charge		0.37			
219 SAINT JOHNS GOLF DR	W	355.62	Swimming Pool - Water	10/10/22 - 11/08/22	Commercial Water Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		204.13	74759589	19734	137000 GAL 29 Regular
Environmental Charge		50.69			
219 SAINT JOHNS GOLF DR	W	20.76	Commercial - Water/Sewer	10/11/22 - 11/09/22	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	1911	1000 GAL 29 Regular
Environmental Charge		0.37			
219 SAINT JOHNS GOLF DR APT 1	S	38.12	Commercial - Water/Sewer	10/10/22 - 11/08/22	Commercial Sewer Service
Detail Basic Monthly Charge		31.73	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Sewer Usage Charge		6.02	86955411	58	1000 GAL 29 Regular
Environmental Charge		0.37			



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
219 SAINT JOHNS GOLF DR APT 1	W	20.76	Commercial - Water/Sewer	10/10/22 - 11/08/22	Commercial Water Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Water Consumption Charge		1.49	86955411	58	1000 GAL	29		Regular
Environmental Charge		0.37						
380 SAINT JOHNS GOLF DR	I	53.19	Irrigation 1 - Commercial	10/10/22 - 11/08/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		30.96	67063459	1279	9000 GAL	29		Regular
Environmental Charge		3.33						
825 HAMPTON CROSSING WAY	I	42.66	Irrigation 1 - Residential	10/10/22 - 11/08/22	Residential Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$2.60)		20.80	83711246	263	8000 GAL	29		Regular
Environmental Charge		2.96						
884 EAGLE POINT DR APT 1	I	58.17	Irrigation 1 - Commercial	10/08/22 - 11/08/22	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)		24.08	83715860	236	7000 GAL	31		Regular
Environmental Charge		2.59						
885 EAGLE POINT DR	I	197.81	Irrigation 1 - Commercial	10/08/22 - 11/08/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	64513670	6626	43000 GAL	31		Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		114.83						
Environmental Charge		15.91						
982 EAGLE POINT DR	I	41.76	Irrigation 1 - Commercial	10/10/22 - 11/09/22	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		20.64	82580203	394	6000 GAL	30		Regular
Environmental Charge		2.22						



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 30, 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. 3141708

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. 3141708
17923-1

Re: Sampson Creek CDD - General Counsel

For Professional Legal Services Rendered

10/03/22	W. Haber	0.20	39.00	Confer with Laughlin regarding Arsenault termination letter
10/05/22	W. Haber	0.40	78.00	Review and respond to correspondence regarding homeowner maintenance obligation
10/06/22	W. Haber	0.50	97.50	Confer with Laughlin regarding resident correspondence and RFP review
10/11/22	W. Haber	0.40	78.00	Confer with Laughlin regarding review of RFPs; prepare for special meeting
10/12/22	W. Haber	1.20	234.00	Prepare for and participate in special meeting
10/18/22	W. Haber	0.60	117.00	Prepare termination letter and confer with Laughlin regarding same; review landscape RFP award letters and confer with Sweeting
10/19/22	W. Haber	0.70	136.50	Review and revise termination letter; prepare for Board meeting

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

KUTAK ROCK LLP

Sampson Creek CDD

November 30, 2022

Client Matter No. 17923-1

Invoice No. 3141708

Page 2

10/20/22	W. Haber	2.90	565.50	Prepare for and participate in Board meeting; confer with Laughlin regarding termination letter
10/21/22	W. Haber	0.70	136.50	Confer with Laughlin regarding Duval Landscape's response to termination letter; begin preparation of BrightView agreement
10/24/22	W. Haber	0.80	156.00	Review and revise agreement with BrightView
10/25/22	W. Haber	0.40	78.00	Confer with Loughlin regarding agreements for slide tower roof, holiday decorations, and tennis canopy
10/25/22	K. Jusevitch	0.20	21.00	Review annual invoice from DEO
10/26/22	W. Haber	0.40	78.00	Review and revise BrightView agreement
10/26/22	K. Jusevitch	3.70	388.50	Confer with Haber; prepare agreements for landscape maintenance, slide tower roof installation and holiday lighting; correspond with district manager
10/27/22	W. Haber	0.30	58.50	Confer with Laughlin regarding revisions to BrightView agreements

TOTAL HOURS 13.40

TOTAL FOR SERVICES RENDERED

\$2,262.00

TOTAL CURRENT AMOUNT DUE

\$2,262.00

513.31500

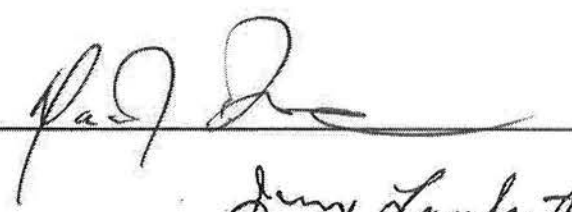
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 363
Invoice Date: 11/18/2022
Due Date: 11/18/2022
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 October 1 - October 31, 2022		2,519.57	2,519.57
Maintenance Supplies		581.46	581.46
Repairs + Maint. \$1,410 ⁰⁰ 1.320.57200.54500			
Amenity Repairs + Replace \$1,366 ⁰³ 1.320.57200.54502			
Tennis Ct. Maint. \$325 ⁰⁰ 1.320.57200.54503			
 Jerry Lambert 11-22-22		Total	\$3,101.03
		Payments/Credits	\$0.00
		Balance Due	\$3,101.03

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/22	8	J.S.	Storm clean up including removing debris and setting up pool furniture, re-zip tied tennis court four and half of tennis court one, updated sign at entrance to community, removed debris around pool area, basketball courts, tennis courts, playgrounds area, picnic area and parking lot, checked and changed all trash receptacles
10/3/22	8	J.S.	Put up yard signs, finished zip tying tennis court windscreens on courts one, two and four, removed debris around pool area, basketball courts, tennis courts, playgrounds area, picnic area and parking lot, checked and changed all trash receptacles
10/7/22	8	J.S.	Started hanging windscreens up on tennis court three, weed eat around playground area and walkways, removed debris around tennis courts, basketball courts, soccer field, picnic area, playground area, pool area and parking lot, straightened and organized pool deck furniture, blew leaves and debris off tennis courts, basketball courts, playground area, picnic area and walkways
10/10/22	8	J.S.	Finished putting windscreens on tennis court three, blew leaves and debris off tennis courts, walkways, picnic area and playground area, straightened and organized all pool deck furniture, took down yard sale signs, removed debris around basketball courts, tennis courts, playground area, pool area, roadways, picnic area and parking lot
10/14/22	8	J.S.	Sprayed for wasps on playground area, finished weed eating around picnic area and playground area, blew leaves and debris off tennis courts, basketball courts, walkways, playground area and picnic area, removed debris around tennis courts, basketball courts, soccer field, picnic area, playground area, pool area, roadways and parking lot, checked and changed all trash receptacles
10/17/22	6.5	J.S.	Put down ant killer along walkway of Leo Maguire, sprayed for wasps in pool area, removed debris around roadways, pool area, tennis courts, basketball courts, soccer field, picnic area, playground and parking lot, checked and changed all trash receptacles
10/21/22	8	J.S.	Reset wooden bollard out near front, straightened up social room for meeting, sprayed weeds in pool area, cut front pool lock off gate and installed new one, checked and changed all trash receptacles, removed debris around basketball courts, tennis courts, roadways, playground area, picnic area, pool area and parking lot
10/28/22	8	J.S.	Assisted with putting signs up around pool area, tennis courts and playground area, take fall decorations down from attic, checked and changed all trash receptacles, put drywall putty in holes in gym and in men's restroom, removed debris around tennis courts, basketball courts, playground area, picnic area, pool area and parking lot, installed new wipe station in gym area
10/31/22	8	J.S.	Cut eight eight by four's for signs, put ant killer down in pool area, blew leaves and debris off tennis courts, playground area, picnic area and walkways, checked and changed all trash receptacles, removed debris around pool area, parking lot, basketball courts, tennis courts, picnic area and playground area

TOTAL 70.5

MILES 117

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

Period Ending 11/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
SC				
SAMPSON CREEK				
	10/7/22	11" Zip Ties (2)	31.93	M.R.
	10/14/22	2 Intermatic 2-Hour Timers for Tennis Courts	73.77	M.R.
	10/18/22	Weed Killer Refill (2)	23.94	M.R.
	10/18/22	Masterlock Lock Box	43.98	M.R.
	10/18/22	Nitrile Gloves 120pk (2)	39.96	M.R.
	10/18/22	Paper Towels 12 rolls	19.98	M.R.
	10/18/22	Spray Paint (6)	62.88	M.R.
	10/18/22	Fire Ant Killer	24.97	M.R.
	10/25/22	30 Second Bleach 2.5 Gallon	28.88	M.R.
	10/25/22	Drano-O Drain Cleaner	10.14	M.R.
	10/25/22	5 Gallon Bucket	5.33	M.R.
	10/25/22	1 Gallon Regular Bleach	5.86	M.R.
	10/28/22	Box 8x1 1/4 Wood Screws	8.51	M.R.
	10/28/22	Box Flat Washers	8.51	M.R.
	10/31/22	4x4x8 PT GC (8)	86.24	J.S.
	10/31/22	4.5x3/4 Roller Pads 2 pk (2)	13.34	J.S.
	10/31/22	4" Pro Frame Green (2)	15.16	J.S.
	10/31/22	Sanding Sponge (2)	6.94	J.S.
	10/31/22	Dewalt Utility Knife Set	16.88	J.S.
	10/31/22	3 Pack Rollers	10.48	J.S.
	10/31/22	1 Gallon Flat Paint	43.98	J.S.
		TOTAL	\$581.46	

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

10/07/22 12:27PM ALR 555 SALE
3004688 2 EA \$14.99 EA
CABLETIE 11"75#BLK 100PK \$29.98

SUB-TOTAL:\$ 29.98 TAX: \$ 1.95
TOTAL: \$ 31.93
DC AMT: \$ 31.93

BK CARD#: XXXXXXXXXX9922
MID:*****6083 TID:***480/
AUTH: 932788 AMT: \$ 31.93
Host reference #:870097 Bal#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000000000
IAD : 0110607001220000E7430000000000
TSI : E800
ARC : 00
MODE : Issuer
CVN :
Name : Mastercard
ATC :0017
AC : 7500AE4EAC30A5DC
TxnID/ValCode: U32522

Bank card USD\$ 31.93

Total Items: 2



=>> JRNL#170097/1 <<=
CUST NO:*22216

THANK YOU MARC J ROUSSEAU
FOR YOUR PATRONAGE
ACE REWARDS ID # 1946466028

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: MARC ROUSSEAU

Customer Copy

Order information

Order # 34641

Account: 01429200001

IMS Number: 395398

Order Date

Friday, October 14, 2022

Order Status

Shipped

Order Total

\$73.77 Taxes and Fees Included

Billing Address

Marc Rousseau
1748 WINDOVER PL
SAINT AUGUSTINE, Florida 32092-2426
904-803-2763


Shipping

Shipping Method: Ground
Tracking Number: 279229557371

Shipping Address

Marc Rousseau
1748 WINDOVER PL
SAINT AUGUSTINE, Florida 32092-2426
904-803-2763

Product(s)

	Name	Price	Per	UOM	Quantity	Total
	Intermatic FD2HW Spring Wound Countdown Timer - Decorator Style	\$34.63	1	E	2	\$69.26

Sub-Total: \$69.26

Tax: \$4.51

Shipping: \$0.00

Order Total: **\$73.77**



**How does
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00028 82322 10/18/22 03:10 PM
SALE CASHIER ELIJAH

071121963710 SPW&GACCU <A>
SP W & G ACCUSHOT REFILL 1.33 GAL
2011.97 23.94N
071649188268 KEY SAFE <A> 43.98N
PORTABLE PUSH BUTTON LOCK BOX
763583971609 120CT NIT GL <A>
HDX BLUE NITRILE DISP GLOVE 120 PK
2019.98 39.96N
MLP Savings \$10.00
061328220136 HDX PT 12RL <A> 19.98N
HDX 2PLY PAPER TONEL 12-24
020066221379 SPRAY PNT <A>
PRO 2X MARK FLRSCNT ORANGE 15OZ
6010.48 62.88N
071549460235 13FIREANTKLR <A> 24.97N
FIRE ANT KILLR BROADCAST GRNLES 13LB

SUBTOTAL 215.71
TAX + PIF 0.00

TAX EXEMPT TOTAL \$215.71
XXXXXXXXXXXX9269 HOME DEPOT
AUTH CODE 018730/6285407 USD\$ 215.71
TA

GOVERNMENTAL MANAGEM
ROUSSEAU MARC
Chip Read
ATD A000000004999903400305 THU PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

2022 PRO XTRA SPEND 10/17: \$59,022.35
INCLUDES:
2022 PROXTRA SAVINGS 10/17: \$972.68

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at [homedepot.com/credit](https://www.homedepot.com/credit)

1324 10/18/22 03:10 PM



1324 28 82322 10/18/2022 5886

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	10/18/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Online en español

www.homedepot.com/survey

User ID: HLN 166257 164961



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00064 28643 10/25/22 10:48 AM
SALE SELF CHECKOUT

040235752565 30SEC 2.5GAL <A> 26.78
30 SECONDS 0/DR 3200Z
022798196901 DRAIN OPENER <A> 9.48
HAIR/GREASE DRAIN OPENER 33.8 OZ
084305355546 HOMER BUCKET <A> 4.98
5GAL HOMER BUCKET
059647911910 HDXDISBLE121 <A> 5.48
HDX LAUNDRY DISINFECT BLEACH 121 OZ

SUBTOTAL 46.72
TAX + PIF 3.29
TOTAL \$50.01

XXXXXXXXXXXX9269 HOME DEPOT USD\$ 50.01
AUTH CODE 025955/9645196 TA

GOVERNMENTAL MANAGEME
ROUSSEAU MARC
Chip Read
AID A000000004999908400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

2022 PRO XTRA SPEND 10/24: \$60,185.02
INCLUDES:
2022 PROXTRA SAVINGS 10/24: \$976.67

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

1324 10/25/22 10:48 AM



1324 64 28643 10/25/2022 9/98

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 11 365 10/25/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 58899 57639
PASSWORD: 22525 57575

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

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

10/28/22 9:14AM JDB 553 SALE
56 1 EA 7.99 EA *
MISC. FASTENERS 7.99
56 1 EA 7.99 EA *
MISC. FASTENERS 7.99
SUB-TOTAL: \$ 15.98 TAX: \$ 1.04
TOTAL: \$ 17.02
CASH TEND: 20.02 CHANGE: 3.00
Total Items: 2



JRNL#175798/1

CUST NO: 45

Customer Copy

Tell us about your experience today and
Enter to win a \$50 Ace gift card!

To participate:

* Visit TalkToAceHardware.com

* This survey invitation is valid
for 72 hours

* Store # 16059

* Survey approximately 5 minutes

No purchase necessary.
Must be 18 or older to
enter sweepstakes. Void
where prohibited. See rules
at: TalkToAceHardware.com



**How does
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00062 04309 10/31/22 09:59 AM
SALE CASHIER MELISSA

098168421348 4X4-8 #2PT <A>
4X4-8FT #2 PT GC 86.24N
8910.78
071497185938 MINI ROLL <A>
WSTR PRO 4.5 X 3/4 SURPASS CFR 2PK 13.34N
296.67
071497136091 FRAME <A>
WSTR 4 IN SHERLOCK PRO FRAME GREEN 15.16N
297.58
743854016635 80/120SPONGE <A>
BLU DOLPHN 2.63X4 SNG SPNGE 80/120 6.94N
293.47
376174975307 UTILITY KNIF <A> 16.88N
DEWALT UTILITY/POCKET KNIFE SET
377089143300 3PK RLLR COV <A> 10.48N
BETTER 9 X 3/8 IN KNIT POLY ROLL 3PK
182474430019 PPEXTFLOPBSG <A> 43.98N
BEHR PPE 4300 FLAT DEEP 1160Z

SUBTOTAL 193.02
TAX + PIF 0.00

AX EXEMPT TOTAL \$193.02

XXXXXXXXXXXX9269 HOME DEPOT USD\$ 193.02
JTH CODE 031692/3620728 TA

VERMENTAL MANAGEME
MMERS JOSEPH
if Read
D A0000000049999D8400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

0 XTRA ###-###-1246 SUMMARY

22 PRO XTRA SPEND 10/30: \$62,246.34
CLUDES:
22 PROXTRA SAVINGS 10/30: \$1,345.33

: the CREDIT LINE your business needs
IS earn Perks 4X FASTER when you join
Xtra, register, & use your Pro Xtra
dit Card. Apply and SAVE UP TO \$100.
rn more at homedepot.com/credit

24 10/31/22 09:59 AM



1324 62 04309 10/31/2022 4883

PIF NOTICE
TAX ON YOUR RECEIPT CONTAINS A 0.50%
LIC INFRASTRUCTURE FEE, PAYABLE TO
DPI COMMUNITY DEVELOPMENT DISTRICT.
FEE IS COLLECTED AND USED TO FINANCE
BLIC IMPROVEMENTS IN THE DISTRICT.
FEE IS NOT A TAX AND IS CHARGED IN
TION TO SALES TAX

JOB WORK ORDER

NAME <i>Joe Summers</i>		Date of Order <i>10-1-22</i>
Job Location <i>SC</i>	Total Miles <i>26</i>	Total Labor Time <i>8</i>

Description of Work

* Help Leah with sign out front.
 * Re ziptied court 4 and 1/2 of 1.
 * Pick up trash around pool area, Basketball courts, Tennis courts, Play ground area, picnic area, and parking lot.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<i>RMS</i>	<i>SC</i>	<i>13</i>
John Deere Gator	<i>SC</i>	<i>RMS</i>	<i>13</i>
Additional Equipment:			

JOB WORK ORDER

NAME <i>Joe Summers</i>		Date of Order <i>10-3-22</i>
Job Location <i>SC</i>	Total Miles <i>26</i>	Total Labor Time <i>8</i>

Description of Work

* Put up yard signs
 * finish zip tying tennis court windscreens # 1, 2 and 4.
 * Pick up trash around Tennis courts, Basketball courts, soccer field, playground picnic area, and pool area.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<i>RMS</i>	<i>SC</i>	<i>13</i>
John Deere Gator	<i>SC</i>	<i>RMS</i>	<i>13</i>
Additional Equipment:			

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-7-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>8</u>

Description of Work

- * Blew off Tennis courts, Basketball courts, playground area, picnic area, and walkways.
- * Started hanging back up windcreens on Tennis court 3.
- * weed rated around play ground area and walkways.
- * Picked up trash around Tennis courts, Basketball courts, soccer field, picnic area, playground area, pool area, and parking lot.
- * straightened up pool deck furniture

Equipment Used	Mileage Tracking		
Small Trailer	Start	End	Number of Miles
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:	<u>M.A. J. [Signature]</u>		

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-10-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>8</u>

Description of Work

- * Blew off Tennis courts, walkways, picnic area, and playground area.
- * Straightened up pool deck furniture.
- * Took down yard sale signs.
- * Picked up trash around Basketball courts, Tennis courts, playground area, pool area, roadways, picnic area, and parking lot.
- * finish putting windcreens on Tennis court 3.

Equipment Used	Mileage Tracking		
Small Trailer	Start	End	Number of Miles
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:			

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-14-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>8</u>

Description of Work

- * Blew off Tennis courts, Basketball courts, walkways, playground area, and picnic area.
- * Picked up trash around tennis courts, pool area, picnic area, playground area, soccer field, road ways, and parking lot.
- * Finish weed eating around picnic area, and playground area.
- * Change trash recepticals as needed.
- * sprayed for wasp on playground area.

[Signature]

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:			

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-17-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>6.5</u>

Description of Work

- * Picked up trash around road ways, pool area, Tennis courts, Basketball courts, soccer field, picnic area, playground, and parking lot.
- * Sprayed for wasp in pool area.
- * Put down Ant Killer along walkway of Leo mequire.
- * Change trash recepticals as needed.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:			

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-21-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>8</u>

Description of Work

- * Re-set wooden Ballard out near front.
- * Straightened up social room from meeting.
- * Picked up trash around Basketball courts, Tennis courts, roadways, play ground area, picnic area, pool area, and parking lot.
- * Change trash recepticals as needed.
- * Sprayed weeds in pool area.
- * Cut front pad lock off gate and installed new one.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:			

JOB WORK ORDER

NAME <u>Joe Sommers</u>		Date of Order <u>10-28-22</u>
Job Location <u>SC</u>	Total Miles <u>26</u>	Total Labor Time <u>8</u>

Description of Work

- * Help put signs up around pool area, Tennis courts, and play ground area.
- * Get down all fall stuff from attic.
- * Change trash recepticals as needed.
- * Put Drywall putty in holes in Gym and in mens restroom.
- * Pick up trash around Tennis courts, Basketball courts, playground area, picnic area, pool area, and parking lot.
- * Installed wipe station in gym area.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<u>RMS</u>	<u>SC</u>	<u>13</u>
John Deere Gator	<u>SC</u>	<u>RMS</u>	<u>13</u>
Additional Equipment:			

JOB WORK ORDER

NAME <i>Joe Sommers</i>		Date of Order <i>10-31-22</i>
Job Location <i>SC</i>	Total Miles <i>26</i>	Total Labor Time <i>8</i>

Description of Work

* Picked up trash around pool area, parking Lot, Basketball courts, Tennis Courts, picnic area, and playground area.

* Cut 8 8x4's for signs.

* Put Ant killer down in pool area.

* Blew off Tennis courts, playground area, picnic area, and walkways.

* change trash receptacles as needed.

Equipment Used	Mileage Tracking		
	Start	End	Number of Miles
Small Trailer			
Large Trailer	<i>RMS</i>	<i>SC</i>	<i>13</i>
John Deere Gator	<i>SC</i>	<i>RMS</i>	<i>13</i>
Additional Equipment:			

④



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439

Created on: 11/8/2022

Account #101024
St. Johns Golf & Country Club

Estimate

Service Location Information


Account	[101024] St. Johns Golf & Country Club	Service Contact	Leah Tincher
Service Address	219 Saint Johns Golf Dr, St Augustine, FL 32092-1053		

Service Information

Services	Qty	Rate	Price
Diagnosis or Repair Life Fitness Powermill SN: PMH113368 Console SN: DCP108092 Software update	1 visit	\$0.00 / visit	\$0.00
— Product: Flat Rate Fee w/t Labor is only an estimate, additional labor may occur.	1.00 Ea	\$150.00 / Ea	\$150.00
Repair - Parts at Shop Free Motion Chest Press Model: F800-1.0 SN: CC731E30192 Replace: Cable	1 visit	\$0.00 / visit	\$0.00
— Product: Freemotion - STR - F800-1.0 - Cable - 300191	1.00 Ea	\$63.21 / Ea	\$63.21
— Product: Shipping Shipping is an estimate	1.00 Ea	\$30.00 / Ea	\$30.00
Subtotal:			\$243.21
Tax:			\$0.00
Total:			\$243.21

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

11-14-22  *Repairs & Maintenance*
320.5720.54500 ✓

Thank you for the opportunity to serve you!

Treeco

PO Box 3247
Saint Augustine, FL 32085 US
Alla@treeco.fl.com

**INVOICE****BILL TO**

Mark Rousseau
St Johns Country Club
219 Saint Johns Golf Drive
St. Augustine, Florida 32092
United States

INVOICE 8558
DATE 11/08/2022
TERMS Net 30
DUE DATE 12/08/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
11/08/2022	Commercial Sales	219 Saint Johns Golf Drive / St. Augustine, Florida 32092	1	1,800.00	1,800.00
BALANCE DUE					\$1,800.00

541.46202



Invoice

Date	Invoice #
12/1/2022	2879

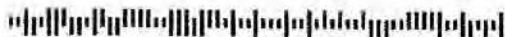
Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC SAMPSON CREEK CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY MAINTENANCE AND NEWSLETTER - SAMPSON CREEK CDD	350.00	350.00
<div>67 572.41050 Dec.</div>			
		Total	\$350.00



PO BOX 489
NEWARK, NJ 07101-0489



SAMPSON CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

00123315
N110

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	442199298-00001	Past Due
Change your address at http://sso.verizonenterprise.com	Invoice Number	9921287151

Quick Bill Summary

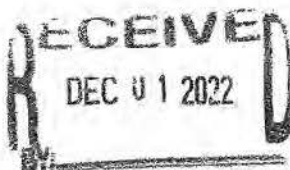
Oct 24 - Nov 23

Previous Balance <i>(see back for details)</i>	\$36.07
No Payment Received	\$0.00
Balance Forward Due Immediately	\$36.07
Monthly Charges	\$36.05
Usage and Purchase Charges	
Data	\$0.00
Surcharges and Other Charges & Credits	\$0.02
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges Due by December 15, 2022	\$36.07

Total Amount Due

\$72.14

572.410



Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1.800.922.0204 or *611 from your phone



SAMPSON CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Bill Date November 23, 2022
Account Number 442199298-00001
Invoice Number 9921287151

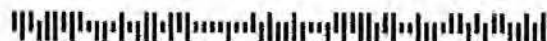
Total Amount Due

Make check payable to Verizon Wireless.
Please return this remittance slip with payment.

\$72.14

\$.

PO BOX 660108
DALLAS, TX 75266-0108



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Invoice Number Account Number Date Due Page

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Summary for Ryan Barnett: 904-466-3018**Your Plan****Mobile Broadband Unlimited**

\$36.05 monthly charge

\$.25 per minute

MBB Unlimited

Unlimited monthly gigabyte

Have more questions about your charges?
Get details for usage charges at
b2b.verizonwireless.com.

Monthly Charges

Mobile Broadband Unlimited	11/24 - 12/23	36.05
		\$36.05

Usage and Purchase Charges

Data	Allowance	Used	Billable	Cost
Unbilled Usage from Previous Months (Data usage is applied against any remaining allowance for the month in which the usage occurred.)				
Gigabyte Usage	<i>gigabytes</i>	.796	--	--
Current Data Usage				
Gigabyte Usage	<i>gigabytes</i>	unlimited	3.241	--
Total Data				\$.00
Total Usage and Purchase Charges				\$.00
Surcharges				
Regulatory Charge				.02
				\$.02
Total Current Charges for 904-466-3018				\$36.07

Need-to-Know Information

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Subject to Cancellation

Our records indicate your account is past due. Please send payment now to avoid service disruption. If you have already made your payment please disregard this message and thank you.

Important Information Regarding Your Customer Agreement

Verizon has updated parts of your Customer Agreement. In the "My Privacy" section, we specified where California residents can view our California privacy notice. In the "Can I have someone else manage my Postpay account" section, we clarified age restrictions for Account Managers. In the "Can Verizon change this Agreement or my Service" section, we clarified which changes Verizon will provide advance notice of, and that you may choose to have dispute resolution provisions that were updated after a dispute arose apply to that pending dispute. In the "What Charges are set by Verizon?" and "Government Taxes, Fees and Other Charges" sections we clarified the fees, surcharges, and charges that are set by Verizon or federal, state and local governments and when we can provide notice, if any, of changes to them. In the "What if my wireless device gets lost or stolen?" section, we described policies applicable to the activation of devices that are reported lost or stolen. In the "What are Verizon's rights to limit or end Service or end this Agreement?" section, we clarified policies regarding statistically abnormal data use on smartphones. In the "WAIVERS AND LIMITATIONS OF LIABILITY" section, we clarified our mutual limitations on claiming damages in a dispute. In the "HOW DO I RESOLVE DISPUTES WITH VERIZON?" section, we clarified the policies and procedures regarding arbitration. In the "About this Agreement" section, we clarified the rules governing the severability and scope of the Agreement.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

