

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

*January 19, 2023*

## *AGENDA*



# **Sampson Creek Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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January 12, 2023

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, January 19, 2023 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. Approval of Golf Cart Registration Policy
- IV. Discussion of FPL Easement Request
- V. Discussion of Fountain Replacement
- VI. Discussion of Splash Pad Softcrete Coating
- VII. Discussion of Road Drain Cleaning
- VIII. Update Regarding Withholding of Duval Landscape Payment
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager

- D. Amenities & Recreation Manager - Discussion of Pool Area Enhancements
- E. Operations Manager
  - 1. Report
  - 2. Lake Doctors Report
  - 3. Shade America Proposal
- F. Landscape
- X. Supervisors' Request
- XI. Public Comments
- XII. Approval of Consent Agenda
  - A. Approval of Minutes of the December 15, 2022 Meeting
  - B. Balance Sheet as of December 31, 2022 and Statement of Revenues & Expenditures for the Period Ending December 31, 2022
  - C. Check Register
- XIII. Next Scheduled Meeting – February 16, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XIV. Adjournment

### *THIRD ORDER OF BUSINESS*

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

January 19, 2023

**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: \_\_\_\_\_

**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 agree to fully comply with all State and local laws regarding the operation of golf carts. 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.

**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 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 in accordance with State and local laws.
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. 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.

## **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.

## *FIFTH ORDER OF BUSINESS*



**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 form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. \*SHOP SUPPLY COSTS: We have added a charge equal to 10% of the parts and labor, not to exceed \$25.00 for misc. shop supplies, waste disposal, and environmental compliance. THE LAKE DOCTORS reserves the right to impose a fuel surcharge as may be necessary.
17. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
18. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



**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
	<b>Total of Services Accepted</b>	<b>\$ 17,818.00</b>

**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

## *SIXTH ORDER OF BUSINESS*

# ESTIMATE



## Prepared For

"Sampson Creek CDD  
Sampson Creek Aquatic Park , Splash Pad  
St. Augustine , Florida 32092  
(904) 343-0929

### 763827383 LLC

5751 Dawson Street  
Hollywood, Florida 33023  
Phone: (954) 995-2217  
Email: salesflorida@softcrete.us  
Web: www.soft-crete.com

Estimate # 313  
Date 11/09/2022  
Business / Tax # 763827383 LLC

Description	Total
-------------	-------

Aquatic Splash Pad	\$12,000.00
--------------------	-------------

To supply and install 1/4" of Soft Crete in two different colors matching existing design.  
Installing over existing concrete surface. Surface will be prepped for installation.  
Price is based on 1200 sq ft at \$10 per a sq ft.  
Color to be determined.

Site measurements and pictures provided by customer. Measurements to be confirmed by Soft Crete's site team. Any variance will be reviewed with customer prior to installation.



<b>Subtotal</b>	\$12,000.00
<b>Total</b>	<b>\$12,000.00</b>
<b>Deposit Due</b>	<b>\$3,600.00</b>

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This estimate is valid for 60 days from the date of receipt.


A deposit is required to secure your place on the installation schedule. The balance of the amount owing is due upon the completion of the work.

Our Warranty covers defects of cracks, rips and tears on installed Soft Crete surfaces. The covered time frame from date of application is 5 years on Residential and 3 years on Commercial. We do not warranty against stains or damage caused by customer. Soft Crete can be repaired if required although the color match will not be exact based on differences in dye lot batches in the manufacturing process.

Cleaning of surface should be done with a light scrub brush or garden hose. A mild soap can be used. Pressure washing is only recommended when done by a professional. Indoor surfaces can be vacuumed and damp mopped.

10:18



Sampson Creek Splash Pad.pdf  [Done](#)



By signing this document, the customer agrees to the services, payments and conditions outlined in this document.

## *SEVENTH ORDER OF BUSINESS*









## *NINTH ORDER OF BUSINESS*

*E.*

*1.*

1/19/2023

# 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

January 19, 2023

To: Board of Supervisors

From: Marc J. Rousseau  
Field Operations Manager

Leah Tinture  
Amenity Manager

RE: Sampson Creek Field Operations & Amenity Management Report  
January 19, 2023

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





# Events

## **Amenity and Recreation Manager:**

1. **January 7<sup>th</sup>** – The *Polar Plunge* swim was well attended by residents. The weather and the pool water were both quite cold, however, we kept the residents warm and their bellies happy with plenty of hot chocolate and donuts.  
Each person that went in the pool for a swim or down the slide received a medal to show their bravery for going in the cold water. The kids loved it and had a great time.

## **Upcoming Events:**

1. **January 28<sup>th</sup>** - Babysitting & CPR Course 8:30-10:30 – will meet in the meeting room.
2. **February 13<sup>th</sup>** - Blood Mobile coming 10-6pm in the Club Parking Lot
3. **Food Trucks will resume March 24<sup>th</sup>** – after the time change and Spring Break

# 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.

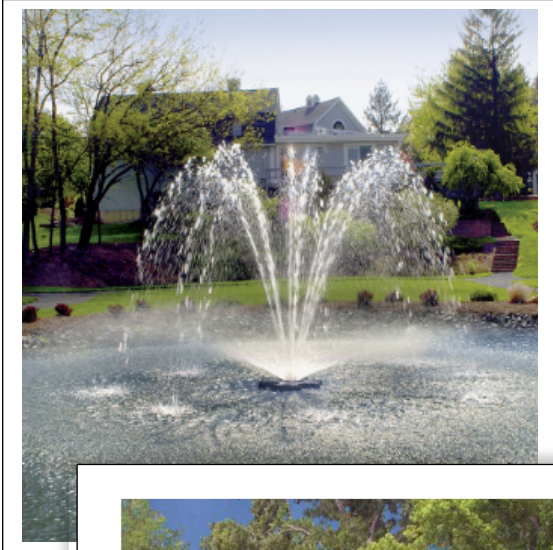


## Completed Projects



- ✚ A new water bottle sensor was installed at the water fountain outside the restrooms at the Amenity Center.
- ✚ Fourteen new ballasts were installed in the recessed lights in the Fitness Center.
- ✚ A new tire swing was installed to replace the broken swing.
- ✚ The tennis court LED light that was not working was replaced with a new LED light.

## Projects in Pipeline



✚ Lake Doctors has provided two proposals for replacing or repairing the pond fountain off Drury Court  
Replace: \$9,992.89  
Repair: \$7,700.00 (aprox.)  
New Format: \$17,818.00



✚ New Fountain Format:  
\$17,818.00  
**FLEUR DE LIS**



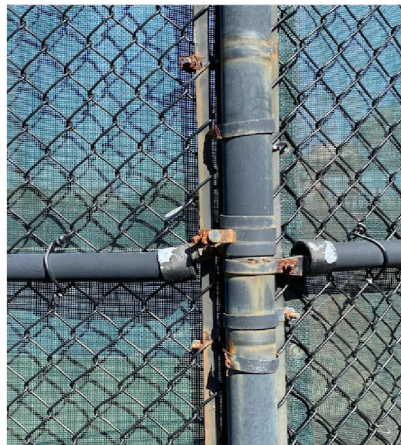
✚ Four (4) Fitness Center windows have rotted and need to be replaced. Proposals are pending.



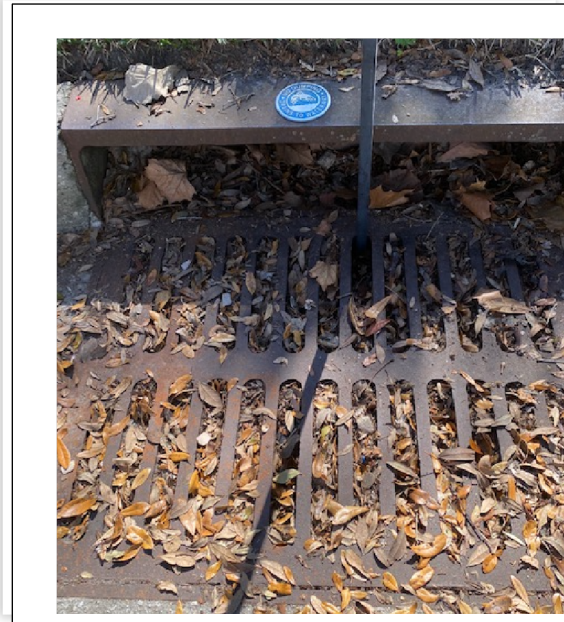
## Projects in Pipeline



- ✚ Obtaining proposals to repair tennis court fencing.
- ✚ Tears and holes in several areas of fencing,
- ✚ Bottom portion of fencing East & West sides of 4 courts are curling causing balls to roll under into the bushes and golf course.
- ✚ Fastening straps on many posts are rotted and can cause fencing to collapse.



## Projects in Pipeline



- ✚ Ascertaining the number of storm drains that are plugged with debris in the community.
- ✚ A commercial drain cleaning service will be brought in to clean the storm drains that are in need of cleaning.

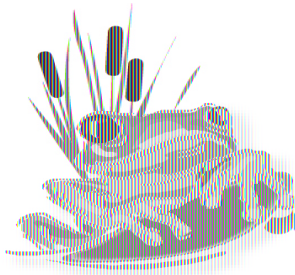
## Conclusion

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

Respectfully,

Leah Tinture  
Marc Rousseau

2.



# The Lake Doctors, Inc.

## Aquatic Management Services

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

### Completed Work Order Information

**Account #:** 707136 **SAMPSON CREEK CDD SJGCC**  
**Site Information:** 219 St Johns Golf Dr , St. Augustine, FL 32092-  
**Customer Billing Information:** 219 St Johns Golf Dr , St. Augustine FL 32092-  
**Service Branch Information:** 11621 Columbia Park Dr W  
(904) 262-5500  
**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com www.lakedoctors.com

**Event Name:** Water Management - Zone 6  
**Work Order Number:** 1727904  
**Completed Date:** 12/15/2022  
**Target Pests (if applicable):**

**Thank you for  
your business!**

### Service Notes & Observations

treated for algae in ponds  
#1  
#12a  
#12  
#13  
#14  
#14a  
#17  
#15  
#16  
##9  
zone 2 is looking great.  
thank you

Treated for Algae

#### Environmental Conditions

**Weather:**  
**Temperature:** 0  
**Wind Direction:** null  
**Wind Speed:** 0  
**Humidity:**

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**Customer Signature (if needed):**

**Services Completed by:**



A handwritten signature in blue ink that reads "Garrett P".

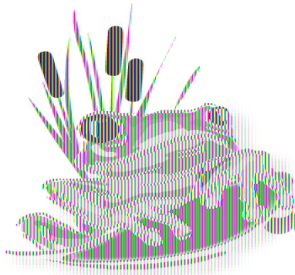
Garrett Potter

904-626-1883 | [garrett.potter@lakedoctors.com](mailto:garrett.potter@lakedoctors.com)

**American Owned**

**& Operated**





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### Completed Work Order Information

**Account #:** 707136 **SAMPSON CREEK CDD SJGCC**  
**Site Information:** 219 St Johns Golf Dr , St. Augustine, FL 32092-  
**Customer Billing Information:** 219 St Johns Golf Dr , St. Augustine FL 32092-  
**Service Branch Information:** 11621 Columbia Park Dr W  
(904) 262-5500  
**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com www.lakedoctors.com

**Event Name:** Water Management - Zone 5  
**Work Order Number:** 1727903  
**Completed Date:** 12/16/2022  
**Target Pests (if applicable):**

**Thank you for  
your business!**

### Service Notes & Observations

Treated for weeds listed. Pond 4 has some floating spikerush in small areas. This spikerush is dead. Ponds 2,3,5,6,7 and 8 are in good condition. Please let me know the status on the purchase of grass carp.  
Thank you and Merry Christmas!  
Tim

#### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 48.06  
**Wind Direction:** North-East  
**Wind Speed:** 5.75  
**Humidity:** 82.0000

Treated for Algae

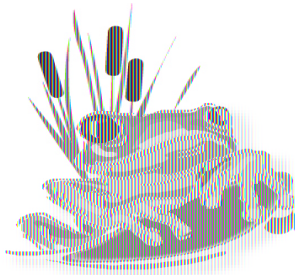
#### Services Completed by:

*Thank you,  
Tim*

Timothy Howard  
904-626-1882 | tim.howard@lakedoctors.com

#### Customer Signature (if needed):





# The Lake Doctors, Inc.

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### Completed Work Order Information

**Account #:** 707136 **SAMPSON CREEK CDD SJGCC**  
**Site Information:** 219 St Johns Golf Dr , St. Augustine, FL 32092-  
**Customer Billing Information:** 219 St Johns Golf Dr , St. Augustine FL 32092-  
**Service Branch Information:** 11621 Columbia Park Dr W  
(904) 262-5500  
**Lake Doctors Corporate HQ:** 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256  
AR@lakedoctors.com www.lakedoctors.com  
**Event Name:** Water Management - Zone 5  
**Work Order Number:** 1736867  
**Completed Date:** 1/6/2023  
**Target Pests (if applicable):**

**Thank you for  
your business!**

### Service Notes & Observations

Treated ponds 2-10. Some floating spikerush with algae. Very minimal.  
Thank you,  
Tim

#### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 61.43  
**Wind Direction:** North-East  
**Wind Speed:** 10.36  
**Humidity:** 45.0000

Treated for Algae

#### Services Completed by:

*Thank you,  
Tim*

Timothy Howard  
904-626-1882 | tim.howard@lakedoctors.com

#### Customer Signature (if needed):



3.

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



Estimate 2978

**ADDRESS**

Mark Rousseau  
St John's Golf and Country  
Club

DATE  
11/07/2022

TOTAL  
\$10,890.00

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

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

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

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

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

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

THANK YOU.

50% DEPOSIT REQUIRED

Accepted By

Accepted Date

## *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, December 15, 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	Vice Chairperson
Mike Yuro	Supervisor
Graham Leary	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>(via phone)</i>	District Counsel
Alex Acree	District Engineer
Marc Rousseau	Riverside Management Services
Leah Tinture	Riverside Management Services
Alison Mossing	Riverside Management Services
Jerry Lambert	Riverside Management Services
Daniel Bauman	Brightview
Mark Seymour	Lake Doctors
Residents	

*The following is a summary of the actions taken at the December 15, 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. Resident Mike McCormick of 604 Remington Court felt that the requirement for turn signals was an unnecessary expense as people used hand signals.

**THIRD ORDER OF BUSINESS****Organizational Matters****A. Oath of Office to Newly Elected Supervisors**

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Sevestre and Mr. Mike Yuro. Mr. Graham Leary received the Oath of Office earlier this week.

**B. Election of Officers, Resolution 2023-01**

Mr. Laughlin stated after each election, the Board was required to elect a Chairman, Vice Chairman and the remaining Board Members as Assistant Secretaries and currently, Mr. Sevestre was Chairman and Mr. Williams was Vice Chairman. He requested that the Board approve Mr. Daniel Laughlin as Secretary and Treasurer; Mr. James Oliver, Ms. Marilee Giles, Mr. Darrin Mossing, Mr. Howard McGaffney and Mr. Rich Hans as Assistant Secretaries and Assistant Treasurers and Ms. Patti Powers as Assistant Treasurer for check signing purposes. Mr. Sevestre volunteered to continue serving as Chairman. Mr. Yuro and Ms. Webb were in favor. Mr. Sevestre elected Ms. Webb as Vice Chair.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the election of Mr. Robert Sevestre as Chairman was approved.

On MOTION by Mr. Sevestre seconded by Mr. Yuro with all in favor the election of Ms. Laura Webb as Vice Chair was approved.

On MOTION by Mr. Sevestre seconded by Mr. Yuro with all in favor the election of Mr. Robert Sevestre as Chairman, Ms. Laura Webb as Vice Chair, Mr. Michael Yuro, Mr. Graham Leary and Mr. Kyle Williams as Assistant Secretaries and the officers as stated above and as evidenced by Resolution 2023-01 was adopted.



**FOURTH ORDER OF BUSINESS****Landscape Staff Report**

Mr. Bauman recommended the following landscape enhancement projects:

1. *Replacing a turf section in an island that was declining at the front/main entrance. The Board would receive proposals at the next meeting.*
2. *Replacing the roses.*
3. *Replacing dark mulch with pine bark mulch.*
4. *Tying the downspouts outside of the St. Johns Golf & Country Club (SJGCC) underneath the ground to a storm drain as the downspouts were creating some drainage issues and erosion.*
5. *Removing one section of hedge that was planted too close to the fence and not aesthetically pleasing, mulching and cap off the irrigation.*
6. *Replacing the playground mulch as certain depths were required to be compliant.*
7. *Placing pine straw in the natural area on the south end of the soccer field to clean up the area. Mulch should be replaced twice/every six months to keep it aesthetically pleasing.*
8. *Replacing a large section of turf outside of the SJGCC with St. Augustine turf.*

Mr. Bauman reported that they were replacing the flower beds at no cost to get it to the level that it needed to be, but to get it above the border of Blue Daze, they must add an additional 10 yards of topsoil. Mr. Sevestre asked if it would make more sense to remove or relocate the Blue Daze. Mr. Bauman felt that it was cheaper to remove the Blue Daze and put in new plant material than relocating them. The ant hills were being baited for one week. If it worked, they would knock the ant hill down, but if not, they would repeat the process. Mr. Sevestre questioned the chemical that was used. Mr. Bauman stated that Top Choice was used on the ballfields and provided a nine-month residual, which could be purchased at Home Depot. The irrigation team performed a complete audit. Two proposals would be provided at the next meeting; one with what was needed and a wish list.

Mr. Sevestre asked if Mr. Bauman recommended removing the hedge around the tennis courts or all four hedges. Mr. Bauman recommended removing the one section by the cart barn. Mr. Sevestre agreed so that water could run off of the tennis courts. Mr. Leary questioned whether they should have a professional landscape design firm look at what they had to date as some of the foliage was from the original design that was 20 years old. Ms. Webb recalled that a

Board Member recommended redoing all of the islands. Mr. Leary questioned the issue with the roses as they were a year old. Mr. Bauman explained that they caught a fungus and were not the color that they wanted. Mr. Sevestre recalled that Duval made a presentation to the Board and provided pictures, but the Board did not have the expertise. Mr. Bauman felt that some of the plant material was good. The Podocarpus was hearty and could last through the winter and were easy to manage. Ms. Webb appreciated the update from Mr. Bauman.

- **Discussion of Fountain Replacement & Stocking of Carp (*Item 7*)**

Mr. Mark Seymour of Lake Doctors presented a proposal to stock weed eating sterile grass carp to control the algae versus Sonar, which cost \$1,600 per gallon. They would stock 10 fish per maximum acre for 75 to 80 acres of water or \$500 per acre. Mr. Yuro questioned whether they would stock all of the lakes and the total amount. Mr. Seymour stated that Tim Howard, the Field Biologist, had a list of all the lakes to be stocked and the total amount was \$4,100. Mr. Sevestre noted that according to the Lake Doctors report, all of the lakes were in good shape except for Pond 4. Mr. Seymour stated that there was an ongoing issue on Pond 4. Mr. Yuro questioned the need for the carp since only one pond had an issue. Mr. Sevestre received some complaints and noted that during certain times of the year, it was difficult to control the algae. Mr. Seymour reported that there was a progression of weed growth and the ponds had not been stocked for three years. Mr. Yuro assumed that there was money in the budget to cover the \$4,100. Mr. Laughlin confirmed that there were sufficient funds.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal with Lake Doctors for stocking sterile grass carp in all of the CDD ponds in the amount of \$4,100 was approved.

Mr. Seymour reported that the fountain was repaired several times, with the last repair lasting less than two years, but it was not worth having another repair. A new 7.5 horsepower (HP) motor/pump would cost \$6,000 to \$7,000 and there was a proposal for a 5 HP motor and to run a new cable in the water. Mr. Leary questioned the need for a new cable. Mr. Seymour pointed out that it was possible to use the existing underwater cable, but they must take it out of the water to see if it was still functioning. Mr. Yuro questioned when the prior fountain was installed. Mr. Seymour recalled that it was installed five years ago and had a four-year warranty.

Mr. Yuro voiced concern that Lake Doctors installed a motor that was too big for the cable. Mr. Tom Hudson of 624 Remington Court recalled when he was the Chairman of the Board, they were told that a 7.5 HP motor was needed to run it and the developer installed it to abate the noise from the interstate in order to sell homes. The Board had a lengthy debate about whether to replace it, but ultimately voted to replace it with the 7.5 HP motor. Ms. Webb questioned how long the pump was not working. Mr. Seymour believed it was not operating for a month or two. Mr. Leary requested that Lake Doctors tighten up what was needed and provide a clear understanding of the warranty and an additional quote. Mr. Yuro would feel more comfortable making a decision, if additional companies provided an assessment on the horsepower and wire. Mr. Sevestre agreed that the Board needed additional information. Mr. Yuro suggested asking the golf course if they wanted to participate. There was Board consensus.

#### **FIFTH ORDER OF BUSINESS**

#### **Approval of Golf Cart Registration Policy**

Mr. Laughlin questioned whether turn signals were required. Mr. Haber advised that the revised Ordinance from St. Johns County relating to the operation of golf carts, required turn signals for the operation of golf carts at night and requested that the Board approve the Golf Cart Registration Policy subject to verification of the county law. Mr. Yuro suggested that it be simplified, as the purpose was to identify violators and was not comfortable asking a resident to fill out insurance and driver's license information and provide liability coverage of \$300,000. If a resident wanted to park their golf cart at the facility, the resident needed to provide their name and address and their agreement to adhere to the laws in place to get a sticker. Mr. Sevestre agreed as the District had no means of enforcing the rules and regulations. Mr. Haber advised that the District had no obligation to enforce the rules but had the right to put the onus on golf cart owners by saying, "*Golf carts must be operated in strict accordance with local and State law.*" If the Board wanted residents to register their golf carts to get a sticker, the Board could make a legislative determination to ensure that golf cart owners were responsible for complying with local and State laws. Mr. Sevestre agreed.

Ms. Webb pointed out that her 14-year-old drove a golf cart but did not have a driver's license and was not in favor of giving out her insurance information. Mr. Yuro stated that driver's license, address and insurance information were subject to public records requests. Mr. Sevestre indicated that some information was confidential. Ms. Tinture recalled that Jacksonville

Golf and Country Club required golf cart owners to provide their name, address, phone number, email and list the children in the household. Mr. Yuro preferred requiring owners to provide the color and model of their golf cart and address and requested that District Counsel provide a slimmed down version of the Golf Cart Registration Policy. Mr. Sevestre stated that according to the policy, golf carts could only be operated by ages 14-years and older that had a photo ID. According to Mr. Haber, the County Ordinance only required someone to have a photo ID to operate a golf cart on a designated county road or multi-use path. Ms. Webb suggested handing out the County Policy to people when distributing the stickers. After further discussion, there was Board consensus for District Counsel to refine the policy to have the owner comply with local and State law and include in the agenda package for the next meeting.

**SIXTH ORDER OF BUSINESS****Discussion of FPL Easement Request**

Mr. Sevestre received a phone call from a Florida, Power & Light (FPL) contractor and they discussed other ways to run the line. He referred them to Mr. Fixel, who was representing the District. Discussion ensued.

**SEVENTH ORDER OF BUSINESS****Discussion of Fountain Replacement & Stocking of Carp**

This item was discussed.

**EIGHTH ORDER OF BUSINESS****Ratification of Amenity Center Policies**  
*(Gym to Open at 4:00 a.m.)*

Mr. Laughlin recalled that at the last meeting, the Board changed the Gym opening hours from 4:30 a.m. to 4:00 a.m., which was now reflected in the Amenity Center Policies.

On MOTION by Ms. Webb seconded by Mr. Leary with all in favor amending the Amenity Center Policies to change the time of the Gym opening from 4:30 a.m. to 4:00 a.m. was ratified.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

There being none, the next item followed.

**B. Engineer****1. Sinking Sidewalk Near 460 St. Johns Golf Drive**

Mr. Acree looked at a 200-foot section of sidewalk on St. Johns Golf Drive and Eagle Point Drive that was reported by Mr. Sevestre as having settlement issues and recommended that it be removed, re-leveled and re-poured as it was not in ADA compliance. Mr. Sevestre requested that Mr. Acree obtain quotes and provide to the Board at the next meeting. Mr. Yuro requested that the quote included compacted soil. Mr. Laughlin asked if Mr. Rousseau spoke to concrete vendors. Mr. Rousseau had one proposal from Thornton Brothers in the amount of \$11,737 for 1,125 square feet of concrete and removing tree roots and had additional contractors looking at it but was waiting to hear back from them.

**2. Erosion Issue at 849 Eagle Point Drive**

Mr. Acree inspected the erosion in back of 849 Eagle Point Drive in between 849 and 841 Eagle Point Drive and a larger erosion issue in between 849 and 853 Eagle Point Drive, which was discussed at the last meeting. The homeowner believed that the roadway runoff was causing some of the erosion, but based on Mr. Acree's inspection, there was no roadway runoff in between the homes and the erosion was primarily due to drainage from the roof flowing into a downspout that drained to the middle of a landscaped bed that was not connected to the underground system. There was a grate outside of the fence on the pond bank, which was connected to the pond, but it was not connected to the two grates in between the homes. If the CDD wanted to repair it, Mr. Acree had a proposal from Premiere American for \$6,500 to exploratory dig, repair the erosion and re-sod. Mr. Sevestre did not feel that it was the District's responsibility as the CDD did not install the drains and there was no documentation. Mr. Yuro believed that fence installation contributed to the water channeling between the homes and the CDD was not responsible. Ms. Webb and Mr. Leary felt that it was the homeowner's responsibility since they did not maintain it. Mr. Laughlin would notify the homeowner of the Board's decision not to maintain it. If they had documentation, he would present it to the Board at the January meeting.

**C. Manager**

Mr. Laughlin read the following email from Mr. Darrin Mossing, which would be included in the record of this meeting:

*Mr. Darrin Mossing representing Riverside Management Services (RMS) is unable to attend tonight and is requesting that the Board of Supervisors remove any perceived oversight responsibilities that Supervisor Yuro has or believes he has on managing the day-to-day operations of RMS staff by motion or consensus. Since the prior meeting, attempts to establish a cooperative professional working relationship have failed based upon statements, requests and implications that RMS personnel were defrauding the District by filling time to pad the hours, RMS believes that Supervisor Yuro has created a hostile work environment that creates liability for RMS as an employer, which will likely result in personal resignation that prevents RMS from fulfilling contractual responsibilities. Chapter 190 states, 'The Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the District and for performing such other duties as may be prescribed by the Board.' Question or issues regarding services provided by RMS personnel should be communicated through the District Manager and addressed at the Board of Supervisors meeting. If the Board of Supervisors feels this is an unreasonable position for RMS to take, we will work with the District to determine the final day of our service."*

Mr. Yuro questioned whether the Board was not allowed to provide oversight of the vendors per Florida Statute. Mr. Haber advised that the Board had oversight of the vendors but did not know if a distinction was being made between the entire Board versus individual Board Members. In his opinion, issues should be brought to the District Manager who would then bring them to the Board for oversight. Mr. Yuro acknowledged that he was challenging RMS' contract to see what the District was paying for. At the last meeting, the Board approved a revised contract with accountability and wanted the minutes to reflect his request for Board oversight and volunteering to provide the oversight. Mr. Yuro addressed his concerns with RMS:

- The Board agreed to start the oversight in January, but he wanted to start it sooner and asked Ms. Tinture for access to the cameras; however, she said it was a Board decision, which he understood, but Mr. Mossing threatened to resign if Mr. Yuro demanded access. Mr. Yuro questioned what Mr. Mossing was trying to hide as the only view from the camera was someone coming and going in the office, which was not an issue as the District was paying for this service and should receive what it was paying for.
- Between August and November, when he went to the office three or four times on a Thursday or Friday at 1:30 p.m., no one was there, but the District was paying

for two full-time 40-hour positions. In his opinion, staff was finding things to fill an eight-hour day and padding their hours.

- The work orders in the agenda package were not getting completed and wanted a second opinion from someone he worked with to verify the actual amount of time needed to complete the work. Over the last couple of weeks, an employee was applying ant killer up and down Leo Maguire Boulevard; however, this was in the landscaping contract. On December 2<sup>nd</sup>, holes were supposed to be patched in the wall where a dispenser was removed from, but the holes were not patched.
- Mr. Mossing accused him of creating a hostile work environment, but Mr. Yuro was doing what Mr. Mossing asked him to do, which was to provide any questions or issues.
- The District was overpaying with Ms. Tinture and Mr. Rousseau's full-time positions plus another 16 hours for operation and maintenance and was concerned about the budget for next year. The cost of a part time position tripled in cost in one year and complaints were received about the facility.

Mr. Yuro recalled that Mr. Mossing contacted him via phone and agreed to install a time clock and forward work orders. Mr. Yuro felt that the District was being taken advantage of and strongly disagreed that he was creating a hostile work environment, being disrespectful and overly aggressive when he was being professional and polite and only questioning whether the District was getting what it was paying for with the full-time employees that were not in the office and locking the door. Ms. Tinture confirmed that the door was never locked and staff applied ant killer in all of their communities. Mr. Rousseau would find out if the wall was patched and discipline employees if work was not completed. Mr. Sevestre addressed the following:

- Felt that Mr. Yuro having access to the video surveillance system was unnecessary and would compromise the effectiveness of the system.
- Had no issue with Mr. Yuro providing oversight but did not want him telling staff what to do. Unless it was an emergency, items should be brought before the Board to discuss.
- Having a time clock in the office was an insult to staff who were professionals and shown to be trustworthy and proactive, as the District was getting the

coverage it needed. In the past, staff was not in the office, but it was addressed and since Ms. Tinture and Mr. Rousseau were on staff, there were no issues.

- He did not see the wall but was shown a picture of a wall with holes.
- Preferred that Mr. Yuro bring any issues to the Board versus going to Mr. Mossing.

Mr. Yuro explained that he went to Mr. Mossing to provide feedback and comments and requested that Mr. Sevestre not accuse him of making decisions outside of the Board. Ms. Tinture trusted her managers, voiced concern that the Board Members lack of respect and trust would cause them to resign and did not recommend a time clock but would make it work if the Board wanted one. Ms. Webb appreciated Mr. Yuro's questioning of the work orders and billing but felt that Ms. Tinture and Mr. Rousseau were trustworthy and experienced professionals that did not need a time clock. Mr. Leary requested a copy of the RMS contract and that the Board think about what was needed to effectively manage the community. Mr. Laughlin pointed out that a new contract was being drafted on January 1<sup>st</sup> and would send it to Mr. Leary tomorrow. Mr. Sevestre appreciated Mr. Yuro bringing his concerns to the Board and understood them, requested that moving forward, the Board address any concerns at a meeting and that all five Board Members should assume responsibility for oversight instead of Mr. Yuro being exclusively responsible, as he did not want animosity between him and Mr. Yuro and create feelings of uncertainty with the employees. Mr. Yuro agreed.

#### **D. Amenities & Recreation Manager**

Ms. Tinture presented the Amenities & Recreation Manager Report, which was included in the agenda package, as well as some examples of decals that her son created that would be placed on each side of the golf cart. Ms. Webb preferred the decal with the bridge logo and the number.

Ms. Tinture reported that mothers from the Mom's Facebook group were upset that she was enforcing the rules by asking their kids to leave the basketball and soccer fields and asked if it was possible for Central Security to work Monday and Tuesday nights until the time change to enforce the rules. If the Board approved, security had someone available to work two eight-hour shifts. Mr. Sevestre previously asked staff to send letters to the two communities abutting Sampson Creek that did not have basketball courts and requested that the policy be enforced. Mr.



Leary thanked Ms. Tinture for enforcing the policy and reported that several weeks ago, kids drove golf carts into the middle of the soccer field shining bright lights into his house. Mr. Laughlin suggested hiring an off-duty officer from the St. Johns Sheriff's Office (SJSO) for a minimum of three hours to trespass the kids. Ms. Tinture would look into it. Mr. Leary felt that this was a safety issue as they had limited control over who came into the community and suggested billing non-residents \$3,500 to use their facilities. After further discussion, there was Board consensus for Ms. Tincher to research what an eight-hour shift would cost the District and if they could hire an off-duty officer from the SJSO.

Ms. Tincher was informed by Ms. Webb about a resident who was a landscaper and asked her to provide suggestions for the old kiddie pool. The landscaper proposed a gazebo and a fire pit as well as removing the fence in between the tennis courts and installing the extra pavers from the swimming pool to have a nice sitting area for the lady's tennis players to entertain during tennis matches. Mr. Sevestre recalled that there was a drain and suggested that the engineer ensure that there was no impact to the drain. Ms. Webb requested that Ms. Tincher bring renderings to the next meeting. Ms. Tincher reported that the Fire Marshall inspected the golf club and required the District to install a lock box at the golf course maintenance gate that was owned by the District. After Mr. Laughlin noted that they were not expensive, Ms. Tincher offer to purchase one. Mr. Sevestre asked if the torn canvas roof over the top of the sitting area would be replaced. Mr. Rousseau recalled that the Board tabled it to next year because it cost \$14,000.

**E. Operations Manager**

**1. Report**

**2. Lake Doctors Report**

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package. Pictures of completed projects were provided. The stumps were finally removed. Brightview installed two irrigation heads in front because flowers were not being watered. Sidewalks that were tripping hazards and had severe lifting were marked. Prices from three companies were provided. There was a cracked sidewalk at 349 St. Johns Golf Drive, which was owned by the District, but the resident who lived next to it, caused the crack by their vehicle scaping onto it. Mr. Sevestre pointed out if they repaired the sidewalk, they must repair the driveway so it would match up. Mr. Rousseau obtained three concrete proposals and clarified

that the price from 2 Men Concrete was \$11,800, not \$12,800, which was the lowest. Mr. Sevestre asked if Premiere American Construction submitted a price. Mr. Rousseau received a price today of \$12,655. Mr. Leary questioned the cost for replacing all sidewalks in the community. Mr. Rousseau replied that 2 Men Concrete broke their proposal down street by street and suggested that the District do one street this year and another next year depending on the budget. On Wednesday, All Weather was supposed to provide a proposal and Thornton Brothers Construction proposed \$177,000. Ms. Webb asked if Mr. Rousseau wanted to wait until he received all of the proposals before proceeding. Mr. Rousseau preferred to proceed with the sidewalks that were trip hazards. Mr. Sevestre agreed.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the proposal with 2 Men Concrete to replace concrete on the most severe sidewalks in the community in the amount of \$11,800 was approved.
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Mr. Rousseau reported that the Comcast contract was renegotiated for the Fitness Center and office area with a new modem that would provide a faster speed and savings for the Fitness Center of \$6. However, the cost for the office area would increase by \$20 per month. There would also be a tax exemption, which was not in the prior contract. Four Fitness Center windows will be replaced this week. They were the original windows. A year-and-a-half ago, gutters were installed around the Amenity Center, but due to rain water splashing beneath it from heavy rains, all of the wood rotted. Since it would cost too much to reproduce the windows, they were having fiberglass doors installed, like around the Gym, by Ace Window & Company in the amount of \$10,685. They would be painted white. Duval Construction provided a proposal for \$12,191. Mr. Laughlin pointed out that bond money could be used as it was an improvement to the Amenity Center. Mr. Rousseau reported that maintenance replaced three sets of lights with 150 Watt LEDs, which were brighter and would save money. They were supposed to last 25 years. Mr. Leary asked if the golf course overseeded the soccer field. Mr. Rousseau replied affirmatively. Mr. Leary did not feel that fixing the patches on the field, particularly at the southern end, were a priority. Mr. Rousseau stated that the gentleman who ran the Pro Shop confirmed that it was under control. Ms. Tincher would speak to him. Mr. Leary questioned whether the Gym equipment was repaired. Ms. Tincher confirmed that the last piece of equipment, the step

machine was repaired. Mr. Rousseau noted that a new shipment of equipment was coming in on Monday. When he was working on the TVs, he noticed that the pull-down ropes on the triceps machine was frayed and some equipment was thrown away.

Mr. Yuro questioned the status of the splash pad surface. Mr. Rousseau confirmed it was hard to get people to come out. Ms. Webb recalled that Mr. Travis Jacques contacted Shark Coatings who could apply an epoxy. Mr. Laughlin pointed out that all options that were presented were not feasible. Mr. Sevestre questioned how they would stop it from cracking. Mr. Yuro was having his pool surface redone with a rubberized polymer to cover the cracks and would have his contractor look at the splash pad. Mr. Laughlin would provide the splash pad plans to the Board.

#### **F. Landscape**

This item was discussed.

### **TENTH ORDER OF BUSINESS**

#### **Supervisors' Request**

Mr. Leary suggested that the Board look at installing speed humps in several areas on a trial basis to address speeding in the community, especially on St. Johns Golf Drive. It was a 25-mph zone and people were going 40 to 50 mph. Mr. Laughlin stated that the Board could either have the county install them or the District could hire off-duty officers. Mr. Yuro questioned a Verizon bill for Mr. Ryan Barnett. Mr. Laughlin explained that it was for the license plate reader. Mr. Yuro questioned why the District was being charged 3 hours per week for an Amenity Assistant so that the current Amenity Assistant could be off on Saturdays. Ms. Tincher explained that she worked more than three hours on Saturday due to rentals and when she accepted the job, she requested a day off during the week to care for her sick mother. Mr. Yuro felt that RMS should cover her benefits. Mr. Laughlin confirmed that it was covered in the contract and would not occur in the future.

### **ELEVENTH ORDER OF BUSINESS**

#### **Public Comments**

Resident Alicia Weger of 1585 Drury Court explained that her husband was involved in safety security emergency management and felt that Board Members having access to their security cameras was inappropriate but was in favor of having oversight on what the community was getting billed for. Mr. Tom Hudson of 624 Remington Court encouraged the Board to make

a concerted effort to speak to Shark Coatings as they provided a 15-year guarantee and to read the minutes from 2018 to 2019 regarding the kiddie pool. They discussed putting in a fire pit and canopies. Mr. Sevestre spoke to Ms. Tinchler about parents giving her a hard time about enforcing the rules. If a parent wanted to meet with her, he would attend, as a member of the Board should be present. Ms. Tinchler thanked Mr. Sevestre. Mr. Lambert encouraged the Board to walk around the facility on Friday nights to address any security concerns. Mr. Sevestre agreed, especially when the food trucks shut down. Mr. Leary requested a copy of the current security hours. Mr. Yuro questioned how often an off-duty officer was in the community. In the past, they were scheduled when security was not present. Mr. Laughlin would make this request to the officer who was frequently here.

**TWELFTH ORDER OF BUSINESS****Approval of Consent Agenda****A. Approval of Minutes of the November 17, 2022 Meeting**

Mr. Yuro recalled the Board discussing oversight on the top of Page 4 and that the previous manager brought it up to the Board at the bottom of Page 3. Mr. Laughlin would listen to the recording and have it added.

**B. Balance Sheet as of November 30, 2022 and Statement of Revenues & Expenditures for the Period Ending November 30, 2022**

Mr. Laughlin stated that this was the first month of Fiscal Year 2023 and the District was currently under budget by \$60,000.

**C. Check Register**

On MOTION by Ms. Webb seconded by Mr. Sevestre with all in favor the consent agenda items as stated above with the revisions to the minutes were approved.

**THIRTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – January 19, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for January 19, 2023 at 6:00 p.m. at this location.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sevestre seconded by Ms. Webb with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

Unaudited Financial Statements  
as of  
December 31, 2022

Board of Supervisors Meeting  
January 19, 2023

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b><u>ASSETS:</u></b>				
Cash	\$89,599	---	\$13,292	\$102,891
Petty Cash	\$5,212	---	---	\$5,212
Due from Other	\$106	---	---	\$106
Due from Other Funds	\$6,105	---	---	\$6,105
US Bank Custodian Account	\$541,665	---	---	\$541,665
State Board - Reserves	---	---	\$94,470	\$94,470
Investments:				
Series 2016				
Reserve A	---	\$193,381	---	\$193,381
Revenue A	---	\$167,854	---	\$167,854
Construction	---	---	\$6,172	\$6,172
Series 2020				
Reserve A	---	\$112,710	---	\$112,710
Cap Interest A	---	\$1,316	---	\$1,316
Revenue A	---	\$24,017	---	\$24,017
Construction	---	---	\$657,679	\$657,679
Electric Deposits	\$820	---	---	\$820
<b>TOTAL ASSETS</b>	<b>\$643,507</b>	<b>\$499,279</b>	<b>\$771,613</b>	<b>\$1,914,398</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$26,425	---	---	\$26,425
Due to Other Funds	---	---	\$6,105	\$6,105
<b>TOTAL LIABILITIES</b>	<b>\$26,425</b>	<b>\$0</b>	<b>\$6,105</b>	<b>\$32,530</b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items and deposits	\$820	---	---	\$820
Restricted for:				
Debt Service	---	\$499,279	---	\$499,279
Assigned to:				
Capital Projects	---	---	\$765,508	\$765,508
Unassigned	\$470,877	---	---	\$470,877
<b>TOTAL FUND BALANCES</b>	<b>\$617,082</b>	<b>\$499,279</b>	<b>\$765,508</b>	<b>\$1,881,869</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$643,507</b>	<b>\$499,279</b>	<b>\$771,613</b>	<b>\$1,914,398</b>

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments	\$965,283	\$286,397	\$286,397	\$0
Interest Income	\$75	\$19	\$1,338	\$1,319
Youth Programs Income	\$45,000	\$11,250	\$0	(\$11,250)
Clubhouse Income	\$250	\$63	\$1,240	\$1,178
Non-Resident Membership	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,010,608</b>	<b>\$297,728</b>	<b>\$288,975</b>	<b>(\$8,753)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$3,000	\$3,000	\$0
FICA Expense	\$918	\$230	\$230	\$0
Engineering	\$15,000	\$3,750	\$3,430	\$320
Dissemination	\$2,000	\$500	\$500	\$0
Arbitrage	\$1,200	\$300	\$0	\$300
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$30,000	\$7,500	\$4,298	\$3,202
Annual Audit	\$3,715	\$929	\$0	\$929
Trustee Fees	\$8,750	\$2,188	\$0	\$2,188
Management Fees	\$59,100	\$14,775	\$14,775	\$0
Information Technology	\$1,000	\$250	\$250	\$0
Telephone	\$400	\$100	\$198	(\$98)
Postage	\$500	\$125	\$243	(\$118)
Printing & Binding	\$1,000	\$250	\$118	\$132
Insurance	\$10,351	\$10,351	\$9,273	\$1,078
Legal Advertising	\$1,350	\$338	\$200	\$138
Other Current Charges	\$1,500	\$375	\$168	\$207
Office Supplies	\$100	\$25	\$81	(\$56)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$154,059</b>	<b>\$50,159</b>	<b>\$41,938</b>	<b>\$8,221</b>
<b><u>Field Expenditures:</u></b>				
Field Operation Manager	\$78,750	\$19,688	\$18,750	\$938
Landscape Maintenance (Duval Landsape)	\$104,088	\$26,022	\$25,154	\$868
Landscape Maintenance (St Johns Golf)	\$65,000	\$16,250	\$5,363	\$10,887
Landscape Maintenance Contingency	\$52,000	\$13,000	\$25,775	(\$12,775)
Lake Maintenance	\$27,360	\$6,840	\$6,720	\$120
Amenities and Recreation Management	\$102,736	\$25,684	\$21,278	\$4,406
Security	\$59,854	\$14,963	\$15,799	(\$835)
Lifeguards/Pool Monitors	\$40,892	\$10,223	\$0	\$10,223
Pool Maintenance	\$35,000	\$8,750	\$5,033	\$3,717
Splash Pad Maintenance	\$6,000	\$1,500	\$0	\$1,500
Janitorial Maintenance	\$22,500	\$5,625	\$4,983	\$642
Electric	\$76,500	\$19,125	\$17,666	\$1,459
Water	\$16,000	\$4,000	\$3,513	\$487
Refuse Service	\$500	\$125	\$0	\$125
Permits	\$2,000	\$500	\$0	\$500
Repairs & Maintenance	\$20,000	\$5,000	\$13,759	(\$8,759)
Street & Tennis Court Lighting Maintenance	\$11,000	\$2,750	\$4,676	(\$1,926)
Repairs & Replacements-Amenity Center	\$20,000	\$5,000	\$2,466	\$2,534
Tennis Court Maintenance	\$7,500	\$1,875	\$650	\$1,225

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<i><u>Field Expenditures: (continued)</u></i>				
Supplies	\$20,000	\$5,000	\$4,958	\$42
Special Events	\$25,000	\$17,829	\$17,829	\$0
Holiday Decorations	\$20,000	\$11,440	\$11,440	\$0
Workers Compensation Insurance	\$2,000	\$500	\$0	\$500
Property Insurance	\$29,452	\$29,452	\$27,532	\$1,920
Telephone/Internet/Cable TV	\$12,500	\$3,125	\$2,803	\$322
Website Fees	\$5,040	\$1,260	\$1,260	\$0
Office Supplies	\$700	\$175	\$0	\$175
Contingencies	\$3,000	\$750	\$0	\$750
Youth Programs	\$45,000	\$11,250	\$0	\$11,250
<b>TOTAL FIELD</b>	<b>\$910,372</b>	<b>\$267,701</b>	<b>\$237,408</b>	<b>\$30,293</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,064,431</b>	<b>\$317,860</b>	<b>\$279,346</b>	<b>\$38,514</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$53,823)</b>	<b>(\$20,132)</b>	<b>\$9,629</b>	<b>\$29,761</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In-Excess DS Revenues	\$0	\$0	\$2,038	\$2,038
Interfund Transfer Out-Capital Reserve (FY21)	(\$91,562)	(\$22,890)	\$0	\$22,890
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$91,562)</b>	<b>(\$22,890)</b>	<b>\$2,038</b>	<b>\$24,929</b>
<b>Net change in fund balance</b>	<b>(\$145,385)</b>	<b>(\$43,023)</b>	<b>\$11,667</b>	<b>\$54,689</b>
FUND BALANCE - Beginning	\$145,385		\$605,415	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$617,082</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$25	\$6	\$1,265	\$1,259
Assessments - Levy	\$552,515	\$163,903	\$163,903	\$0
<b>TOTAL REVENUES</b>	<b>\$552,540</b>	<b>\$163,909</b>	<b>\$165,168</b>	<b>\$1,259</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$552,293</b>	<b>\$76,146</b>	<b>\$76,146</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$247</b>	<b>\$87,763</b>	<b>\$89,022</b>	<b>\$1,259</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)-To General Fund	\$105	\$105	(\$2,038)	(\$2,143)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$105</b>	<b>\$105</b>	<b>(\$2,038)</b>	<b>(\$2,143)</b>
<b>Net change in fund balance</b>	<b>\$352</b>	<b>\$87,868</b>	<b>\$86,984</b>	<b>(\$884)</b>
FUND BALANCE - Beginning	\$76,146		\$274,251	
FUND BALANCE - Ending	<u>\$76,498</u>		<u>\$361,235</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$693	\$693
Assessments - Levy	\$73,780	\$21,887	\$21,887	\$0
<b>TOTAL REVENUES</b>	<b>\$73,780</b>	<b>\$21,887</b>	<b>\$22,581</b>	<b>\$693</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2020A</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$73,663</b>	<b>\$31,831</b>	<b>\$31,831</b>	<b>(\$0)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$118</b>	<b>(\$9,944)</b>	<b>(\$9,250)</b>	<b>\$693</b>
<b>Net change in fund balance</b>	<b>\$118</b>	<b>(\$9,944)</b>	<b>(\$9,250)</b>	<b>\$693</b>
FUND BALANCE - Beginning	\$33,214		\$147,294	
FUND BALANCE - Ending	<u>\$33,332</u>		<u>\$138,044</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
<b>Current Bonds Outstanding</b>		<b>\$5,430,000.00</b>
Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$785,000.00
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000.00
Bonds outstanding - 9/30/2022		\$2,500,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$2,500,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$7,930,000.00</b>

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$500	\$125	\$898	\$773
<b>TOTAL REVENUES</b>	<b>\$500</b>	<b>\$125</b>	<b>\$898</b>	<b>\$773</b>
<b><u>EXPENDITURES:</u></b>				
Repairs & Replacements	\$63,797	\$15,949	\$5,848	\$10,101
<b>TOTAL EXPENDITURES</b>	<b>\$63,797</b>	<b>\$15,949</b>	<b>\$5,848</b>	<b>\$10,101</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$63,297)</b>	<b>(\$15,824)</b>	<b>(\$4,950)</b>	<b>\$10,874</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$91,562	\$22,890	\$0	(\$22,890)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$91,562</b>	<b>\$22,890</b>	<b>\$0</b>	<b>(\$22,890)</b>
<b>Net change in fund balance</b>	<b>\$28,265</b>	<b>\$7,066</b>	<b>(\$4,950)</b>	<b>(\$12,016)</b>
FUND BALANCE - Beginning	\$109,327		\$106,607	
FUND BALANCE - Ending	<u>\$137,591</u>		<u>\$101,656</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$33	\$33
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33</b>	<b>\$33</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$33	\$33
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net change in fund balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33</b>	<b>\$33</b>
FUND BALANCE - Beginning	\$0		\$6,140	
FUND BALANCE - Ending	\$0		\$6,172	



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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$3,518	\$3,518
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$3,518</u></b>	<b><u>\$3,518</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$3,518</u>	<u>\$3,518</u>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Bond Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>Net change in fund balance</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$3,518</u></b>	<b><u>\$3,518</u></b>
FUND BALANCE - Beginning	\$0		\$654,161	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$657,679</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	\$179,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,397
Interest Income	\$0	\$729	\$609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,338
Youth Programs Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Income	\$0	\$965	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,240
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

<b>Total Revenues</b>	<b>\$0</b>	<b>\$108,881</b>	<b>\$180,094</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,975</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$1,600	\$600	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Expense	\$122	\$46	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering	\$118	\$0	\$3,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,430
Dissemination	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
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	\$2,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,298
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	\$4,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,775
Information Technology	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$60	\$66	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198
Postage	\$0	\$73	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243
Printing & Binding	\$65	\$50	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Insurance	\$9,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,273
Legal Advertising	\$133	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Other Current Charges	\$117	\$27	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Office Supplies	\$31	\$6	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

<b>Total Administrative</b>	<b>\$24,132</b>	<b>\$8,145</b>	<b>\$9,661</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,938</b>
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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
<b><u>Field Expenditures</u></b>													
Field Operation Manager	\$6,250	\$6,250	\$6,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,750
Landscape Maintenance (Duval Landscape)	\$0	\$12,577	\$12,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,154
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	\$23,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,775
Lake Maintenance	\$2,280	\$2,160	\$2,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,720
Amenities and Recreation Management	\$7,080	\$6,768	\$7,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,278
Security	\$4,960	\$5,860	\$4,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,799
Lifeguards/Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$2,947	\$2,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,033
Splash Pad Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Maintenance	\$1,611	\$1,611	\$1,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,983
Electric	\$5,564	\$5,665	\$6,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,666
Water	\$1,114	\$1,288	\$1,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,513
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	\$9,659	\$3,022	\$1,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,759
Street & Tennis Court Lighting Maintenance	\$196	\$4,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,676
Repairs & Replacements-Amenity Center	\$1,366	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,466
Tennis Court Maintenance	\$325	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650
Supplies	\$2,957	\$153	\$1,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,958
Special Events	\$8,779	\$700	\$8,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,829
Holiday Decorations	\$5,720	\$0	\$5,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,440
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	\$862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,803
Website Fees	\$420	\$420	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,260
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Youth Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field Expenses</b>	<b>\$92,122</b>	<b>\$58,121</b>	<b>\$87,166</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$237,408</b>
<b>Subtotal Operating Expenditures</b>	<b>\$116,254</b>	<b>\$66,266</b>	<b>\$96,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$279,346</b>
Interfund Transfers	\$0	\$0	\$2,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,038
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Excess Revenues (Expenditures)</b>	<b>(\$116,254)</b>	<b>\$42,615</b>	<b>\$85,305</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,667</b>

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

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

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$20,893.71
	Interfund Transfers	\$209,555.02
	Miscellaneous Income	\$0.00
	Bond Proceeds	\$1,039,435.27
Use of Funds:		
Disbursements:	Pool Area Improvements	(\$646,823.76)
	General Community Lighting Improvements	(\$29,268.00)
	Sport Court Improvements	(\$31,339.11)
	Security Improvements	(\$78,066.65)
	Common Area Enhancements	(\$15,525.00)
	Professional Fees	(\$93,426.34)
	Cost of Issuance	(\$369,262.90)
Adjusted Balance in Construction Account at December 31, 2022		<u><u>\$6,172.24</u></u>

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

Book Balance of Construction Fund at December 31, 2022		\$6,172.24
A. <b>Crown Pools</b>		
	Contract Amount	\$637,347.00
	Tuffcoat/Sod Replacement	(\$14,400.00)
	Paid to Date (CRF)	(\$64,406.90)
	Paid to Date (Series 2016)	(\$558,540.10)
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
Construction Funds available at December 31, 2022		<u><u>\$6,172.24</u></u>

**3. Investments - US Bank**

December 31, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.05%		\$6,172.24	\$6,172.24
				Due to Capital Reserve Fund	\$0.00
				Contracts Payable	\$0.00
				Balance at 12/31/2022	<u><u>\$6,172.24</u></u>

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

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

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$27,378.65
	Interfund Transfers	\$1,995,086.95
	Miscellaneous Income	\$30,000.00
Use of Funds:		
Disbursements:		
	Fitness Room Construction	(\$365,869.80)
	Fitness Equipment	(\$144,378.59)
	Clubhouse Equipment	(\$122,203.48)
	Building Renovations	(\$23,488.64)
	Pool Renovations	(\$308,675.54)
	Signs	(\$27,843.80)
	Benches	(\$9,185.00)
	Bike Rack	(\$1,499.00)
	Golf Cart Path	(\$60,590.50)
	Other R & R	(\$820,573.30)
	Reserve Study	(\$5,240.00)
	Professional Fees	(\$55,156.59)
Adjusted Balance in Construction Account at December 31, 2022		<b><u>\$107,761.36</u></b>

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

Book Balance of Construction Fund at December 31, 2022	\$107,761.36
Construction Funds available at December 31, 2022	<b><u>\$107,761.36</u></b>

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

December 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.33%		\$107,761.36	\$107,761.36
Due to/from Other Funds					\$0.00
Contracts Payable					\$0.00
Balance at 12/31/2022					<b><u>\$107,761.36</u></b>

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

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

Opening Balance in Construction Account		\$0.00
Source of Funds:		
	Interest Earned	\$11,168.22
	Interfund Transfers	\$0.00
	Miscellaneous Income	\$0.00
	Bond Proceeds	\$2,362,749.91
Use of Funds:		
Disbursements:	Road Resurface	(\$1,201,949.76)
	Amenity Enhancements	(\$124,231.83)
	Recreational Enhancements	(\$67,835.46)
	Stormwater System Repairs	\$0.00
	Professional Fees	(\$18,169.79)
	Cost of Issuance	(\$304,052.04)
Adjusted Balance in Construction Account at December 31, 2022		<u><u>\$657,679.25</u></u>

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

Book Balance of Construction Fund at December 31, 2022	\$657,679.25
Construction Funds available at December 31, 2022	<u>\$657,679.25</u>

**3. Investments - US Bank**

December 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.05%		\$657,679.25	\$657,679.25
				Due to Capital Reserve Fund	\$0.00
				Contracts Payable	\$0.00
				Balance at 12/31/2022	<u><u>\$657,679.25</u></u>

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
12/12/22	DISTRIBUTION #4	\$ 154,230.01	\$ 6,169.25	\$ 2,961.22	\$ 145,099.54	\$ 88,007.51	\$ 50,366.19	\$ 6,725.83	\$ 145,099.54
12/15/22	DISTRIBUTION #5	\$ 159,827.64	\$ 6,393.14	\$ 3,068.69	\$ 150,365.81	\$ 91,201.67	\$ 52,194.19	\$ 6,969.94	\$ 150,365.81
		\$ 502,040.87	\$ 20,217.11	\$ 9,636.48	\$ 472,187.28	\$ 286,396.69	\$ 163,903.18	\$ 21,887.41	\$ 472,187.28

Gross Percent Collected	29.65%
Balance Remaining to Collect	\$1,191,249.79

*C.*



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

***Check Run Summary***

January 19, 2023

**GENERAL FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
12/12/2022	7967-7968	\$9,059.25
12/16/2022	7969-7981	\$31,177.04
12/19/2022	7982-7987	\$33,084.41
1/5/2023	7988-8000	\$33,051.14
1/10/2023	8001-8006	\$33,953.90
<b>Total</b>		<b><u><u>\$140,325.74</u></u></b>

**CAPITAL RESERVE FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
1/5/2023	233	\$5,900.00
<b>Total</b>		<b><u><u>\$5,900.00</u></u></b>

\* FedEx Invoices will be provided separately upon request.

AP300R  
\*\*\* CHECK NOS. 007967-050000

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

RUN 1/10/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/12/22	00397	11/01/22 19-0956	202210 320-57200-34501	OCT 22 GUARD SERVICES	*	4,739.63	
				CENTRAL SECURITY AGENCY			4,739.63 007967
12/12/22	00397	12/01/22 19-0972	202211 320-57200-34501	NOV 22 GUARD SERVICES	*	4,319.62	
				CENTRAL SECURITY AGENCY			4,319.62 007968
12/16/22	00437	11/28/22 499	202211 320-57200-45200	SVCS-11/22	*	2,072.00	
				C BUSS ENTERPRISES			2,072.00 007969
12/16/22	00435	11/30/22 5096309	202211 310-51300-48000	LEGAL ADS#8028703	*	66.64	
				CA HOLDINGS, LLC			66.64 007970
12/16/22	00371	12/13/22 SJSOCAD2	202212 320-57200-34500	OFF DUTY OFFICER	*	220.00	
				CASEY A. ROMEIN LLC			220.00 007971
12/16/22	00319	11/28/22 1110618-	202212 320-57200-41000	SVCS-12/22	*	296.14	
		12/04/22 1110956-	202212 320-57200-41000	SVCS-12/22	*	565.74	
				COMCAST			861.88 007972
12/16/22	00016	12/06/22 112022	202211 320-54100-43000	SVCS-11/22	*	5,757.45	
				FLORIDA POWER & LIGHT			5,757.45 007973
12/16/22	00449	12/15/22 2570	202212 320-57200-54500	SLIDE TOWER ROOF REPAIRS	*	3,104.98	
				GALAXY BUILDERS INC			3,104.98 007974
12/16/22	00285	12/01/22 JAK12220	202212 320-57200-45300	SVCS-12/22	*	1,611.00	
				JANI-KING OF JACKSONVILLE			1,611.00 007975
12/16/22	00031	12/02/22 57232B	202212 320-54100-46300	SVCS-12/22	*	2,280.00	
				THE LAKE DOCTORS, INC.			2,280.00 007976
12/16/22	00448	12/09/22 12092022	202212 320-54100-46202	SVCS	*	435.00	
				LEE G. KELLISON, P.A.TRUST ACCOUNT			435.00 007977

SAMC SAMPSON CREEK SHENNING

AP300R  
\*\*\* CHECK NOS. 007967-050000

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

RUN 1/10/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/22	00340	12/08/22 188179	202212 310-51300-31100		*	1,666.36	
		SVCS THRU 11/30/22		MATTHEWS DESIGN GROUP, INC.			1,666.36 007978
12/16/22	00019	11/01/22 49134710	202211 320-57200-54500		*	640.00	
		SVCS-11/22					
		11/01/22 49134711	202211 320-57200-54500		*	83.00	
		SVCS-11/22					
		11/01/22 49134712	202211 320-57200-54500		*	88.40	
		SVCS-11/22		NADER'S PEST RAIDERS, INC.			811.40 007979
12/16/22	00269	12/01/22 362	202212 320-54100-34000		*	6,250.00	
		ADMINISTRATION-12/22					
		12/01/22 362	202212 320-57200-34700		*	6,005.33	
		FACILITY MGMT-12/22		RIVERSIDE MANAGEMENT SERVICES, INC.			12,255.33 007980
12/16/22	00275	11/23/22 45429	202211 320-57200-54500		*	35.00	
		FEES-11/22		ST. JOHNS COUNTY ALARM PROGRAM			35.00 007981
12/19/22	00443	12/15/22 8210955	202212 320-54100-46200		*	23,540.00	
		LABOR SITE CLEANUP		BRIGHTVIEW LANDSCAPE SERVICES, INC.			23,540.00 007982
12/19/22	00437	11/01/22 468	202211 320-57200-45200		*	874.63	
		POOL MAINT-11/22		C BUSS ENTERPRISES			874.63 007983
12/19/22	00269	11/18/22 363	202210 320-57200-54500		*	1,410.00	
		OCT 22 FACILITY MAINT.					
		11/18/22 363	202210 320-57200-54502		*	1,366.03	
		OCT 22 FACILITY MAINT.					
		11/18/22 363	202210 320-57200-54503		*	325.00	
		OCT 22 FACILITY MAINT.					
		11/30/22 364	202211 320-57200-34701		*	762.50	
		NOV 22 FACILITY ASST.					
		12/09/22 365	202211 320-57200-54500		*	1,115.00	
		NOV 22 FACILITY MAINT.					
		12/09/22 365	202211 320-57200-54503		*	325.00	
		NOV 22 FACILITY MAINT.					
		12/09/22 365	202211 320-57200-54502		*	1,100.46	
		NOV 22 FACILITY MAINT.		RIVERSIDE MANAGEMENT SERVICES, INC.			6,403.99 007984

SAMC SAMPSON CREEK SHENNING

AP300R  
\*\*\* CHECK NOS. 007967-050000

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

RUN 1/10/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/19/22	00367	11/28/22 100828	202211 320-57200-54500	FITNESS REPAIRS	*	248.21	
				SOUTHEASTFITNESS REPAIR			248.21 007985
12/19/22	00420	12/14/22 121422	202212 310-51300-42000	2022 POSTAGE	*	143.73	
				ST. JOHNS COUNTY TAX COLLECTOR			143.73 007986
12/19/22	00431	12/09/22 3470-120	202212 320-57200-54600	CC PURCHASES THRU 12/9/22	*	1,873.85	
				TRUIST BANK			1,873.85 007987
1/05/23	00443	1/01/23 8221848	202301 320-54100-46200	JAN 23 LANDSCAPE MAINT.	*	12,577.17	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			12,577.17 007988
1/05/23	00437	8/12/22 1008	202208 320-57200-45200	POOL REPAIR	*	1,972.11	
		9/22/22 1012	202209 320-57200-45200	POOL REPAIR	*	1,259.86	
		9/22/22 1013	202209 320-57200-45200	POOL REPAIR	*	1,399.98	
		12/27/22 539	202212 320-57200-45200	JAN 23 POOL MAINTENANCE	*	2,086.60	
				C BUSS ENTERPRISES			6,718.55 007989
1/05/23	00371	12/20/22 SJSOCAD2	202212 320-57200-34500	OFF-DUTY POLICE-12/20/22	*	220.00	
		12/22/22 SJSO22CA	202212 320-57200-34500	OFF-DUTY POLICE-12/22/22	*	220.00	
				CASEY A. ROMEIN LLC			440.00 007990
1/05/23	00131	1/01/23 390	202301 310-51300-34000	JAN 23 MGMT FEES	*	4,690.50	
		1/01/23 390	202301 310-51300-35100	JAN 23 INFO TECHNOLOGY	*	83.33	
		1/01/23 390	202301 310-51300-31300	JAN 23 DISSEMINATION	*	166.67	
		1/01/23 390	202301 310-51300-42000	JAN 23 POSTAGE	*	22.50	
		1/01/23 390	202301 310-51300-42500	JAN 23 COPIES	*	42.12	
				GOVERNMENTAL MANAGEMENT SERVICES			5,005.12 007991
1/05/23	00287	12/28/22 00122800	202212 320-57200-45300	SCRUB AEROBIC FLOORS	*	150.00	
				DARRYL HALL			150.00 007992
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 007967-050000

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

RUN 1/10/23

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/05/23	00425	12/22/22 91966038	202212 310-51300-51000	DESK SIGNS	*	43.74	
				HC BRANDS			43.74 007993
1/05/23	00285	1/01/23 JAK01230	202301 320-57200-45300	JAN 23 JANITORIAL SVCS.	*	1,611.00	
				JANI-KING OF JACKSONVILLE			1,611.00 007994
1/05/23	00022	12/15/22 14873242	202212 320-54100-43100	SERVICE THRU 12/09/2022	*	102.57	
		12/15/22 82743242	202212 320-54100-43100	SERVICE THRU 12/09/2022	*	1,008.49	
				JEA			1,111.06 007995
1/05/23	01003	12/15/22 126547	202212 320-57200-54500	CHANGE OUT GYM LOCK	*	252.50	
				JSC SYSTEMS			252.50 007996
1/05/23	00430	12/30/22 3158239	202211 310-51300-31500	LEGAL FEES THRU 11/30/22	*	2,036.00	
				KUTAK ROCK LLP			2,036.00 007997
1/05/23	00031	1/01/23 63590B	202301 320-54100-46300	JAN 23 LAKE MAINTENANCE	*	2,280.00	
				THE LAKE DOCTORS, INC.			2,280.00 007998
1/05/23	00019	12/15/22 49684832	202212 320-57200-54500	PEST CONTROL SERVICE	*	71.00	
		12/15/22 49684881	202212 320-57200-54500	RODENT CONTROL SERVICE	*	150.00	
				NADER'S PEST RAIDERS, INC.			221.00 007999
1/05/23	00367	12/20/22 100942	202212 320-57200-54500	QUARTERLY PM-FITNESS EQP	*	605.00	
				SOUTHEASTFITNESS REPAIR			605.00 008000
1/10/23	00371	1/07/23 SJSOCAD0	202301 320-57200-34500	OFF-DUTY POLICE-01/07/23	*	165.00	
				CASEY A. ROMEIN LLC			165.00 008001
1/10/23	00016	1/06/23 DECEMBER	202212 320-54100-43000	SERVICE THRU 01/06/2023	*	6,542.88	
				FLORIDA POWER & LIGHT			6,542.88 008002
1/10/23	00340	1/09/23 188309	202212 310-51300-31100	SERVICE THRU 12/31/2022	*	1,645.69	
				MATTHEWS DESIGN GROUP, INC.			1,645.69 008003
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 007967-050000

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

RUN 1/10/23

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/10/23	00269	12/31/22 367	202212 320-57200-34701		*	1,425.00	
		DEC 2022 FACILITY ASST.					
		1/01/23 366	202301 320-54100-34000		*	3,750.00	
		JAN 23 CONTRACT ADMIN					
		1/01/23 366	202301 320-57200-34700		*	6,005.33	
		JAN 23 FACILITY MGMT					
RIVERSIDE MANAGEMENT SERVICES, INC.							11,180.33 008004
1/10/23	00160	10/24/22 1731	202301 300-10100-10100		*	5,720.00	
		REPLENISH YOUTH PRGM ACCT					
		12/03/22 12032022	202301 300-10100-10100		*	8,000.00	
		REPLENISH YOUTH PRGM ACCT					
		12/03/22 2	202301 300-10100-10100		*	350.00	
		REPLENISH YOUTH PRGM ACCT					
SAMPSON CREEK CDD							14,070.00 008005
1/10/23	00409	1/01/23 2890	202301 320-57200-41050		*	350.00	
		JAN 23 MAINT/NEWSLETTER					
UNICORN WEB DEVELOPMENT							350.00 008006
TOTAL FOR BANK A						140,325.74	
TOTAL FOR REGISTER						140,325.74	

SAMC SAMPSON CREEK SHENNING

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



**BILL TO**

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

**INVOICE 19-0956**

**DATE 11/01/2022 TERMS Net 20**

**DUE DATE 11/21/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services Week 1 October 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 2 October 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 3 October 2022	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services Week 4 October 2022	40	26.00	1,040.00T
Patrol Vehicle	Patrol Vehicle for October 2022	1	500.00	500.00T
Fuel Charge	Fuel Charge for October 2022	1	79.63	79.63T

Thanks for choosing us as your security provider.  
We greatly appreciate the opportunity.  
FEIN #46-3475536

SUBTOTAL 4,739.63  
TAX (0) 0.00  
TOTAL 4,739.63

**TOTAL DUE \$4,739.63**

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

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



Payment receipt

# You paid \$4,739.63

to Central Security Agency on 12/12/2022

---

Invoice no.	19-0956
Invoice amount	\$4,739.63
Total	\$4,739.63
No additional transfer fees or taxes apply.	

---

Status	Paid
Payment method	Bank
Authorization ID	AR9BJ7WZ

Thank you



Central Security Agency

904-458-5555

[www.centsec.us](http://www.centsec.us) | [billing@centsec.us](mailto:billing@centsec.us)

2131 A State Road 16, St Augustine, FL 32084

**Payment services brought by:**

Intuit Payments Inc.  
2700 Coast Avenue, Mountain  
View, CA 94043  
Phone number 1-888-536-4801  
NMLS #1098819

For more information about Intuit  
Payments' money transmission  
licenses, please visit

<https://www.intuit.com/legal/licenses/payment-licenses/>.



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



**BILL TO**

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

**INVOICE 19-0972**

**DATE 12/01/2022 TERMS Net 20**

**DUE DATE 12/21/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services November 2022 Week 1 (3-6 November 2022)	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services November 2022 Week 2 (November 9-13 2022)	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services November 2022 Week 3 (16-20 November 2022)	40	26.00	1,040.00T
Long Term Security Services   Commercial	Security Services November 2022 Week 4 (23, 25-27 November 2022)	32	26.00	832.00T
Fuel Charge	Fuel charge for November	1	87.62	87.62T
Holiday	Security Services (holiday) 24 November 2022	8	35.00	280.00T

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

FEIN #46-3475536

SUBTOTAL	4,319.62
TAX (0)	0.00
TOTAL	4,319.62

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

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



Payment receipt

# You paid \$4,319.62

to Central Security Agency on 12/12/2022

---

Invoice no.	19-0972
Invoice amount	\$4,319.62
Total	\$4,319.62
No additional transfer fees or taxes apply.	

---

Status	Paid
Payment method	Bank
Authorization ID	AR9BJIG5

Thank you



Central Security Agency

904-458-5555

[www.centsec.us](http://www.centsec.us) | [billing@centsec.us](mailto:billing@centsec.us)

2131 A State Road 16, St Augustine, FL 32084

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For more information about Intuit  
Payments' money transmission  
licenses, please visit

<https://www.intuit.com/legal/licenses/payment-licenses/>.



152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Invoice 499

**BILL TO**

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

DATE  
11/28/2022

PLEASE PAY  
\$2,072.90

DUE DATE  
12/01/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2022	Pool Chemicals	Trichlor per lb	25	7.50	187.50
11/01/2022	Pool Chemicals	Cal Hypo per lb	12	2.95	35.40
12/01/2022	31 Pool Service	December Pool Service	1	1,850.00	1,850.00

TOTAL DUE

\$2,072.90

THANK YOU.


320.57200.45200  
Pool Maintenance

NOV



# LOCALiQ

## FLORIDA

ACCOUNT NAME Sampson Creek Cdd/Gms		ACCOUNT # 764139	PAGE # 1 of 1
INVOICE # 0005096309	BILLING PERIOD Nov 1- Nov 30, 2022	PAYMENT DUE DATE December 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$66.64	
BILLING ACCOUNT NAME AND ADDRESS  Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

00007641390000000000000050963090000666467171

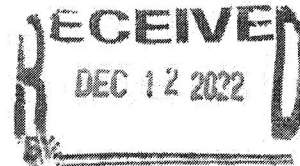
Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR\_15660

Date	Description	Amount
11/1/22	Balance Forward	\$276.08
11/9/22	PAYMENT - THANK YOU	-\$142.80
11/25/22	PAYMENT - THANK YOU	-\$133.28

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
11/9/22	8028703	11.17.22 Meeting	11.17.22 Meeting	\$66.64

573.480



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

ACCOUNT NAME Sampson Creek Cdd/Gms		PAYMENT DUE DATE December 20, 2022		AMOUNT PAID	
ACCOUNT NUMBER 764139		INVOICE NUMBER 0005096309			
CURRENT DUE \$66.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$66.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			<p>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</p> <p><input type="checkbox"/> VISA    <input type="checkbox"/> MASTERCARD    <input type="checkbox"/> DISCOVER    <input type="checkbox"/> AMEX</p> <p>Card Number _____</p> <p>Exp Date ____/____/____    CVV Code _____</p> <p>Signature _____    Date _____</p>		

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ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD276798					
NAME / ID:		Casey A Romein LLC			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Tuesday, December 13, 2022	SJSO22CAD276798	9:30AM	1:30PM	4	\$220.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	4	\$220.00
Total Contacts: 5   Citations: 2   Warnings: 4					
Multiple roving patrols. All roads patrolled.					
Moving Violations: 1x (Remington Court) one driver was cited for running the stop sign and also driving on a learner's permit without a licensed driver, 1x (St Johns Golf Drive) one driver was warned for speeding (35/25mph zone).					
Parking violations: 1x (Forest Glen Way) one owner was warned for illegally parking on the street, 1x (Glenfield Crossing Court) one owner was warned for parking illegally on the street, 1x (St Johns Golf Drive) one owner warned for parking the wrong direction on the street.					
***Payroll use only***		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
BILL TO:		REMIT PAYMENT TO:		INVOICE #	SJSO22CAD276798
Sharyn Rosina		Casey A Romein LLC		Service Date:	12/13/22
Govt. Management Service		82 Willow Lake Drive		Invoice Date:	12/13/22
5385 N Hob Hill Road		Saint Augustine FL, 32092		Total Due:	\$220.00
Sunrise, FL 33351				Due Date:	UPON RECEIPT

572.345



# 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	\$286.14
Payments	\$0.00
<b>Balance forward due now</b>	<b>\$286.14</b>

Regular monthly charges	Page 3	\$281.85
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 3	\$4.29
<b>New charges due Dec 19, 2022</b>		<b>\$296.14</b>

<b>Amount due</b>	<b>\$582.28</b>
-------------------	-----------------

### ! 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](https://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).
- Any payments received or account activity after Nov 28, 2022 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

572.41060  
dec. 2022

DEC 05 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 20221128 NNNNNNNY 0000751 0004

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

Account number	8495 74 140 1110618
Balance forward due now	\$286.14
New charges due Dec 19, 2022	\$296.14
<b>Total amount due</b>	<b>\$582.28</b>

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140111061800582288

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

**Equipment & services**
**\$19.65**

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

**Service fees**
**\$30.95**

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

**One-time charges**
**\$10.00**
**Other charges**
**\$10.00**

Late Fee	Nov 28	\$10.00
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**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](https://business.comcast.com/myaccount) for more details

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


**Additional information**

Price Change Notice: As content programmers charge more to carry their networks, our costs continue to rise. Effective December 18, 2022, your Broadcast TV fee will increase to \$32.55 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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:** On January 24, 2023, the following channel changes will occur: Primo will only be available in HD; Primo HD will be added to Standard channel 1721. HD channels require HD Technology Fee and X1 TV Box.



Account Number  
8495 74 140 1110618

Billing Date  
Nov 28, 2022

Services From  
Dec 08, 2022 to Jan 07, 2023

Page  
4 of 5

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





## Important information regarding Comcast Business services and pricing

Effective December 18, 2022

Dear Comcast Business customer:

At Comcast Business, we are proud of our investments in our network, technology, and people, to provide services to help keep your business prepared for what's next. As we continue to make these investments to bring you exceptional performance and reliability, we continue to make efforts to control costs in this challenging economic environment. Even so, our costs have increased for programming, technology, and service improvements. From time to time, we must pass along cost increases to our customers.

We are writing to inform you of upcoming price increases. The following changes will occur on December 18, 2022. Prices do not include applicable taxes and other fees.

### Comcast Business Video

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Video Basic	\$37.95	>	\$42.95
Video Select	\$39.95	>	\$47.95
Video Variety	\$54.95	>	\$64.95
Video Standard	\$74.95	>	\$89.95
Video Preferred	\$99.95	>	\$114.95

### Comcast Business Voice

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Directory Listing Management Fee (DLM)	\$3.00	>	\$5.00
Voice Network Investment Fee	\$3.00	>	\$5.00

### Comcast Business Internet

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
Static IP (1)	\$19.95	>	\$24.95
Static IP (5)	\$24.95	>	\$29.95
Static IP (13)	\$39.95	>	\$44.95

To learn more about Comcast Business fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,  
Comcast Business

# 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	\$286.14
Payments	\$0.00
<b>Balance forward due now</b>	<b>\$286.14</b>

Regular monthly charges	Page 3	\$281.85
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 3	<del>\$4.29</del>
<b>New charges due Dec 19, 2022</b>		<b>\$296.14</b>

<b>Amount due</b>	<b>\$582.28</b>
-------------------	-----------------

### ! 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](https://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).
- Any payments received or account activity after Nov 28, 2022 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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 20221128 NNNNNNNY 0000751 0004

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

Account number	<b>8495 74 140 1110618</b>
<b>Balance forward due now</b>	<b>\$286.14</b>
New charges due Dec 19, 2022	\$296.14
<b>Total amount due</b>	<b>\$582.28</b>

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140111061800582288



## 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**

<b>Comcast Business services</b>		<b>\$231.25</b>
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	

<b>Equipment &amp; services</b>		<b>\$19.65</b>
TV Box + Remote	\$2.70	
Equipment Fee		✓
Internet.		
Equipment Fee	\$16.95	
Voice.		

<b>Service fees</b>		<b>\$30.95</b>
Directory Listing Management Fee	\$3.00	
Voice Network Investment	\$3.00	
Broadcast TV Fee	\$24.95	

**One-time charges** **\$10.00**

<b>Other charges</b>		<b>\$10.00</b>
Late Fee	Nov 28	\$10.00

**Taxes, fees and other charges** **\$4.29**

<b>Other charges</b>		<b>\$4.29</b>
Regulatory Cost Recovery	\$1.30	
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Account Number  
8495 74 140 1110618

Billing Date  
Nov 28, 2022

Services From  
Dec 08, 2022 to Jan 07, 2023

Page  
4 of 5

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Effective December 18, 2022



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Video Variety	\$54.95	>	\$64.95
Video Standard	\$74.95	>	\$89.95
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Service	Current Monthly Service Charge		New Monthly Service Charge Effective 12/18/2022:
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Static IP (5)	\$24.95	>	\$29.95
Static IP (13)	\$39.95	>	\$44.95

To learn more about Comcast Business fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,  
Comcast Business

## ***Sampson Creek CDD***

FPL Electric

Code to 001.320.54100.43000

### **November-22**

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,109.52
19350-09421	211 St. John's Golf Drive #LITES	\$	176.62
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.75
55613-33054	2125 County Road 210 W	\$	71.19
59216-52565	205 St. John's Golf Drive	\$	290.15
61084-35154	944 Leo Maguire Parkway #1	\$	27.94
80369-00598	205 St. John's Golf Drive #Swimclub	\$	581.84
72556-88074	Leo Maguire Parkway #Streetlights	\$	3,421.12
33381-88364	1574 Drury Court #1	\$	25.66
Total		<hr/> <b>\$</b>	<hr/> <b>5,757.45</b> <hr/>

\*\*\*V#16

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



**Electric Bill Statement**

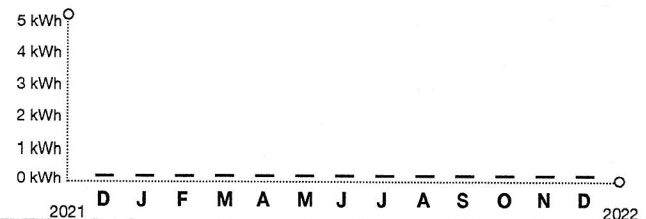
For: Nov 4, 2022 to Dec 6, 2022 (32 days)

**Statement Date:** Dec 6, 2022**Account Number:** 08744-67061**Service Address:**380 SAINT JOHNS GOLF DR #IRR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Dec 27, 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
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 23, 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.

**DEC 09 2022**

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at FPL.com/Rates.

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

/ 27

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#BWNDJNQ \*\*\*  
#4428043LQ169767#  
SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

1

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 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
SAMPSON CREEK CDD

Account Number:  
08744-67061

FPL.com Page 2

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E001

### BILL DETAILS

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

### METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Jan 6, 2023.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	0	0	0
Service days	32	29	32
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.

### Download the app

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

**FPL.com/MobileApp**

### Deck the holidays safely

When handling decorations, look for power lines. Keep you and what you are touching at least 10 ft away.

**FPL.com/Safety**

### We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

**FPL.com/Help**

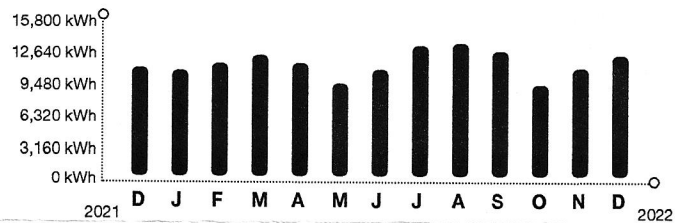
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Nov 4, 2022 to Dec 6, 2022 (32 days)**Statement Date:** Dec 6, 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****\$1,109.52**

TOTAL AMOUNT YOU OWE

**Dec 27, 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	1,015.34
Payments received	-1,015.34
Balance before new charges	0.00
Total new charges	1,109.52
<b>Total amount you owe</b>	<b>\$1,109.52</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 23, 2023 is considered LATE; a late payment charge of 0.395833% will apply.

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).**DEC 09 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)

/ 27

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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

\$1,109.52

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED







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

FPL.com Page 2

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E001

## BILL DETAILS

Amount of your last bill	1,015.34
Payment received - Thank you	-1,015.34
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$342.40
Fuel: (\$0.038060 per kWh)	\$495.69
Demand: (\$11.93 per KW)	\$214.74

Electric service amount 1,081.00

Gross rec. tax/Regulatory fee 28.52

Taxes and charges 28.52

Total new charges \$1,109.52

**Total amount you owe \$1,109.52**

## METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15073		02049		13024
Demand KW	17.84				18

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	13024	11598	11641
Service days	32	29	32
kWh/day	407	399	363
Amount	\$1,109.52	\$1,015.34	\$832.26

## KEEP IN MIND

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**FPL.com/MobileApp**

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**FPL.com/Safety**

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**FPL.com/Help**

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**

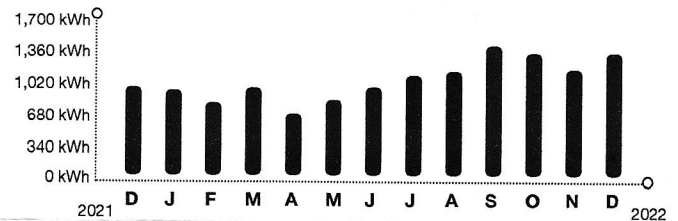
For: Nov 4, 2022 to Dec 6, 2022 (32 days)

**Statement Date:** Dec 6, 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****\$176.62**

TOTAL AMOUNT YOU OWE

**Dec 27, 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	154.28
Payments received	-154.28
Balance before new charges	0.00
Total new charges	176.62
<b>Total amount you owe</b>	<b>\$176.62</b>

(See page 2 for bill details.)

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Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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0005 0020 450038

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  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

19350-09421

ACCOUNT NUMBER

\$176.62

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2 0006 0020 450038 E001

### BILL DETAILS

Amount of your last bill	154.28
Payment received - Thank you	-154.28
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) \$106.16

Fuel: (\$0.038060 per kWh) \$54.01

Electric service amount 172.08

Gross rec. tax/Regulatory fee 4.54

Taxes and charges 4.54

Total new charges \$176.62

**Total amount you owe \$176.62**

### METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	26923		25504		1419

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	1419	1226	1016
Service days	32	29	32
kWh/day	44	42	31
Amount	\$176.62	\$154.28	\$108.75

### KEEP IN MIND

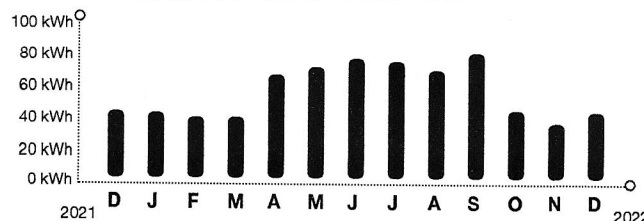
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**Electric Bill Statement****For:** Nov 4, 2022 to Dec 6, 2022 (32 days)**Statement Date:** Dec 6, 2022**Account Number:** 46974-44356**Service Address:**9402 LEO MAGUIRE PKWY # 2  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.75**

TOTAL AMOUNT YOU OWE

**Dec 27, 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	27.37
Payments received	-27.37
Balance before new charges	0.00

Total new charges	27.75
-------------------	-------

<b>Total amount you owe</b>	<b>\$27.75</b>
-----------------------------	----------------

(See page 2 for bill details.)

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46974-44356

ACCOUNT NUMBER

**\$27.75**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

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E001

### BILL DETAILS

Amount of your last bill	27.37
Payment received - Thank you	-27.37
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$11.91

Minimum base bill charge: \$10.06

Non-fuel: (\$0.074820 per kWh) \$3.36

Fuel: (\$0.038060 per kWh) \$1.71

Electric service amount 27.04

Gross rec. tax/Regulatory fee 0.71

Taxes and charges 0.71

Total new charges \$27.75

Total amount you owe \$27.75

### METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15600		15555		45

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	45	37	45
Service days	32	29	32
kWh/day	1	1	1
Amount	\$27.75	\$27.37	\$15.22

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**Electric Bill Statement**

For: Nov 4, 2022 to Dec 6, 2022 (32 days)

Statement Date: Dec 6, 2022

Account Number: 55613-33054

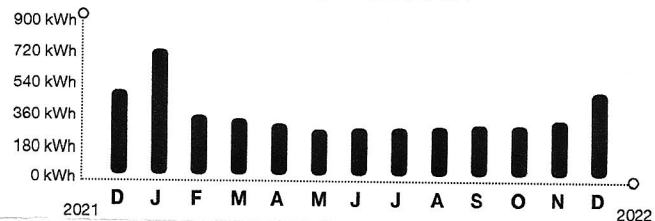
Service Address:

2125 COUNTY ROAD 210 W  
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$71.19**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

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Amount of your last bill	51.04
Payments received	-51.04
Balance before new charges	0.00
Total new charges	71.19
<b>Total amount you owe</b>	<b>\$71.19</b>

(See page 2 for bill details.)

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55613-33054

ACCOUNT NUMBER

\$71.19

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

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E001

### BILL DETAILS

Amount of your last bill	51.04
Payment received - Thank you	-51.04
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) \$38.08

Fuel: (\$0.038060 per kWh) \$19.37

Electric service amount 69.36

Gross rec. tax/Regulatory fee 1.83

Taxes and charges 1.83

Total new charges \$71.19

**Total amount you owe \$71.19**

### METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	86122		85613		509

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	509	335	512
Service days	32	29	32
kWh/day	16	12	16
Amount	\$71.19	\$51.04	\$60.22

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**Electric Bill Statement**

For: Nov 4, 2022 to Dec 6, 2022 (32 days)

Statement Date: Dec 6, 2022

Account Number: 59216-52565

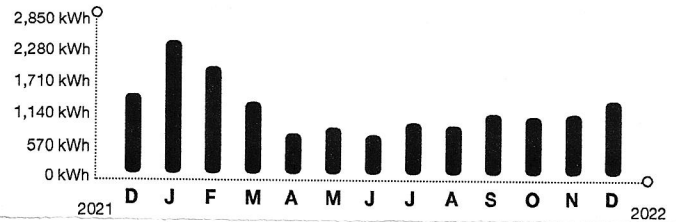
Service Address:

205 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$290.15**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

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Amount of your last bill	272.89
Payments received	-272.89
Balance before new charges	0.00
Total new charges	290.15
<b>Total amount you owe</b>	<b>\$290.15</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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59216-52565

ACCOUNT NUMBER

\$290.15

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED







Customer Name:  
SAMPSON CREEK CDD

Account Number:  
59216-52565

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	272.89
Payment received - Thank you	-272.89
Balance before new charges	\$0.00

#### New Charges

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

Electric service amount **	282.69
Gross rec. tax/Regulatory fee	7.46
Taxes and charges	7.46
Total new charges	\$290.15
<b>Total amount you owe</b>	<b>\$290.15</b>

#### \*\* 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 Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
Total kWh used	26644		25230		1414
Non-seasonal kWh used					1414
Non-seasonal demand					14

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	1414	1153	1523
Service days	32	29	32
kWh/day	44	39	47
Amount	\$290.15	\$272.89	\$386.70

### KEEP IN MIND

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**Electric Bill Statement**

For: Nov 4, 2022 to Dec 6, 2022 (32 days)

Statement Date: Dec 6, 2022

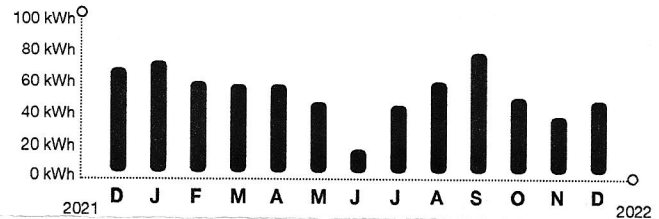
Account Number: 61084-35154

**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****\$27.94**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

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

Amount of your last bill	27.44
Payments received	-27.44
Balance before new charges	0.00
Total new charges	27.94
<b>Total amount you owe</b>	<b>\$27.94</b>

(See page 2 for bill details.)

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61084-35154

ACCOUNT NUMBER

\$27.94

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
SAMPSON CREEK CDD

Account Number:  
61084-35154

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	27.44
Payment received - Thank you	-27.44
Balance before new charges	\$0.00

#### New Charges

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

Base charge:	\$11.91
Minimum base bill charge:	\$9.79
Non-fuel: (\$0.074820 per kWh)	\$3.66
Fuel: (\$0.038060 per kWh)	\$1.86

Electric service amount 27.22

Gross rec. tax/Regulatory fee 0.72

Taxes and charges 0.72

Total new charges \$27.94

Total amount you owe \$27.94

### METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19037		18988		49

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	49	38	71
Service days	32	29	32
kWh/day	2	1	2
Amount	\$27.94	\$27.44	\$17.73

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**Electric Bill Statement**

For: Nov 4, 2022 to Dec 6, 2022 (32 days)

Statement Date: Dec 6, 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****\$581.84**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

NEW CHARGES DUE BY

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

Amount of your last bill	648.69
Payments received	-648.69
Balance before new charges	0.00
Total new charges	581.84
<b>Total amount you owe</b>	<b>\$581.84</b>

(See page 2 for bill details.)

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80369-00598

ACCOUNT NUMBER

\$581.84

TOTAL AMOUNT YOU OWE

Dec 27, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
SAMPSON CREEK CDD

Account Number:  
80369-00598

FPL.com Page 2

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E001

## BILL DETAILS

Amount of your last bill	648.69
Payment received - Thank you	-648.69
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$137.24
Fuel: (\$0.038060 per kWh)	\$198.67
Demand: (\$11.93 per KW)	\$202.81

Electric service amount 566.89

Gross rec. tax/Regulatory fee 14.95

Taxes and charges 14.95

Total new charges \$581.84

**Total amount you owe \$581.84**

## METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	40356		35136		5220
Demand KW	17.31				17

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	5220	5676	4454
Service days	32	29	32
kWh/day	163	195	139
Amount	\$581.84	\$648.69	\$461.27

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**Electric Bill Statement**

For: Nov 4, 2022 to Dec 6, 2022 (32 days)

Statement Date: Dec 6, 2022

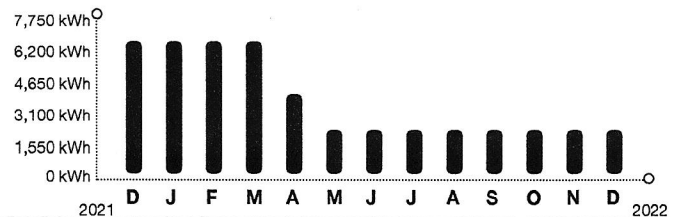
Account Number: 72556-88074

**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

**Dec 27, 2022**

NEW CHARGES DUE BY

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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
<b>Total amount you owe</b>	<b>\$3,421.12</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 23, 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.

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72556-88074

ACCOUNT NUMBER

**\$3,421.12**

TOTAL AMOUNT YOU OWE

**Dec 27, 2022**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2 0016 0020 450038 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
<b>Total amount you owe</b>	<b>\$3,421.12</b>

\*\* 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 Jan 6, 2023.

Usage Type	Usage
Total kWh used	2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	2302	2302	7034
Service days	32	29	32
kWh/day	72	79	220
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 450038 ESLA

For: 11-04-2022 to 12-06-2022 (32 days)  
kWh/Day: 72  
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 450038 ESLA

For: 11-04-2022 to 12-06-2022 (32 days)  
kWh/Day: 72  
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
<b>Electric service amount</b>							<b>3,417.08</b>
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:** 33381-88364**Service Address:**

1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092

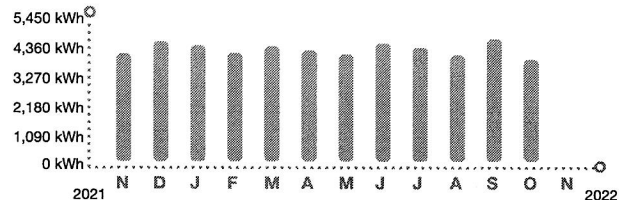
**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$25.75**

TOTAL AMOUNT YOU OWE

**Nov 28, 2022**

NEW CHARGES DUE BY

**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.

**BILL SUMMARY**

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

(See page 2 for bill details.)

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

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



/ 27

1304333818836405752000000

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

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](https://www.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](https://www.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.



**Bill To:**

St Johns Golf LLC  
Attn: Marc Rousseau  
12700 Sunrise Valley Drive Ste 300  
Reston, VA 20191-5807

**Invoice Date:** 12/15/2022

**Invoice No.** 2570

**Due Date:** 12/16/2022

**Project Address:**

205 St Johns Golf Drive  
St Augustine, Fla 32092

Services Provided	Amount
Install an Owens Corning Shingles Roof System on Pool Slide Only - Down Payment (50%)	3,104.98

*We truly appreciate and value your business! Please feel free to contact our office if you have any questions or concerns.*

Total	\$3,104.98
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$3,104.98</b>

545

**Subject:** Fwd: Down Payment is Due for Pool Slide Roof  
**Date:** Friday, December 16, 2022 at 11:12:30 AM Eastern Standard Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Daniel Laughlin <dlaughlin@gmsnf.com>, Sharyn Henning <shenning@gmssf.com>  
**Attachments:** Inv\_2570\_from\_Galaxy\_Builders\_Inc.\_12232.pdf

Good Morning,

I am forwarding the initial payment to Galaxy Builders for the slide tower roof repairs. I'm not certain on the allocation of funds, but I'll take a guess with this cost code:

001 320 57200 54500 Repairs & Maintenance

Feel free to reach out with any questions.

**Marc J. Rousseau**

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

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

From: <barbara@galaxyfla.com>  
Date: Fri, Dec 16, 2022 at 9:37 AM  
Subject: Down Payment is Due for Pool Slide Roof  
To: <mrousseau@rmsnf.com>  
Cc: Mike Rooff <mrooff@galaxyfla.com>

**Galaxy Builders, Inc.**

**Invoice** Due: 12/16/2022  
2570

Amount Due: **\$3,104.98**

Attached you'll find Invoice No. 2570 for \$3,104.98. Payment is due 12/16/2022.

Two ways to pay your Invoice:

1. Select the "View & Pay Invoice" link below to process an ACH payment; or
2. Select this [link](#) to process a card payment.

To cover the cost of accepting credit card payments, we pass on a 3.5% credit card processing fee. This fee is not more than the cost of accepting these cards.

There is no fee for ACH or debit card payments.



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

Invoice	
Date 12/01/2022	Number JAK12220023
Due Date 12/31/2022	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

**Sold To:**  
 SAMPSON CREEK C.D.D.

**For:**  
 Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

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

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

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

**For:**  
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK12220023	12/01/2022	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	12/31/2022	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR <u>DECEMBER</u>				1611.00	1611.00	
Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Amount of Sale		\$ 1,611.00
					Sales Tax		\$ 0.00
					Total		\$ 1,611.00

*Janitorial Cleaning*  
 320.57220.45300





MAKE CHECK PAYABLE TO:



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	12/2/2022	\$2,280.00

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

00000000014920001000000005723200000022800019

Please Return this portion with your payment

Invoice 57232B

PO #

Date	Description	Quantity	Amount	Tax	Total
<b>219 St Johns Golf Dr St. Augustine, FL 32092</b>					
12/2/2022	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

Sul. 463

Credits \$0.00  
Adjustment \$0.00

AMOUNT DUE

\$2280.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 707136  
Portal Registration #: AF01BA4E

Corporate Address  
4651 Salisbury Rd, Suite 15  
Jacksonville, FL 32256

Customer Portal Link: [www.lakedoctors.com/contact-us/make-a-payment/](http://www.lakedoctors.com/contact-us/make-a-payment/)

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



**Subject:** Fwd: Invoice  
**Date:** Tuesday, December 6, 2022 at 8:37:54 AM Eastern Standard Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** image.png, 0\_4\_7.jpg, image.png, Invoice\_20221202.pdf

Good Morning Sharyn,

I am forwarding invoice #57232B for the amount of \$2,280.00 for pond management services at Sampson Creek.  
Please pay invoice using cost code:

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:** Fri, Dec 2, 2022 at 4:49 PM  
**Subject:** Invoice  
**To:** <mrousseau@rmsnf.com>



Hey Sharyn,

The check can be made out to

Lee G. Kellison, P.A. Trust Account

599 Atlantic Blvd Suite 4

Atlantic Beach, FL 32233

\$435.00  
541.46202

Daniel Laughlin

Governmental Management Services

District Manager

475 West Town Place, Suite 114

Saint Augustine, Florida 32092

(904)-940-5850 x401 (Office)

(904)-940-5899 (Fax)

[Dlaughlin@gmsnf.com](mailto:Dlaughlin@gmsnf.com)

On Dec 9, 2022, at 2:53 PM, Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

Let me know, 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](mailto:shenning@gmssf.com)





Duval Landscape Maintenance  
7011 Business Park Blvd N  
Jacksonville, FL 32256  
www.duvallandscape.com

## INVOICE

Date	Invoice No.
08/25/22	17531
Terms	Due Date
Net 40	10/04/22

### BILL TO

AP Sampson Creek  
SAMPSON CREEK CDD - ST JOHNS GOLF & CC  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE, FL 32092

### PROPERTY

Sampson Creek @ ST JOHNS  
GOLF & CC  
205 St Johns Golf Dr  
ST AUGUSTINE, FL 32092

Amount Due	PO Number
\$435.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#21618 - Irrigation valve locate and  
repair Aug 22

Zone 11 not active. Needed to locate and  
repair the solenoid

Zone 11 not active. Needed to locate  
and repair the solenoid

#### Irrigation Service/Repairs

					\$435.00
AC Solenoid	each	1.00	\$85.00	\$85.00	
Irrigation Labor	Hr	2.00	\$100.00	\$200.00	
Valve Locating	each	1.00	\$150.00	\$150.00	

Total	\$435.00
Payments/Credits	(\$0.00)
Balance Due	\$435.00

Phone: (904) 885-3616 | Email: [accounting@duvallandscape.com](mailto:accounting@duvallandscape.com)

Project Manager Alex Acree



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

December 8, 2022

Invoice No: 188179

Project 16080.00 Sampson Creek CDD

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

- Requisition Review
- CDD Agenda Conference Call
- Various Site Inspections and Evaluations (Red Hawk, Meadowview, and Forest Glen)
- Eagle Pointe Pond Erosion Coordination

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

For billing inquiries, please contact our Accounting Department.

513.311

**Professional Services through November 30, 2022**

Phase	001	General Services			
			Hours	Rate	Amount
		Professional Engineer	3.75	135.00	506.25
		Professional Engineer	8.00	135.00	1,080.00
		Administrative	.25	50.00	12.50
		<b>Total Labor</b>			<b>1,598.75</b>

Phase	999	Reimbursable Expenses			
		Mileage			63.25
		<b>Total Expenses</b>			<b>63.25</b>
		11 x 17 B/W	4.0 Copies @ 0.55		2.20
		8.5 x 11 B/W	8.0 Copies @ 0.27		2.16
		<b>Total Reproductions</b>			<b>4.36</b>
					<b>4.36</b>
		<b>Total Due:</b>			<b>\$1,666.36</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,598.75	79,587.77	81,186.52
Expense	67.61	3,910.30	3,977.91

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.

Project	16080.00	Sampson Creek CDD		Invoice	188179
Interest		0.00	2.35	2.35	
<b>Totals</b>		<b>1,666.36</b>	<b>83,500.42</b>	<b>85,166.78</b>	

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | [www.MDGinc.com](http://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.





Nader's Pest Raiders 904-671-8240  
PO Box 3805  
St Augustine, FL 32085-3805  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

## IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 343129

Statement Date: 11/08/22 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
11/01/22	49134710	Service Address: 219 St Johns Golf Drive, St. Augustine, FL 32092 Sentricon Guarantee/Coverage <i>CDD</i>	\$640.00	\$0.00	\$640.00
11/01/22	49134711	Service Address: 126-1 St. Johns Golf Drive, St. Augustine, FL 32092 Sentricon Guarantee/Coverage	\$83.00	\$0.00	\$83.00
11/01/22	49134712	Service Address: 954 Eagle Point Drive West Restroom 2 @ #4 Tee Box, St. Augustine, FL 32092 Sentricon Guarantee/Coverage	\$83.00	\$5.40	\$88.40

*Repair + maintenance  
320.57200.54500*

Current: \$811.40

Past Due: \$0.00

Total Amount Due: \$811.40

Please Keep the Top Portion For Your Records. Return Bottom Portion with Payment

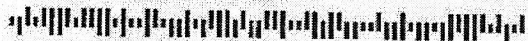


PO Box 3805 • St Augustine, FL 32085-3805

Temp-Return Service Requested

You can pay your bill online at [www.naderspestraiders.com](http://www.naderspestraiders.com)

\*\*\*\*\*AUTO\*\*ALL FOR AADC 320



ST. JOHNS GOLF & COUNTRY CLUB 5  
205 SAINT JOHNS GOLF DR 1131  
ST AUGUSTINE FL 32092-1053



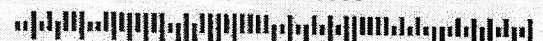
GA22349F

Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	49134710	\$640.00	<input type="checkbox"/>
<input type="checkbox"/>	49134711	\$83.00	<input type="checkbox"/>
<input type="checkbox"/>	49134712	\$88.40	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS  
PO BOX 3805  
ST AUGUSTINE FL 32085-3805



Statement Date: 11/08/22  
Customer Number: 343129

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$811.40  
Check # \_\_\_\_\_



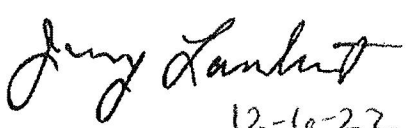
Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 362  
Invoice Date: 12/1/2022  
Due Date: 12/1/2022  
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 - December 2022		6,250.00	6,250.00
1.320.57200.34700 - Facility Management - Sampson Creek - December 2022		6,005.33	6,005.33
 12-6-22			

**Total** \$12,255.33

**Payments/Credits** \$0.00

**Balance Due** \$12,255.33

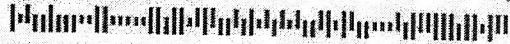




St. Johns County Sheriff's Office  
Alarm Program  
P.O. BOX 142916  
Irving, TX 75014  
Customer Service: 1-888-471-9138

PLEASE SEND ONLY CHECKS OR MONEY ORDERS		
MAKE CHECKS AND MONEY ORDERS PAYABLE TO		
St. Johns County Sheriff's Office, Alarm Program		
PERMIT NO: 8344	INVOICE NO: 45429	DATE: 23-Nov-2022
NAME: ST JOHNS GOLF AND COUNTRY CLUB		
TOTAL DUE: \$35.00		SHOW AMOUNT PAID HERE : \$

MDG2022 00007687 01



ST JOHNS GOLF AND COUNTRY CLUB  
219 ST JOHNS GOLF DRIVE  
ST AUGUSTINE, FL 32092

### REMIT TO ADDRESS

St. Johns County Sheriff's Office Alarm Program  
P.O. Box 142916  
Irving, TX 75014

0 124 0000008344 0045429 0003500

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



St. Johns County Sheriff's Office  
Alarm Program  
P.O. BOX 142916  
Irving, TX 75014  
Customer Service: 1-888-471-9138

PERMIT NO: 8344	INVOICE DATE: 23-Nov-2022
INVOICE NO: 45429	DUE DATE: Overdue
PERMIT EXPIRATION DATE: 01-Jul-2023	

**Alarm Location:** SAMPSON CREEK CDD, 219 ST JOHNS GOLF DRIVE, St. Augustine, FL, 32092

### Reminder

ITEM#	ITEM DESCRIPTION	INVOICE NO	OFFENSE NO	DATE	TIME	AMOUNT
1	Reinstatement Fee - for Excessive False Alarm	45429				\$35.00
Total Amount Payable						\$35.00

Please send only checks or money orders. To pay this bill online, please visit  
<http://www.famspermit.com/StJohnsCounty>. You can enroll to Go Paperless and you can also login

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



*Repairs + Maintenance*  
*320.57200.54500*





# INVOICE

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

Customer #: 14846146  
Invoice #: 8221848  
Invoice Date: 1/1/2023  
Cust PO #:

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

Terms: Net 15 Days

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

Please detach stub and remit with your payment

## Payment Stub

Customer Account#: 14846146  
Invoice #: 8221848  
Invoice Date: 1/1/2023

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 #8221848 for Sampson Creek CDD  
**Date:** Wednesday, December 28, 2022 at 9:30:37 AM Eastern Standard Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>

Good Morning Sharyn,

Please pay the attached invoice #8221848 for the amount of \$12,577.17 for landscaping services performed by Brightview for the month of December 2022. 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, Dec 27, 2022 at 6:44 PM Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

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

\*Regulated by the State of Florida

On 12/27/22, 6:39 PM, "[Billing@brightview.com](mailto:Billing@brightview.com) <<mailto:Billing@brightview.com>>" <[Billing@brightview.com](mailto:Billing@brightview.com)>  
<<mailto:Billing@brightview.com>>> wrote:

Dear Sampson Creek CDD,

Please find the attached copy of Invoice #8221848 dated 1/1/2023.

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



152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Estimate 1008

ADDRESS

205 St. Johns Golf Dr  
Saint Augustine, FL 32092

DATE  
08/12/2022

TOTAL  
\$1,972.11

P.O. NUMBER

Splash Pad

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/12/2022	Pool Repair	Turtle Dumping Seeflow (Blue)	2	378.92	757.84
08/12/2022	Pool Repair	Bearing SSR16 2RS (2"OD X 1"IDX1/2"WD) Stainless Steel	2	113.32	226.64
08/12/2022	Pool Repair	Plug 2" Pipe Size Pod Spray Brass, Lead Free	7	25.74	180.18
08/12/2022	Pool Repair	Pod Spray Nozzle Sleeve Brass, Lead Free	7	81.13	567.91
08/12/2022	Pool Repair	Pod Spray Projection Nozzle 3 Holes Pattern	7	24.22	169.54
08/12/2022	Services	Freight Charge	1	70.00	70.00

TOTAL

\$1,972.11

THANK YOU.

Accepted By

Accepted Date

320.57200.45200  
Pool maintenance  
Repair

152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Estimate 1012

ADDRESS

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

DATE  
09/22/2022

TOTAL  
\$1,259.86

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/22/2022	Pool Repair	STENNER: 120V 10GPD 25 PSI .25" ADJ 1- HEAD CLASSIC PUMP	1	499.93	499.93
09/22/2022	Pool Repair	STENNER: 120V 50GPD 25PSI .25" ADJ 1- HEAD CLASSIC PUMP	1	499.93	499.93
09/22/2022	Pool Repair	LABOR REMOVE/INSTALLATION	2	130.00	260.00

TOTAL

\$1,259.86

THANK YOU.

Accepted By

Accepted Date

320.57200.45200

Pool Maintenance  
Repair



152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Estimate 1013

ADDRESS

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

DATE  
09/22/2022

TOTAL  
\$1,399.98

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/22/2022	Pool Repair	VACUUM PUMP: 1.1THP 115/208-230V TEFC SUPERFLO PUMP	1	1,174.98	1,174.98
09/22/2022	Pool Repair	LABOR: REPLUMB/REWIRE	1	225.00	225.00

SERVICE TECHNICIAN HAS NOTED THE VACUUM PUMP  
NEEDS TO BE REPLACED

TOTAL

\$1,399.98

THANK YOU.

Accepted By

Accepted Date

320.57200-45200

Pool Maintenance

152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Invoice 539

**BILL TO**

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

DATE  
12/27/2022

PLEASE PAY  
\$2,086.60

DUE DATE  
01/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/27/2022	31 Pool Service	January Pool Service 2023	1	1,850.00	1,850.00
12/27/2022	Pool Chemicals	Muriatic Acid per gal	8	8.95	71.60
12/27/2022	Pool Chemicals	Trichlor per lb	22	7.50	165.00

TOTAL DUE

**\$2,086.60**

THANK YOU.

320.57200.45200  
Pool Maintenance





**ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE**

**SJSO22CAD282688**

NAME / ID:		Casey A Romein LLC			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Tuesday, December 20, 2022	SJSO22CAD282688	4:45PM	8:45PM	4	\$220.00
<b>ACTIVITY / COMMENTS:</b>		Hour Rate \$55.00		4	\$220.00

Total Contacts: 4   Citations: 2   Warnings: 5

Multiple roving patrols. All roads patrolled.

Moving Violations: 4x (St Johns Golf Drive) one driver was cited for allowing a juvenile to ride outside of the vehicle while in motion - stopped a juvenile for running a stop sign in the dark with no lights on their golf cart - stopped two other drivers for running a stop sign in their vehicle -

Parking violations: None.

***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b> Sharyn Rosina Govt. Management Service 5385 N Hob Hill Road Sunrise, FL 33351	<b>REMIT PAYMENT TO:</b> Casey A Romein LLC 82 Willow Lake Drive Saint Augustine FL, 32092	<b>INVOICE #</b>	SJSO22CAD282688
		Service Date:	12/20/22
		Invoice Date:	12/20/22
		Total Due:	\$220.00
		Due Date:	<b>UPON RECEIPT</b>





ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

St Johns Golf CDD

SJSO22CAD283848					
NAME / ID:		Casey A Romein LLC			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Thursday, December 22, 2022	SJSO22CAD283848	9:00AM	1:00PM	4	\$220.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	4	\$220.00
Total Contacts: 4   Citations: 1   Warnings: 3					
Multiple roving patrols. All roads patrolled.					
Moving Violations: 1x (Leo Maguire Pkwy) one driver cited for speeding (49/35mph zone).					
Parking violations: 1x (Stonehedge Trail Lane) one owner issued a yellow card for illegally parking on the street, 1x (Forest Glen Way) one owner issued a yellow card for illegally parking on the street, 1x (Eagle Point Drive) one owner issued a yellow card for illegally parking on the street.					
***Payroll use only***		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
BILL TO:		REMIT PAYMENT TO:		INVOICE #	SJSO22CAD283848
Sharyn Rosina		Casey A Romein LLC		Service Date:	12/22/22
Govt. Management Service		82 Willow Lake Drive		Invoice Date:	12/22/22
5385 N Hob Hill Road		Saint Augustine FL, 32092		Total Due:	\$220.00
Sunrise, FL 33351				Due Date:	UPON RECEIPT

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 390**Invoice Date:** 1/1/23**Due Date:** 1/1/23**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 - January 2023		4,690.50	4,690.50
Information Technology - January 2023		83.33	83.33
Dissemination Agent Services - January 2023		166.67	166.67
Postage		22.50	22.50
Copies		42.12	42.12
<b>Total</b>			<b>\$5,005.12</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,005.12</b>



**Subject:** FW: Top scrub Aerobic room floor

**Date:** Friday, December 30, 2022 at 10:04:00 AM Eastern Standard Time

**From:** Leah Tincher <sjgccmanager@rmsnf.com>

**To:** Sharyn Henning <shenning@gmssf.com>

Code:320.57200.45300 Janitorial Maintenance

Thanks,

**Leah Tincher**  
**Amenity Manager**  
**St Johns Golf & Country Club**

---

**From:** Darryl Hall

**Sent:** Wednesday, December 28, 2022 10:30 AM

**To:** sjgccmanager@rmsnf.com

**Subject:** Top scrub Aerobic room floor

Date  
12/28/22

Invoice #  
0012280022

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

Bill To

Leah Tincher  
Sampson Creek C.D.D.  
2199 St. Johns Golf Dr.  
St. Augustine, FL 32092

Description	Terms	Amount
Top scrub aerobic room floor	Due upon receipt	\$150.00

Thank you,

Darryl Hall



2021-2 St. Augustine Road E, Jacksonville, FL 32207  
888-465-6373



INV:91966038

ACCT#	DATE	TERMS	BIN/CNT
301956	12/22/2022	NET30	5111-2
PO# NET30; NT# 8105916			

HSC\_USMAIL: US Mail First Class (9 oz)

Tracking#: 9400111206207515222222

**BILL TO:**

GMS - GOVERNMENTAL MANAGEMENT SERVICES  
475 WEST TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092

**SHIP TO:**

SARAH SWEETING  
SAMPSON CREEK CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT -- Laura Webb	20.00	16.99	16.99
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT -- Graham Leary	20.00	16.99	16.99
1	FIRST-I	SHIPPING AND HANDLING - USMAIL FIRST CLASS	9.76	9.76	9.76
		<b>TOTAL</b>			<b>43.74</b>

We appreciate your business !!!

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

Invoice	
<b>Date</b> 01/01/2023	<b>Number</b> JAK01230023
<b>Due Date</b> 01/31/2023	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$ 1,611.00	<b>Amount Remitted</b>

**Sold To:**  
 SAMPSON CREEK C.D.D.

**For:**  
 Same as Sold To

219 ST. JOHNS GOLF DRIVE


ST. AUGUSTINE FL 32092

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

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

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

**For:**  
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK01230023	01/01/2023	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	01/31/2023	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR JANUARY				1611.00	1611.00	
<div>320.57200.45360</div> <div>Sanitorial Maintenance</div> <div></div> <div>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</div>							
					Amount of Sale		\$ 1,611.00
					Sales Tax		\$ 0.00
					Total		\$ 1,611.00



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

Page 1 of 3

Customer Name: SAMPSON CREEK COMMUNITY

Account #: 1487324200

Cycle: 15

Bill Date: 12/15/22

### TOTAL SUMMARY OF CHARGES

Irrigation ..... \$ 102.57

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

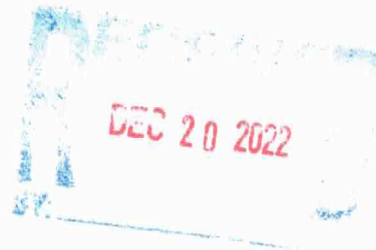
Total New Charges: ..... \$ 102.57



Please pay \$102.57 by 01/06/23 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.



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$87.33	-\$87.33	\$0.00	\$102.57	\$102.57

**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: 12/15/22		Please pay by 01/06/23 to avoid 1.5% late Payment Fee	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$87.33	-\$87.33	\$0.00	\$102.57	\$102.57	

# 0000164

I=10010000



164 1 MB 0.512  
SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761



\*\* JEA \*\*

P.O. BOX 45047  
JACKSONVILLE FL 32232-5047

0252148732420000000000004000010257010100000001500015



Customer Name: SAMPSON CREEK COMMUNITY

Account #: 1487324200

Cycle: 15

Bill Date: 12/15/22

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 11/08/22 - 12/09/22 Reading Date: 12/09/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
73470057	31	2743	Regular	3/4	6000 GAL
Basic Monthly Charge				\$	18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					20.64
Environmental Charge					2.22
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>41.76</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

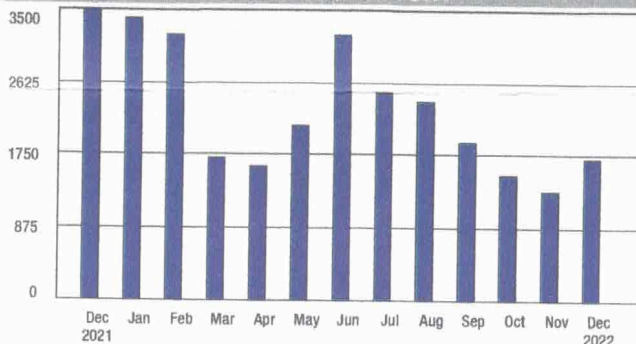
Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 11/08/22 - 12/09/22 Reading Date: 12/09/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	31	2196	Regular	3/4	11000 GAL
Basic Monthly Charge				\$	18.90
Tier 1 Consumption (1-14 kgal @ \$3.44)					37.84
Environmental Charge					4.07
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>60.81</b>

### CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	35,000	13,000	17,000	0





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



Customer Name: SAMPSON CREEK COMMUNITY

Account #: 8274324200

Cycle: 15

Bill Date: 12/15/22

### TOTAL SUMMARY OF CHARGES

Irrigation .....	\$	449.55
Sewer .....		76.24
Water .....		482.70

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

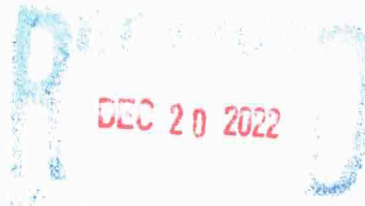
Total New Charges: ..... \$ 1,008.49



Please pay \$1,008.49 by 01/06/23 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.



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,200.67	-\$1,200.67	\$0.00	\$1,008.49	\$1,008.49

**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: 12/15/22		Please pay by 01/06/23 to avoid 1.5% late Payment Fee	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$1,200.67	-\$1,200.67	\$0.00	\$1,008.49	\$1,008.49	

# 0000165

I=10010000



165 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

12428274324200000000000004000100849010100000001500013



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

## SERVICE DETAILS

Account Name: SAMPSON CREEK COMMUNITY	Account #: 8274324200	Bill Date: 12/15/22	Cycle: 15
------------------------------------------	--------------------------	------------------------	--------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
1054 EAGLE POINT DR Detail Charges:	I	18.90 18.90	Irrigation 1 - Commercial Meter Nbr 74457419	11/08/22 - 12/09/22 Current Reading 487	Commercial Irrigation Service Consumption 0 GAL Days Billed 31 Reading Type Regular
1148 STONEHEDGE TRAIL LN APT 1 Detail Charges:	I	69.60 31.50 34.40 3.70	Irrigation 1 - Commercial Meter Nbr 64314540	11/07/22 - 12/08/22 Current Reading 4047	Commercial Irrigation Service Consumption 10000 GAL Days Billed 31 Reading Type Regular
1401 CRESTED HERON CT Detail Charges:	I	112.53 63.00 44.72 4.81	Irrigation 1 - Commercial Meter Nbr 62253178	11/08/22 - 12/09/22 Current Reading 8491	Commercial Irrigation Service Consumption 13000 GAL Days Billed 31 Reading Type Regular
219 SAINT JOHNS GOLF DR Detail Charges:	S	38.12 31.73 6.02 0.37	Commercial - Water/Sewer Meter Nbr 60873506	11/09/22 - 12/12/22 Current Reading 1912	Commercial Sewer Service Consumption 1000 GAL Days Billed 33 Reading Type Regular
219 SAINT JOHNS GOLF DR Detail Charges:	W	441.18 100.80 272.67 67.71	Swimming Pool - Water Meter Nbr 74759589	11/08/22 - 12/12/22 Current Reading 19917	Commercial Water Service Consumption 183000 GAL Days Billed 34 Reading Type Regular
219 SAINT JOHNS GOLF DR Detail Charges:	W	20.76 18.90 1.49 0.37	Commercial - Water/Sewer Meter Nbr 60873506	11/09/22 - 12/12/22 Current Reading 1912	Commercial Water Service Consumption 1000 GAL Days Billed 33 Reading Type Regular
219 SAINT JOHNS GOLF DRAPT 1 Detail Charges:	S	38.12 31.73 6.02 0.37	Commercial - Water/Sewer Meter Nbr 86955411	11/08/22 - 12/09/22 Current Reading 59	Commercial Sewer Service Consumption 1000 GAL Days Billed 31 Reading Type Regular
219 SAINT JOHNS GOLF DRAPT 1 Detail Charges:	W	20.76 18.90 1.49 0.37	Commercial - Water/Sewer Meter Nbr 86955411	11/08/22 - 12/09/22 Current Reading 59	Commercial Water Service Consumption 1000 GAL Days Billed 31 Reading Type Regular







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

# INVOICE

12/15/2022

12654/

Customer PO #

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



**E-MAILED**  
12/15/22

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
X061228	Due Upon Receipt	12/15/2022	

Quantity	Item / Description	Unit Price	Amount
1.50	Tech Rate Tech changed out gym lock. Adjusted time code to 4AM, ran some reports on cards. Reviewed camera system, showed customer how to review video and upload wisenet app. Cameras and access control are on a closed secure network that does not have internet	135.00	202.50
1.00	Trip Charge	50.00	50.00
Repairs & Maintenance			

320.57200.54500

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



### 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.

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 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. 3158239

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. 3158239  
17923-1

---

Re: Sampson Creek CDD - General Counsel

**For Professional Legal Services Rendered**

11/03/22	W. Haber	0.30	58.50	Review correspondence from Duval Landscape and confer with Laughlin regarding same
11/04/22	W. Haber	0.20	39.00	Confer with Sevestre regarding status of FPL easement request
11/10/22	W. Haber	0.50	97.50	Prepare for and participate in call to discuss agenda for November meeting
11/11/22	J. Brown	0.30	105.00	Work session with Haber regarding third party subpoena; review regarding same
11/11/22	W. Haber	0.20	39.00	Review resident correspondence regarding lot bank repair and confer with Laughlin regarding same
11/15/22	W. Haber	0.40	78.00	Review revisions to agreement for slide tower roof repair and confer with Laughlin regarding same
11/17/22	W. Haber	3.60	702.00	Prepare for and participate in Board meeting

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



**KUTAK ROCK LLP**

Sampson Creek CDD  
December 30, 2022  
Client Matter No. 17923-1  
Invoice No. 3158239  
Page 2

11/18/22	W. Haber	0.40	78.00	Review and respond to correspondence from counsel regarding records request
11/21/22	W. Haber	0.20	39.00	Review and respond to correspondence regarding pond access
11/22/22	W. Haber	0.80	156.00	Prepare correspondence to Sweeting regarding Riverside Agreement; confer with counsel regarding subpoena
11/28/22	W. Haber	0.70	136.50	Review correspondence from counsel for Duval and confer with Laughlin regarding same and subpoena for documents
11/29/22	W. Haber	0.50	97.50	Review correspondence regarding agreement for slide tower roof repair; confer with Loughlin regarding same; review landscape maintenance agreement
11/30/22	W. Haber	1.30	253.50	Confer with Fixel and Sevestre regarding FPL taking; research issues regarding same; research issue regarding Duval demand

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED \$1,879.50

**DISBURSEMENTS**

Meals	6.72
Travel Expenses	149.78

TOTAL DISBURSEMENTS 156.50

TOTAL CURRENT AMOUNT DUE \$2,036.00



MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.  
Governmental Management Services

Po Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

707136

1/1/2023

\$2,280.00

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

00000000014920001000000006359000000022800016

Please Return this portion with your payment

Invoice 63590B

PO #

Date	Description	Quantity	Amount	Tax	Total
<b>219 St Johns Golf Dr St. Augustine, FL 32092</b>					
1/1/2023	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
<b>Credits</b>					\$0.00
<b>Adjustment</b>					\$0.00
					<b>AMOUNT DUE</b>
					\$2280.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 707136  
Portal Registration #: AF01BA4E

Corporate Address  
4651 Salisbury Rd, Suite 15  
Jacksonville, FL 32256

Customer Portal Link: [www.lakedoctors.com/contact-us/make-a-payment/](http://www.lakedoctors.com/contact-us/make-a-payment/)

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



**Subject:** Fwd: Invoice  
**Date:** Tuesday, January 3, 2023 at 9:26:30 AM Eastern Standard Time  
**From:** Marc Rousseau <mrousseau@rmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** image.png, 0\_4\_7.jpg, image.png, Invoice\_20230101.pdf

Good Morning Sharyn,

I am forwarding invoice #63590B for the amount of \$2,280.00 for pond maintenance service rendered for the month of December 2022.

Please use cost code:

**001 320 54100 46300 Lake Maintenance**

Feel free to reach out with any questions.

**Marc J. Rousseau**

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

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

From: <jacksonville@lakedoctors.com>  
Date: Sun, Jan 1, 2023 at 9:12 PM  
Subject: Invoice  
To: <mrousseau@rmsnf.com>



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

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  
(813) 767-5500



NE FL Commercial Office 904-646-4717  
PO Box 2045  
Ponte Vedra, FL 32004-2045  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

## IS YOUR BUSINESS PROTECTED FROM TERMITES?

Termites can cause over \$5 billion in property damage every year. It's not if your place of business will encounter termites, but when. Protect your workplace and employees 24/7/365 with Sentricon® with Always Active from Nader's Pest Raiders, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 704649 Statement Date: 12/20/22 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 219 Saint Johns Golf Dr Swim Club, Saint Augustine, FL 32092-1053					
12/15/22	49684881	Rodent Control Service	\$150.00	\$0.00	\$150.00
12/15/22	49684832	Pest Control Service	\$71.00	\$0.00	\$71.00

320.57200.54500  
Repairs & Maintenance

12/30/22

Current: \$221.00

Past Due: \$0.00

Total Amount Due: \$221.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 2045 • Ponte Vedra, FL 32004-2045  
Temp-Return Service Requested

You can pay your bill online at [www.naderspestraiders.com](http://www.naderspestraiders.com)

\*\*\*\*\*SNGLP



SAMPSON CREEK CDD 1  
219 SAINT JOHNS GOLF DR 19  
SAINT AUGUSTINE FL 32092-1053



Statement Date: 12/20/22  
Customer Number: 704649

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$221.00  
Check # \_\_\_\_\_

Please check Invoice(s) paid below.			
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>
<input type="checkbox"/>	49684881	\$150.00	<input type="checkbox"/>
<input type="checkbox"/>	49684832	\$71.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS  
PO BOX 2045  
PONTE VEDRA FL 32004-2045





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

**Invoice #100942**  
Invoice Date: 12/20/2022

Account #101024  
St. Johns Golf & Country Club

## Invoice

### Billing Location Information

<b>Billing Address</b>	219 St Johns Golf Dr St Augustine, FL 32092	<b>Billing Contact</b>	Leah Tincer
		<b>Main Number</b>	(904) 599-9093
		<b>Mobile Number</b>	
		<b>Email</b>	Sjgcmanger@Rmsnf.Com

### Service Information

Services	Qty	Rate	Price
<b>219 St Johns Golf Dr, St Augustine, FL 32092</b>			
<b>12/20/2022 PM: Quarterly</b>	1 visit	\$0.00 / visit	\$0.00
Quarterly scheduled preventative maintenance			
— Product: PM: Treadmill	5.00 Ea	\$30.00 / Ea	\$150.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Recumbent, Upright Bicycle	2.00 Ea	\$20.00 / Ea	\$40.00
— Product: PM: Multi-Station	3.00 Ea	\$15.00 / Ea	\$45.00
— Product: PM: Single-Station	11.00 Ea	\$10.00 / Ea	\$110.00
— Product: PM: Bench, AB Crunch, Smith Machine	1.00 Ea	\$10.00 / Ea	\$10.00
— Product: Travel 60-160 miles	1.00 Ea	\$110.00 / Ea	\$110.00
<b>Subtotal:</b>			\$605.00
<b>Tax:</b>			\$0.00
<b>Total:</b>			\$605.00
<b>Amount Paid:</b>			\$0.00
<b>Balance Due:</b>			\$605.00

Repairs & Maintenance  
320.57200 .54500

Gym Maintenance

**Pay Now**

Q

12/30/22





ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

St Johns Golf CDD

SJSO23CAD005512

NAME / ID:	Casey A Romein LLC				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Saturday, January 7, 2023	SJSO23CAD005512	5:00PM	8:00PM	3	\$165.00
ACTIVITY / COMMENTS:		Hour Rate	\$55.00	3	\$165.00

Total Contacts: 2 Citations: 1 Warnings: 1

Multiple roving patrols. All roads patrolled.

Moving Violations: 1x (Leo Maguire Parkway) one driver was warned for speeding (50/35mph zone) - 1x (St. Johns Golf Drive) one driver was cited for speeding (37/25mph zone) -

Parking violations: None observed on this tour.

***Payroll use only***	***VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>	SJSO23CAD005512
Sharyn Rosina	Casey A Romein LLC	Service Date:	01/07/23
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	01/07/23
5385 N Hob Hill Road	Saint Augustine FL, 32092	Total Due:	\$165.00
Sunrise, FL 33351		Due Date:	<b>UPON RECEIPT</b>



## ***Sampson Creek CDD***

FPL Electric

Code to 001.320.54100.43000

### **December-22**

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,090.07
19350-09421	211 St. John's Golf Drive #LITES	\$	219.28
46974-44356	9402 Leo Maguire Pkwy #2	\$	28.07
55613-33054	2125 County Road 210 W	\$	93.33
59216-52565	205 St. John's Golf Drive	\$	144.59
61084-35154	944 Leo Maguire Parkway #1	\$	28.11
80369-00598	205 St. John's Golf Drive #Swimclub	\$	736.12
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,151.99
33381-88364	1574 Drury Court #1	\$	25.66
Total		<hr/> <hr/>	<hr/> <hr/>
		\$	6,542.88

\*\*\*V#16

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



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

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

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

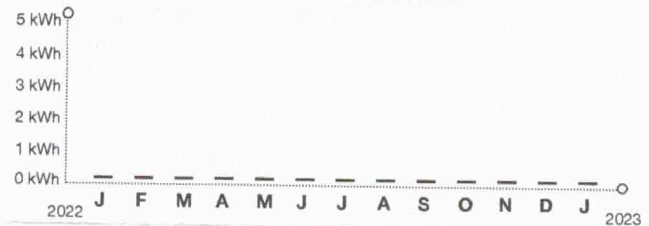
NEW CHARGES DUE BY

**BILL SUMMARY**

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

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

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

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#BWNDJNQ \*\*\*  
#4428043LQ169767#  
SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

1



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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
SAMPSON CREEK CDD

Account Number:  
08744-67061

FPL.com Page 2

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### 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: \$12.68

Minimum base bill charge: \$12.32

Non-fuel energy charge: \$0.076500 per kWh

Fuel charge: \$0.040470 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

**Total amount you owe \$25.66**

### METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Feb 6, 2023.

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

### ENERGY USAGE COMPARISON

	This Month Jan 6, 2023	Last Month Dec 6, 2022	Last Year Jan 6, 2022
Service to			
kWh Used	0	0	0
Service days	31	32	31
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$12.22

### KEEP IN MIND

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

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**FPL.com/Reliability**

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: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

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****\$1,090.07**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

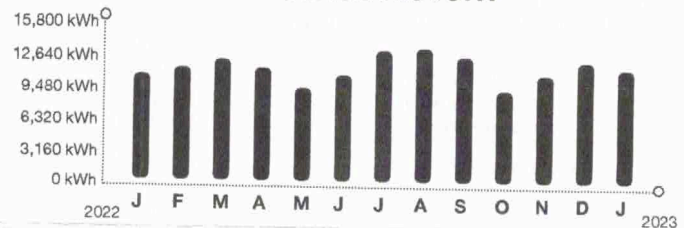
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,109.52
Payments received	-1,109.52
Balance before new charges	0.00
Total new charges	1,090.07
Total amount you owe	<b>\$1,090.07</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% 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

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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  
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this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

16229-99512

ACCOUNT NUMBER

**\$1,090.07**

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	1,109.52
Payment received - Thank you	-1,109.52
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
--------------	---------

Non-fuel: (\$0.027920 per kWh)	\$343.05
--------------------------------	----------

Fuel: (\$0.040470 per kWh)	\$497.25
----------------------------	----------

Demand: (\$11.28 per KW)	\$191.76
--------------------------	----------

Electric service amount	1,062.04
-------------------------	----------

Gross receipts tax (State tax)	27.25
--------------------------------	-------

Taxes and charges	27.25
-------------------	-------

Regulatory fee (State fee)	0.78
----------------------------	------

Total new charges	\$1,090.07
-------------------	------------

Total amount you owe	\$1,090.07
----------------------	------------

### METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	27360		15073		12287
Demand KW	17.16				17

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	12287	13024	11342
Service days	31	32	31
kWh/day	396	407	365
Amount	\$1,090.07	\$1,109.52	\$1,169.86

### KEEP IN MIND

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

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**Electric Bill Statement**

For: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

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****\$219.28**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	176.62
Payments received	-176.62
Balance before new charges	0.00
Total new charges	219.28
<b>Total amount you owe</b>	<b>\$219.28</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.

**JAN 09 2023**Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
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this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

19350-09421

ACCOUNT NUMBER

\$219.28

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0006 0020 450030

E001

### BILL DETAILS

Amount of your last bill	176.62
Payment received - Thank you	-176.62
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.076500 per kWh)	\$131.43
Fuel: (\$0.040470 per kWh)	\$69.53
Electric service amount	213.64
Gross receipts tax (State tax)	5.48
Taxes and charges	5.48
Regulatory fee (State fee)	0.16
Total new charges	\$219.28
<b>Total amount you owe</b>	<b>\$219.28</b>

### METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	28641		26923		1718

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	1718	1419	982
Service days	31	32	31
kWh/day	55	44	31
Amount	\$219.28	\$176.62	\$126.00

### KEEP IN MIND

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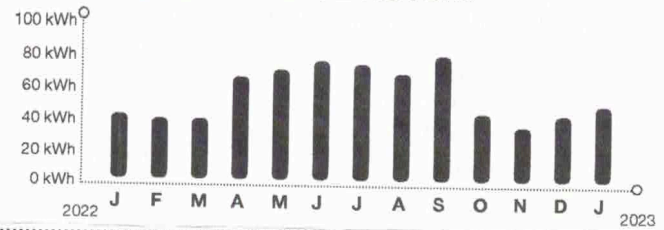
**Electric Bill Statement**  
**For:** Dec 6, 2022 to Jan 6, 2023 (31 days)  
**Statement Date:** Jan 6, 2023  
**Account Number:** 46974-44356  
**Service Address:**  
9402 LEO MAGUIRE PKWY # 2  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$28.07**  
TOTAL AMOUNT YOU OWE  
**Jan 27, 2023**  
NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	27.75
Payments received	-27.75
Balance before new charges	0.00
Total new charges	28.07
<b>Total amount you owe</b>	<b>\$28.07</b>

(See page 2 for bill details.)

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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

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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.

46974-44356  
ACCOUNT NUMBER

\$28.07  
TOTAL AMOUNT YOU OWE

Jan 27, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





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

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	27.75
Payment received - Thank you	-27.75
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$8.59

Non-fuel: (\$0.076500 per kWh) \$3.98

Fuel: (\$0.040470 per kWh) \$2.10

Electric service amount 27.35

Gross receipts tax (State tax) 0.70

Taxes and charges 0.70

Regulatory fee (State fee) 0.02

Total new charges \$28.07

Total amount you owe \$28.07

### METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	15652		15600		52

### ENERGY USAGE COMPARISON

	This Month Jan 6, 2023	Last Month Dec 6, 2022	Last Year Jan 6, 2022
Service to			
kWh Used	52	45	44
Service days	31	32	31
kWh/day	2	1	1
Amount	\$28.07	\$27.75	\$17.33

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement**

For: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

Account Number: 55613-33054

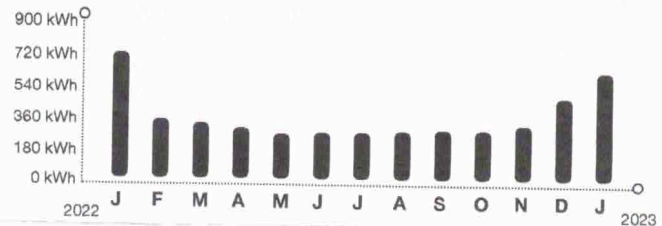
Service Address:

2125 COUNTY ROAD 210 W  
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$93.33**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

NEW CHARGES DUE BY

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.

**BILL SUMMARY**

Amount of your last bill	71.19
Payments received	-71.19
Balance before new charges	0.00
Total new charges	93.33
Total amount you owe	\$93.33

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

**JAN 00 2023**Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

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SAMPSON CREEK CDD  
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for ways to pay.

55613-33054

ACCOUNT NUMBER

\$93.33

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

0010 0020 450030

E001

### BILL DETAILS

Amount of your last bill	71.19
Payment received - Thank you	-71.19
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.076500 per kWh)	\$51.18
Fuel: (\$0.040470 per kWh)	\$27.07
Electric service amount	90.93
Gross receipts tax (State tax)	2.33
Taxes and charges	2.33
Regulatory fee (State fee)	0.07
Total new charges	\$93.33
<b>Total amount you owe</b>	<b>\$93.33</b>

### METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	86791		86122		669

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	669	509	770
Service days	31	32	31
kWh/day	22	16	25
Amount	\$93.33	\$71.19	\$101.44

### KEEP IN MIND

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**Electric Bill Statement**

For: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

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****\$144.59**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

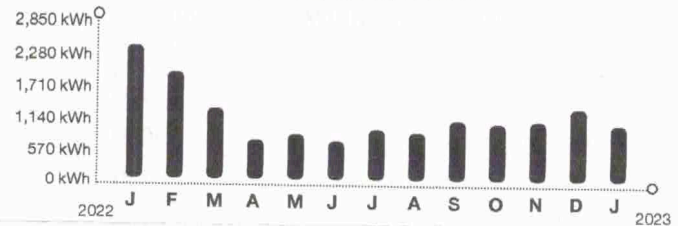
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	290.15
Payments received	-290.15
Balance before new charges	0.00
Total new charges	144.59
<b>Total amount you owe</b>	<b>\$144.59</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.

JAN 00 2023

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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for ways to pay.

59216-52565

ACCOUNT NUMBER

\$144.59

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
SAMPSON CREEK CDD

Account Number:  
59216-52565

FPL.com Page 2

0012 0020 450030

E001

### BILL DETAILS

Amount of your last bill	290.15
Payment received - Thank you	-290.15
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.076500 per kWh) \$83.84

Fuel: (\$0.040470 per kWh) \$44.36

Electric service amount 140.88

Gross receipts tax (State tax) 3.61

Taxes and charges 3.61

Regulatory fee (State fee) 0.10

Total new charges \$144.59

**Total amount you owe \$144.59**

### METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	27740		26644		1096

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	1096	1414	2571
Service days	31	32	31
kWh/day	35	44	82
Amount	\$144.59	\$290.15	\$498.42

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement**

For: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1

SAINT AUGUSTINE, FL 32092

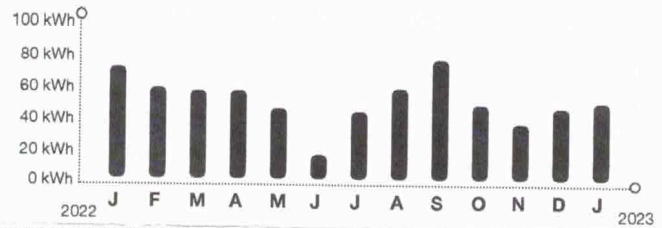
**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$28.11**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	27.94
Payments received	-27.94
Balance before new charges	0.00
Total new charges	28.11
<b>Total amount you owe</b>	<b>\$28.11</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

JAN 30 2023



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SAMPSON CREEK CDD  
5385 N NOB HILL RD  
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for ways to pay.

61084-35154

ACCOUNT NUMBER

\$28.11

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

0014 0020 450030

E001

### BILL DETAILS

Amount of your last bill	27.94
Payment received - Thank you	-27.94
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$8.51

Non-fuel: (\$0.076500 per kWh) \$4.06

Fuel: (\$0.040470 per kWh) \$2.14

Electric service amount 27.39

Gross receipts tax (State tax) 0.70

Taxes and charges 0.70

Regulatory fee (State fee) 0.02

Total new charges \$28.11

Total amount you owe \$28.11

### METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19090		19037		53

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	53	49	76
Service days	31	32	31
kWh/day	2	2	2
Amount	\$28.11	\$27.94	\$21.01

### KEEP IN MIND

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

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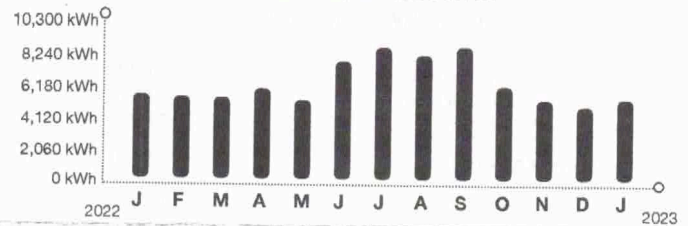
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**Electric Bill Statement****For:** Dec 6, 2022 to Jan 6, 2023 (31 days)**Statement Date:** Jan 6, 2023**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$736.12**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

NEW CHARGES DUE BY

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

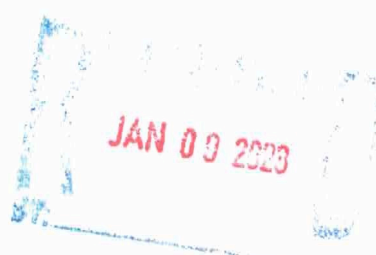
Amount of your last bill	581.84
Payments received	-581.84
Balance before new charges	0.00
Total new charges	736.12
<b>Total amount you owe</b>	<b>\$736.12</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

80369-00598

ACCOUNT NUMBER

\$736.12

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0020 0020 450030

E001

### BILL DETAILS

Amount of your last bill	581.84
Payment received - Thank you	-581.84
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$160.82
Fuel: (\$0.040470 per kWh)	\$233.11
Demand: (\$11.28 per KW)	\$293.28

Electric service amount 717.19

Gross receipts tax (State tax) 18.40

Taxes and charges 18.40

Regulatory fee (State fee) 0.53

Total new charges \$736.12

**Total amount you owe \$736.12**

### METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Feb 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	46116		40356		5760
Demand KW	26.28				26

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	5760	5220	5928
Service days	31	32	31
kWh/day	185	163	191
Amount	\$736.12	\$581.84	\$628.61

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement**

For: Dec 6, 2022 to Jan 6, 2023 (31 days)

Statement Date: Jan 6, 2023

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****\$4,151.99**

TOTAL AMOUNT YOU OWE

**Jan 27, 2023**

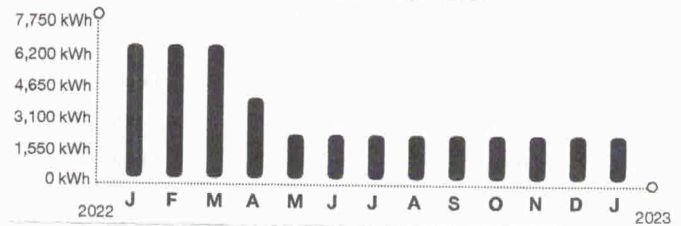
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	3,421.12
Payments received	-3,421.12
Balance before new charges	0.00
Total new charges	4,151.99
<b>Total amount you owe</b>	<b>\$4,151.99</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

- Payment received after March 28, 2023 is considered LATE; a late payment charge of 0.46% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

JAN 00 2023

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

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72556-88074

ACCOUNT NUMBER

\$4,151.99

TOTAL AMOUNT YOU OWE

Jan 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
SAMPSON CREEK CDD

Account Number:  
72556-88074

FPL.com Page 2

0016 0020 450030

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 **	4,144.85
Gross receipts tax (State tax)	4.15
Taxes and charges	4.15
Regulatory fee (State fee)	2.99
Total new charges	\$4,151.99
<b>Total amount you owe</b>	<b>\$4,151.99</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033550 per kWh
Fuel charge:	\$0.039830 per kWh

### METER SUMMARY

Next bill date Feb 6, 2023.

#### Usage Type

Total kWh used

Usage

2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2023	Dec 6, 2022	Jan 6, 2022
kWh Used	2302	2302	7034
Service days	31	32	31
kWh/day	74	72	227
Amount	\$4,151.99	\$3,421.12	\$3,574.62

### KEEP IN MIND

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

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Customer Name:  
SAMPSON CREEK CDD

Account Number:  
72556-88074

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0017 0020 450030 ESLA

For: 12-06-2022 to 01-06-2023 (31 days)

kWh/Day: 74

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 9.580000 1.450000	2,002	61.60 1,475.32 223.30
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 9.580000 1.450000	300	9.60 114.96 17.40
PMF0001 Non-energy Fixtures				166	9.610000		1,595.26
UCNP Non-energy Maintenance				11,449	0.048650		556.99

\* 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 450030 ESLA

For: 12-06-2022 to 01-06-2023 (31 days)  
kWh/Day: 74  
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							3,983.23
Sub total						2,302	4,054.43
Energy conservation cost recovery							0.87
Capacity payment recovery charge							-0.25
Environmental cost recovery charge							1.01
Transition rider credit							-9.53
Storm protection recovery charge							6.63
Fuel charge							91.69
<b>Electric service amount</b>							<b>4,144.85</b>
Gross receipts tax (State tax)							4.15
Regulatory fee (State fee)							2.99
<b>Total</b>						<b>2,302</b>	<b>4,151.99</b>

\* 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:** Nov 4, 2022 to Dec 6, 2022 (32 days)**Statement Date:** Dec 6, 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.

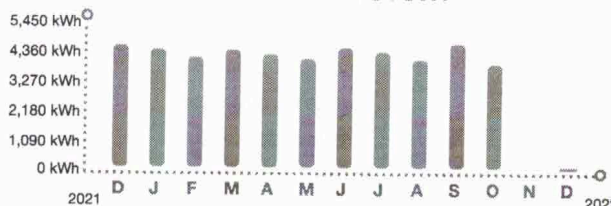
**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Jan 6, 2023**

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.

[FPL.com/eBill](http://FPL.com/eBill)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 09, 2023 is considered LATE; a late payment charge of 0.46% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

Customer Service:  
Outside Florida:

(386) 252-1541  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



/ 27

1304333818836416652000000

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

33381-88364

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Jan 6, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	25.75
Payment received - Thank you	-25.75
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 AC94707. Next meter reading Jan 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	38100		38100		0

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2022	Nov 4, 2022	Dec 6, 2021
kWh Used	0	2	4827
Service days	32	29	32
kWh/day	0	0	151
Amount	\$25.66	\$25.75	\$475.90

### 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)

### Deck the holidays safely

When handling decorations, look for power lines. Keep you and what you are touching at least 10 ft away.

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

### We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

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.

Project Manager Alex Acree



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

January 9, 2023

Invoice No: 188309

Project 16080.00 Sampson Creek CDD

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

- Requisition Review
- CDD Agenda Conference Call
- Various Site Inspections and Evaluations (Stonehedge Trail and Sidewalk on St. Johns Bluff)
- Eagle Pointe Pond Erosion Coordination
- December CDD Meeting

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 December 31, 2022**

Phase	001	General Services		
		Hours	Rate	Amount
	Professional Engineer	4.25	135.00	573.75
	Project Engineer	10.00	95.00	950.00
	Administrative	.25	50.00	12.50
	<b>Total Labor</b>			<b>1,536.25</b>

Phase	999	Reimbursable Expenses		
	Mileage			35.94
	<b>Total Expenses</b>			<b>35.94</b>
	Color 8.5 x 11	147.0 Copies @ 0.50		73.50
	<b>Total Reproductions</b>			<b>73.50</b>
		<b>Total Due:</b>		<b>\$1,645.69</b>

**Billed to Date**

	<b>Current Due</b>	<b>Prior Billed</b>	<b>Billed to Date</b>
Labor	1,536.25	81,186.52	82,722.77
Expense	109.44	3,977.91	4,087.35

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.*

Project	16080.00	Sampson Creek CDD	Invoice	188309
Interest	0.00	2.35	2.35	
<b>Totals</b>	<b>1,645.69</b>	<b>85,166.78</b>	<b>86,812.47</b>	

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | [www.MDGinc.com](http://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.*

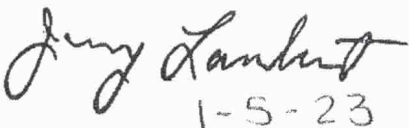
*We appreciate your business and cooperation with timely payments.*

**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 366**Invoice Date:** 1/1/2023**Due Date:** 1/1/2023**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 - January 2023		3,750.00	3,750.00
1.320.57200.34700 - Facility Management - Sampson Creek - January 2023		6,005.33	6,005.33
 1-5-23			

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**Total** \$9,755.33

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**Payments/Credits** \$0.00

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**Balance Due** \$9,755.33

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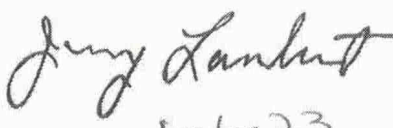


**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 367  
Invoice Date: 12/31/2022  
Due Date: 12/31/2022  
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 December 2022 320.57200.34701	57	25.00	1,425.00
 1-6-23			

<b>Total</b>	<b>\$1,425.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,425.00</b>

**SAMPSON CREEK CDD**

**FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
57	Facility Assistant	\$ 25.00	\$ 1,425.00

Covers Period: December 2022

GL # 320.57200.34701

TOTAL DUE:

\$ 1,425.00

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

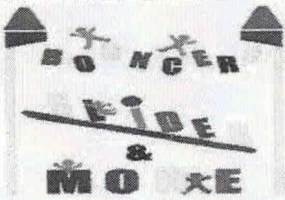
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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/7/22	8	D.L.	Completed daily checklist and returned calls and emails
12/8/22	7	D.L.	Completed daily checklist and returned calls and emails
12/13/22	8	D.L.	Completed daily checklist and returned calls and emails
12/17/22	3	E.W.	Completed daily checklist and returned calls and emails
12/21/22	8	E.W.	Completed daily checklist and returned calls and emails
12/22/22	8	D.L.	Completed daily checklist and returned calls and emails
12/23/22	7	L.H.	Completed daily checklist and returned calls and emails
12/28/22	8	L.H.	Completed daily checklist and returned calls and emails

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57

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		<b>Bouncers, Slides, and More Inc.</b> 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: December 03, 2022 Invoice Number: 12032022.23	
<u>Name / Address</u> Attn: Leah Tinscher St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092		<u>Additional Details:</u>			
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>
1	Bungee Jump	1			\$8,000.00
2	Human Hamster Balls (bowling pins)	1			
3	Christmas House Inflatable	1			
4	Large Combination	1			
5	Generator	2			
6	Onsite Supervision	4			
7	Santa	1			
8	Face Painter	1			
9	Assorted Cupcakes (200)	1			
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
<u>Comments:</u>		<b>Subtotal</b>			\$8,000.00
		<b>Sales Tax (0.0%)</b>			n/a
		<b>Total</b>			\$8,000.00

320.57200.49400  
 Christmas w/ Santa  


V# 1600  
 001. 300. 10100 . 10100



**M&G Holiday Lighting**

4845 Belle Terre Pkwy

Palm Coast, FL 32164 US

holiday@mgbusinessventures.com



001. 300-10100. 10100  
V#160

**INVOICE****BILL TO**

Leah Tincher

205 St. Johns Drive

St. Augustine, FL 32095

**INVOICE**

1731

**DATE**

10/24/2022

**TERMS**

Due on receipt

**DUE DATE**

10/24/2022

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



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

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PAYMENT	5,720.00
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BALANCE DUE	<b>\$5,720.00</b>
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# INVOICE

DJ

Rockstar Party Productions  
United States

BILL TO  
SJGCC  
Leah Tincher  
  
9048745339  
SJGCCmanager@rmsnf.com

Invoice Number: 2  
Invoice Date: December 3, 2022  
Payment Due: December 3, 2022  
Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
Christmas Festival	1	\$350.00	\$350.00

Total: \$350.00

Payment on December 3, 2022 using a cheque: \$350.00

Amount Due (USD) : \$0.00

Christmas w/ Santa D.J.  
320.57200.49400



V#160  
001. 300.10100.10100



# Invoice

Date	Invoice #
1/1/2023	2890

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
		<b>Total</b>	<b>\$350.00</b>



AP300R  
\*\*\* CHECK NOS. 000233-050000

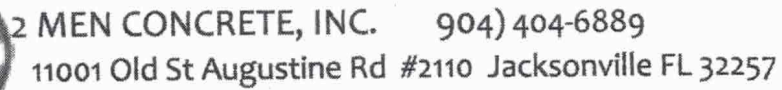
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SAMPSON CREEK - CAPITAL RESERV  
BANK B SAMPSON CREEK CDD

RUN 1/10/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/05/23	00090	12/08/22 120822	202301 600-53800-60000		*	5,900.00	
		50% DEPOSIT-SIDEWALKS					
			2 MEN CONCRETE, INC.				5,900.00 000233
TOTAL FOR BANK B						5,900.00	
TOTAL FOR REGISTER						5,900.00	

SAMC SAMPSON CREEK SHENNING



Date	11-08-2022
Quote #	
Customer#	

# INVOICE

Customer	Project
SAMPSON CAGEIX C.D.A	

Description		Amount
		11-800.8600
SEVERE SIDEWALK REPAIRS		
INCLUDING DEMOLITION AND REMOVING-		
GRINDING AND CUT THE ROOTS		
#NAME?	BHWNUEZ	
	Subtotal	11-800.8600
	Taxes:	
	Total:	

**Subject:** Re: Sampson Creek 'Severe' Sidewalk Construction Deposit  
**Date:** Thursday, January 5, 2023 at 2:54:12 PM Eastern Standard Time  
**From:** Daniel Laughlin <dlaughlin@gmsnf.com>  
**To:** Marc Rousseau <mrousseau@rmsnf.com>  
**CC:** Sharyn Henning <shenning@gmssf.com>

Hey Marc,

Yes, this will come out of capital.

Sharyn, would it be possible to have a check cut and sent over via Fedex? Not necessarily today but either tomorrow or Monday?

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](mailto:dlaughlin@gmsnf.com)

On Jan 5, 2023, at 2:42 PM, Marc Rousseau <[mrousseau@rmsnf.com](mailto:mrousseau@rmsnf.com)> wrote:

Hey Daniel,

John Nunes from 2 Men Concrete has just started the repairs of the 'Severe' sidewalks here at Sampson Creek. If you recall, his proposal for the sidewalks was chosen as the lowest price at the last CDD meeting in November 2022. The total price for the project is \$11,800.00 of which half is due upon start of job. Can a check for \$5,900.00 (half the total cost) be sent to John Nunes as soon as possible? I have attached the original invoice that he submitted. I am assuming that the funds will come from 'Capital Improvements' ? If true, I do not have a cost code for that account.

Feel free to reach out with any questions.