### Sampson Creek

Community Development District

February 22, 2024



### Sampson Creek Community Development District

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

February 15, 2024

Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, February 22, 2024 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. Brightview Landscape Update
  - A. Quality Site Assessment
  - B. Proposals for Sod Repair Along Leo McGuire & Common Areas
  - C. Proposal for Landscaping around Tennis Courts
  - D. Proposal for Tree Removal
  - E. Proposal to Change Out Pine Straw to Mulch
- IV. Discussion of Tennis Court Resurfacing Work
- V. Discussion of Swim Team Usage Request for Upcoming Season
- VI. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- VII. Discussion of Amenity Policies

- VIII. Discussion of Pickleball Courts
  - IX. Discussion of Sports Team Field Usage
  - X. Discussion of Bulk Head Repair (1929 Glenfield Crossing Ct.)
  - XI. Consideration of Proposals
    - A. Concrete Bumper Install (Parking Lot)
- XII. Consideration of Resolution 2024-03, 2024 General Elections Resolution
- XIII. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank
- XIV. Staff Reports
  - A. Attorney Update Regarding Impact Fee Credits
  - B. Engineer
  - C. Manager
  - D. General Manager
    - 1. Report
    - 2. Athletic Field Maintenance Reports
  - E. Amenity Manager Report
- XV. Supervisors' Request
- XVI. Public Comments
- XVII. Approval of Consent Agenda
  - A. Approval of Minutes of the January 18, 2024 Meeting
  - B. Balance Sheet as of December 31, 2023 and Statement of Revenues & Expenditures for the Period Ending December 31, 2023
  - C. Check Register
- XVIII. Next Scheduled Meeting March 21, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
  - XIX. Adjournment



A.



### **Quality Site Assessment**

Prepared for: Sampson Creek CDD

### **General Information**

**DATE:** Wednesday, Feb 07, 2024

NEXT QSA DATE: Wednesday, May 08, 2024

**CLIENT ATTENDEES:** 

BRIGHTVIEW ATTENDEES: Daniel Bauman

### **Customer Focus Areas**

Amenity, Common Roadside areas, CR 210 Frontage and Monument Entry points

# Seven Standards of Excellence Site Cleanliness Weed Free Green Turf Crisp Edges Spectacular Flowers Uniformly Mulched Beds Neatly Pruned Trees & Shrubs

### **QUALITY SITE ASSESSMENT**





### **Recommendations for Property Enhancements**



- We recommend removing existing pine straw prior to install pine nuggets.
- 2 Recommend replacing the Blue Daze flower boarder with a new type of boarder grass. As the Blue Daze goes dormant, it takes away the overall look of the annuals behind them.

### **QUALITY SITE ASSESSMENT**





### **Notes to Owner / Client**









- Once repairs are made by installing soil and turf at 248 St. johns golf drive, There will be no water source other than the homeowner to water the new sod in.
- We recommend adding soil around the more prominent tree roots prior to installing new sod to help level out some areas.
- The crew is mowing on as needed bases at this time of year.
- We are working on pruning any tree limbs that are under the 10" mark.

### **QUALITY SITE ASSESSMENT**





### **Notes to Owner / Client**



- 5 Next flower rotation is scheduled for the end of March / begging of April.
- The board asked to bring up the rose project back to the forefront at the beginning of the year.





# Proposal

Brightview
Leo McGuire sod installation

Sod repair in specified areas



### Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address

Sampson Creek CDD 219 St Johns Golf Dr

St Augustine, FL 32092

Contact

Daniel Laughlin

To Billing Address Sampson Creek CDD 475 West Town Pl Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Sod repair along Leo McGuire

**Project Description** 

Sod repair along Leo McGuire in specified areas

Scope of Work

QTY	UoM/Size	Material/Description
Labor		
1.00	LUMP SUM	Demo, prep areas specified areas for new sod. Price will include hauling and disposing.
Materials		
4,950.00	SQUARE FEET	Deliver and install 11 pallets of St Augustine sod
Irrigation		
1.00	LUMP SUM	Irrigation tech to retro fit system for proper coverage and scheduled new run times. Price includes labor, parts and materials.

### **Images**

### Pic 1



### Pic 2



### **TERMS & CONDITIONS**

- I. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in
- License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local taw, and will comply with all other license requirements of the City State and Federal Governments, as we'll as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the retreated.
- Taxes. Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
- In. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all patts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or connection reportation.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was inspection from ground level using ordinary means at or about the time this proposal was prepared. This price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional coats; or damages for additional work not described therein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection; were performed for incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection; were performed for interesting the proposed herein cannot guarantee exact results Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in fins Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer

The following sections shall apply where Contractor provides Customer with tree care

- Tree & Stump Removat: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility location company to locate and mark underground utility lines prior to start of work. Contractor's not responsible damage do underground utilities such as but not limited to, cables, weres, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards

### coeptance of this Contract

Acceptance of this Contract

By executing this document. Customer agrees to the formation of a binding contract and to the
terms and conditions set forth herein. Customer represents that Contractor is authorized to
perform the work stated on the face of this Contract. If payment has not been received by
Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection. including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer, Interest at a per annum rate of 1 5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE. FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager Signature Title

Daniel Laughlin December 19, 2023

### BrightView Landscape Services, Inc. "Contractor"

Specialist, Production

Signature

Daniel Bauman December 19, 2023

Printed Name Date

Job #: 346100574

SO #: Proposed Price: \$9,481.80 8305497

# Proposal

Brightview
Sod installation in common areas

Sod repair in specified areas



### Proposal for Extra Work at Sampson Creek CDD

**Property Name** 

Sampson Creek CDD

Contact

Daniel Laughlin

**Property Address** 

219 St Johns Golf Dr

To

Sampson Creek CDD

St Augustine, FL 32092

**Billing Address** 

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Requested sod proposal

**Project Description** 

Requested sod proposal in specified areas of the property

### Scope of Work

QTY	UoM/Size	Material/Description		Total
Out front of	the hedge near soccer	field	***************************************	\$10,279.76
1.00	LUMP SUM	Labor to prep area for new install. Price will include hauling and disposing of debris		
4,000.00	SQUARE FEET	Deliver and install 10 pallets of Bermuda turf		
1.00	CUBIC YARD	Bulk Soil (Picked-Up) CY - Amendment Installed and spread out over areas that have heavy root intrusion		
1.00	LUMP SUM	Irrigation tech to retro fit the system to insure we have proper water coverage and new scheduled run times.		
248 St. john:	s golf drive			\$394.47
1.00	CUBIC YARD	Bulk Soil (Picked-Up) CY - Amendment Installed and spread out over areas that have heavy root intrusion		
60.00	SQUARE FEET	Deliver and install 60 square feet of St. Augustine sod		
1.00	LUMP SUM	No irrigation other than the homeowners source		
884 eagle po	oint drive			\$2,096.10
1.00	LUMP SUM	Labor to prep area for new Install. Price will include hauling and disposing of debris		
1.00	CUBIC YARD	Bulk Soil (Picked-Up) CY - Amendment Installed and spread out over areas that have heavy root intrusion		
690.00	SQUARE FEET	Deliver and install 2 pallets of Bermuda turf		
1.00	LUMP SUM	Irrigation tech to retro fit the system to insure we have proper water coverage and new scheduled run times.		v.
942 eagle po	oint drive			\$2,139.12
1.00	LUMP SUM	Labor to prep area for new install. Price will include hauling and disposing of debris		
800.00	SQUARE FEET	Deliver and install 2 pallets of Bermuda turf		
1.00	LUMP SUM	Irrigation tech to retro fit the system to insure we have proper water coverage and new scheduled run times.		
For internal us	se only			
SO#	8334703			
JOB#	346100574			
Service Lin	ie 130		<b>Total Price</b>	\$14,909.45

### TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force. Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the Contractor's factor and contractor of the Services on the Services of the Se
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$2,000,000 initiation liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10. Access to Jobeite: Customer shall provide all utilioes to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms, Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause. upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges. incurred in demobilizing
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all coverants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in congention with engagement. connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or
- 14. Disolaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that prepared The price quoted in this proposal to r the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inepection by ordinary means at the time said irrepection was performed. Contractor cannot be held responsible for unknown or otherwise hild die ni defects. Any corrective work proposed herein cannot guarantee exact results Professional engineering, architectural, and/or landacape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Cocuments are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation. Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care

- Tree & Stump Removal. Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined with and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility lines prior to start of work. Contractor's not responsible damage done to underground utility lines prior to start of work. Contractor's not responsible damage done to underground utility and the start of the start
- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability

### Acceptance of this Contract

Acceptance of the Contract

By executing this document. Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract if payment has not been received by Contractor per payment lerms hereunder. Contractor shall be entitled to all costs of collection. Including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer, Interest at a per annum rate of 15% per month (18% per year), or the highest rate permitted by few, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Custome

Signature	Title	Property Manager	
Daniel Laughlin Printed Name	Date	February 12, 2024	

### BrightView Landscape Services, Inc. "Contractor"

		Specialist, Production
Signature	Title	
Daniel Bauman		February 12, 2024
Printed Name	Date	

Job#:	346100574		
SO #:	8334703	Proposed Price:	\$14,909.45

*C*.

# Proposal

# Brightview Tennis courts

Removal of hedges, regrade and add river rock around the perimeter of the tennis courts.



### Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address

Sampson Creek CDD 219 St Johns Golf Dr

Contact

Daniel Laughlin

St Augustine, FL 32092

To

Sampson Creek CDD

Billing Address

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Tennis courts

**Project Description** 

Removing hedges from around the perimeter of the tennis courts.

### Scope of Work

Please note: Only the hedges will be removed within the scope of work. All Holly tree's and Patio Ligustrum's trees will be remaining.

Daniel

QTY	UoM/Size	Material/Description
Labor		
1.00	LUMP SUM	Labor to demo and prep unwanted plant material and stage the debris in a specified area. Relocate one Sago Palm tree
1.00	LUMP SUM	Remove and grade the soil lower than the existing tennis courts to help with runoff from storm water.
Materials		
4.00	EACH	Deliver and install 4 rolls of 2'x 250' landscape fabric with pins around the perimeter of the tennis courts to help retain the rocks from sinking.
10.00	CUBIC YARD	Brown or White River Rock 1-3" - Bulk Installed
75.00	BAG	Deliver and install mulch within the voids
Irrigation		
1.00	LUMP SUM	Irrigation tech to retro fit the system. Price will include labor and parts.
	Please note: Bright	tview can not warranty the survival of the transplanted Sono Dolm

Please note: Brightview can not warranty the survival of the transplanted Sago Palm

For internal use only

SO# 8322414 JOB# 346100574 Service Line 130

### TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape: Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments, as we at I as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes. Contractor agrees to pay all applicable taxes. Including sales or General Excise.
   Tax (GET), where applicable.
- Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000@limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandernic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
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- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign of transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal vas prepared. The price quoted in this proposal for or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions; that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hid of an idelects, and contractive work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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- Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability

#### Acceptance of the Contract

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature Titte Property Manager

Daniel Laughlin Printed Name January 22, 2024

### BrightView Landscape Services, Inc. "Contractor"

Specialist, Production

Daniel Bauman January 22, 2024

Printed Name Date

Job #: 346100574

SO #: 8322414 Proposed Price: \$22,486.07



## Proposal

# Brightview Hazardous Trees in Preserve

Removal of 1 large sweet gum tree and 7 green pine trees in preserve area.



### Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD 219 St Johns Golf Dr

Contact

Daniel Laughlin

St Augustine, FL 32092

To

Sampson Creek CDD

Billing Address

475 West Town PI Ste 114 St. Augustine, FL 32095

Project Name

Sampson Creek - Tree work at 1140 Stonehenge trail In

**Project Description** 

Tree work at 1140 Stonehenge trail In

Scope of Work

QTY	UoM/Size	Material/Description
Sweet Gum		
1.00	LUMP SUM	On the left hand side of house, drop 1 large sweet gum free and leave it where it lay
Pine tree		
1.00	LUMP SUM	Along the back fence along preserve. Drop 7 GREEN pine trees in Preserve area and leave them where they lay.

For internal use only

SO# JOB# 8341359 346100574

Service Line

300

**Total Price** 

\$3,595.50

### TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force | Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of two. Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 int of liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within softy (60) days.
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- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
- 10. Access to Jobsite. Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred to demobilizing.
- 13. Assignment The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for r the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise in it did ein defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services

- 16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractors not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability

#### Acceptance of this Contract

Acceptance of this Contract
By executing this document, Customer agrees to the formation of a binding contract and to the
terms and conditions set forth herein. Customer represents that Contractor is authorized to
perform the work stated on the face of this Contract. If payment has not been received by
Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection
including reasonable attorneys' fees and it shall be relieved of any obligation to continue
performance under this or any other Contract with Customer. Interest at a per annum rate of
1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid
balance 15 days after billing.

NOTICE. FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS. MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature Trite

Daniel Laughlin February 16, 2024
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Specialist, Production

Signature Title

Daniel Bauman February 16, 2024

Printed Name Date

Job #: 346100574

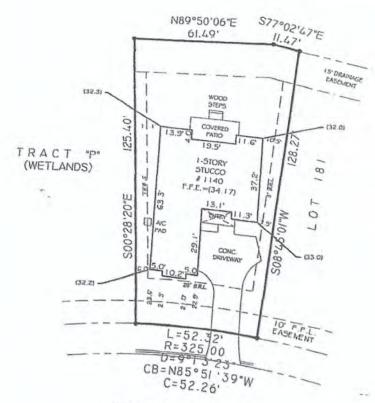
SO #: 8341359 Proposed Price: \$3,595,50

Map Showing Survey of

LOT 182, ST. JOHNS GOLF & COUNTRY CLUB UNIT ONE, AS RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71, (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO: TRULIANT FEDERAL CREDIT UNION, JAMES A. CAMMARERI; ESTAES TITLE 4 TRUST; PIRST AMERICAN TITLE INSURANCE CO

### TRACT "P" (WETLANDS)



STONEHEDGE TRAIL LANE (VARIABLE WIDTH RIGHT OF WAY)

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINATION OF THE ORIGINATION OR THE ORIGINATION OF THE ORIGINATION OR THE ORIGINATION OR THE ORIGINATION OR THE ORIGINATION O	85'51'39"W)	AUG. 11, 2004; UPDATE (0 NOV. 15, 2004; FINAL (01— 2R AND MAPPER, THIS DRAW	I-1139-5) CDT 1139-4) CDT 1048; 47
3. Circutions shown thus (15.0) refer to U.S. Coastof and Geodelic Survey Datum, National Geodelic Vertical Datum of 1929, (N.C.V.D. of 1929).  4. Dy Graphic pointing only, the property shown hereon lies within Zone: "A" on shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurrance Role Map (F.J.R.M.) Community—Panel Number 12(00/CO170 G Map Revised date: 0/15/80)  5. Unless otherwise noted, any parties of the parcel that may be deemed as Nethorist by State or Corraneantal Agencies, has not been determined and any lability resulting therefore is not the responsibility of the undersigned.  6. There may be Restrictions or Essements of Record evidenced by title examination that have not been shown hereon.		LEGEND  DENOTES CONCRETE MONUMENT  DENOTES INTERNAT  DENOTES TRANS  DENOTES TRANS	508 No. 01-1139-2
ABBREMATIONS THAT MAY LEADING TO THE PART OF THE PART	ABBREVIATION DEFINITION Licensed Business R.L.S. Registered Land Surveyor	RICHARD A. MILL. PROFESSIONAL LAND SURVEYOR GOOD BEACH BLVD, SUITE IN	00

POB. PC PI PRC PL R/W GRY.	DEFINITION Permonent Controt Point Permonent Reference Montment Point of Beynning Point of Corvalure Point of Fongency Point of Fongency Point of Reverse Curvature Point of Way Point of W	ARBHEWINION DEPARTON L.G. R.L.S. Registered Land Surveyor LOURS LEA Journal Electric Authority Equipment LOURS LOU	RICHARD A. MILLER & ASSOCIATES PROFESSIONAL LIAD SURVEYORS 6701 BEACH BLVD., SUPE \$200  JACKSONVILLE, FLORIDA 32216  BAS OF TO CERRY HAIT THE SURVEY OF A THE PRIMERIES AND OF AN ARTHMATISM SURVEY WHEN PROFESSION OF AN ARTHMATISM PROFESSIONAL LIAD SURVEYOR AND MACROMORE WHEN THE PROFESSIONAL LIAD SURVEY OF A THE PROFESSIONAL LI		
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### James Madden ISA Certified Arborist FL-0515A



November 10, 2023

Ms Decriscio 1140 Stonehedge Trail Lane St Augustine, FL. 32092

Parcel ID 0264311820 Re: Assessment Trees

Dear Ms. Decriscio.

Please see below, my tree risk assessment report.

Necessary removal of one 20" DBH sweet gum tree due to over pronounced unacceptable lean towards the home and an unbalanced canopy. Eighty percent of limbs weight is towards the home.

Necessary removal of seven 10" DBH pine trees due to unacceptable uproot potential caused by location at the rear of property at base of hill and all the limbs are weighted and towards the home.

The above trees present a failure hazard to persons and property per pursuant to Florida Statute § 163.045. Trimming will not reduce the risk from medium to low and should be considered for removal.

Respectfully,

James Madden

ISA Certified Arborist FL-0515A

(904) 434-6427

(904) 434-6427

jamesmaddenarborist@gmail.com

Connect with us: Newsletter, Facebook, Twitter, Instagram, You Tube, Pinterest

From: Douglas W. Macke <dmacke@vestapropertyservices.com>

Sent: Wednesday, January 24, 2024 9:58 AM To: Tracy Schilling <TSchilling@sjrwmd.com>

Subject: Preserve tree questions

Good morning Ms Schilling, I have attached a few pics and an arborist letter addressing some tree issues in the preserve at 1140 Stonehedge Trail Lane St Augustine FL 32092. Our CDD board would like your advice on the direction about how to proceed with this issue. Thank you for your help in dealing with this issue. Douglas Macke GM Sampson Creek CDD

Sent from my Verizon, Samsung Galaxy smartphone

Get Outlook for Android

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this <u>link</u>

### Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

### Douglas W. Macke

From:

Tracy Schilling <TSchilling@sjrwmd.com>

Sent:

Friday, January 26, 2024 5:17 PM

To:

Douglas W. Macke

Subject:

RE: Preserve tree questions

You don't often get email from tschilling@sjrwmd.com. Learn why this is important

Thank you for contacting the District regarding the removal of 1 leaning sweet gum and 7 leaning pines adjacent to 1140 Stonehedge Trail Lane within the conservation easement of Sampson Creek. A conservation easement is a legal agreement designed to preserve the property in its existing natural conditions and to prevent use that would impair the environmental value of the property. Pursuant to Section 704.06, Florida Statutes, prohibited uses include, but are not limited to, the removal or destruction of trees, shrubs or other vegetation and activities detrimental to wildlife habitat preservation.

Although the recorded conservation easement prohibits the cutting and removal of vegetation, the District can authorize this action by letter when public safety is at issue. In this case, due to the potential hazard of the leaning trees falling and causing damage to property, the trees may be removed/topped/felled.

- No heavy equipment may enter the conservation easement.
- No other impacts to the conservation easement may occur.
- It is preferred that the stump of the tree remains in place.

This letter applies to the requirements of the St. Johns River Water Management District and does not relieve you of meeting the requirements of local, county or other legally constituted authorities. This authorization is only for the removal/topping/felling of the 8 trees as mentioned in the arborist report received by the District on January 24, 2024

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Thanks!

Tracy

Tracy Schilling
Regulatory Scientist IV
Regulatory, Engineering, and Environmental Services
St. Johns River Water Managment District
P.O. Box 1429 Palatka, FL 32178-1429

Office: (904)448-7922 Cell: (386) 538-4739

Email: TSchilling@sjrwmd.com Website: www.sjrwmd.com



### Proposal

Brightview
Prepping to install mini pine nuggets

Removal and relocation of existing pine straw out of common area beds



### Proposal for Extra Work at Sampson Creek CDD

Property Name

Sampson Creek CDD

Contact

Daniel Laughlin

Property Address

219 St Johns Golf Dr

To

Sampson Creek CDD

St Augustine, FL 32092

Billing Address

475 West Town PI Ste 114

St. Augustine, FL 32095

**Project Name** 

Sampson Creek - Prep work to install mulch

**Project Description** 

Prep work to install mulch

Scope of Work

QTY	UoM/Size	Material/Description
1,00	LUMP SUM	Labor to remove and relocate existing pine straw out of common area beds. Deep edge along the curb lines to help retain the pine nuggets back from spilling over the curb.

For internal use only

SO# 8338751 JOB# 346100574 Service Line 130

**Total Price** 

\$4,104.00

### **TERMS & CONDITIONS**

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force. Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. It not specified, Contractor will furnish insurance with \$1,000,000 init of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
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- 14. Disolaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for 1 or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hi d den defects, any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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- Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of 1.5% per month (19% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS. MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature Title

Daniel Laughlin February 16, 2024
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Specialist, Production

Signature

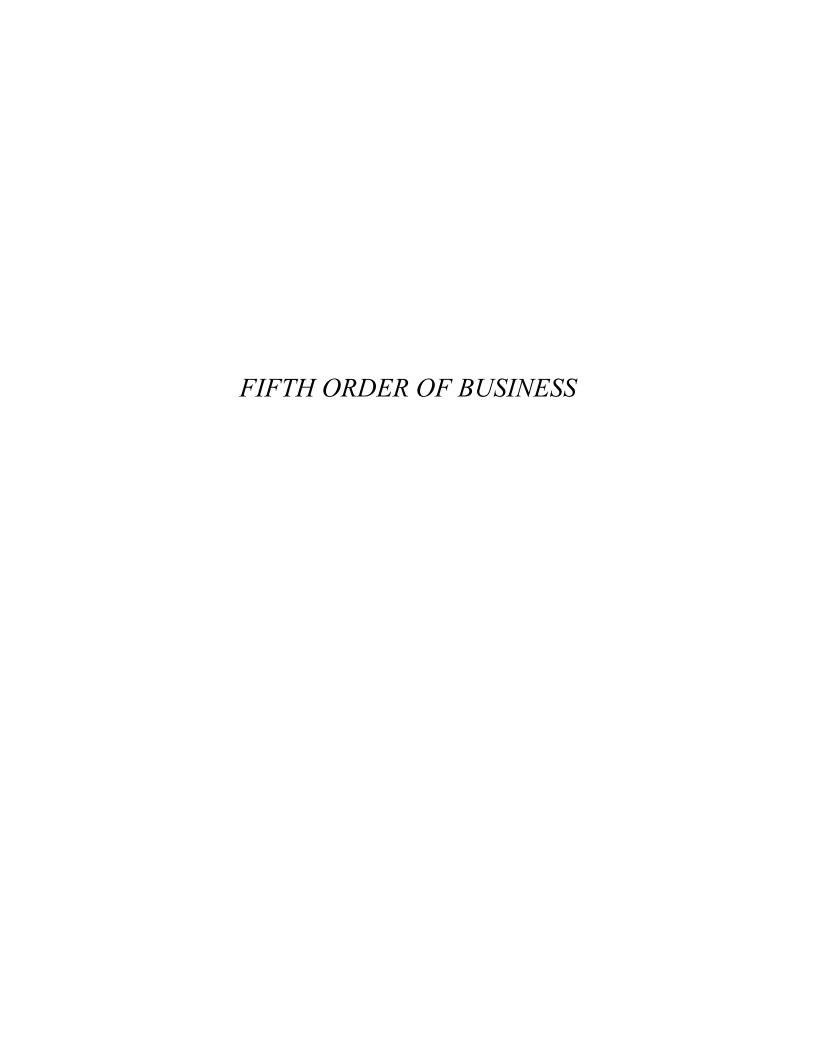
Daniel Bauman February 16, 2024

Title

Printed Name Date

Job #: 346100574

SO #: 8338751 Proposed Price: \$4,104,00



# STINGRAYS PROPOSAL FOR 2024 SEASON



Presented to Sampson Creek CDD Supervisors – February 22, 2024

### **Proposal**

The St. Johns Stingrays (SJS) are requesting approval for our 2024 summer swim season, scheduled to run April 29, 2024, to July 14, 2024. As a volunteer run non-profit organization, with a primary goal to provide developmental swim opportunities to residents and neighbors, we pride ourselves on creating an inviting environment for swimmers of all skill levels. Our parent volunteers and trained coaches will encourage children to work hard, have fun and display great sportsmanship. As one of the founding member of the St. Johns Summer Swim League (SJSSL), the Stingrays have created countless opportunities for swimmers to develop and enhance skills that have allowed them to be successful in and out of the pool.

The 2024 season would be comprised of one Stingrays only mock meet, and three in person dual meets. Team registration will be open to all SJGCC residents aged 4-18 and limited to no more than 25 non-resident swimmers. SJGCC residents will have priority registration with secondary registration for non-resident swimmers, only to ensure that costs to manage the season are met. Non-resident families will not have access to CDD facilities outside of swim team sponsored events.

### **Practices**

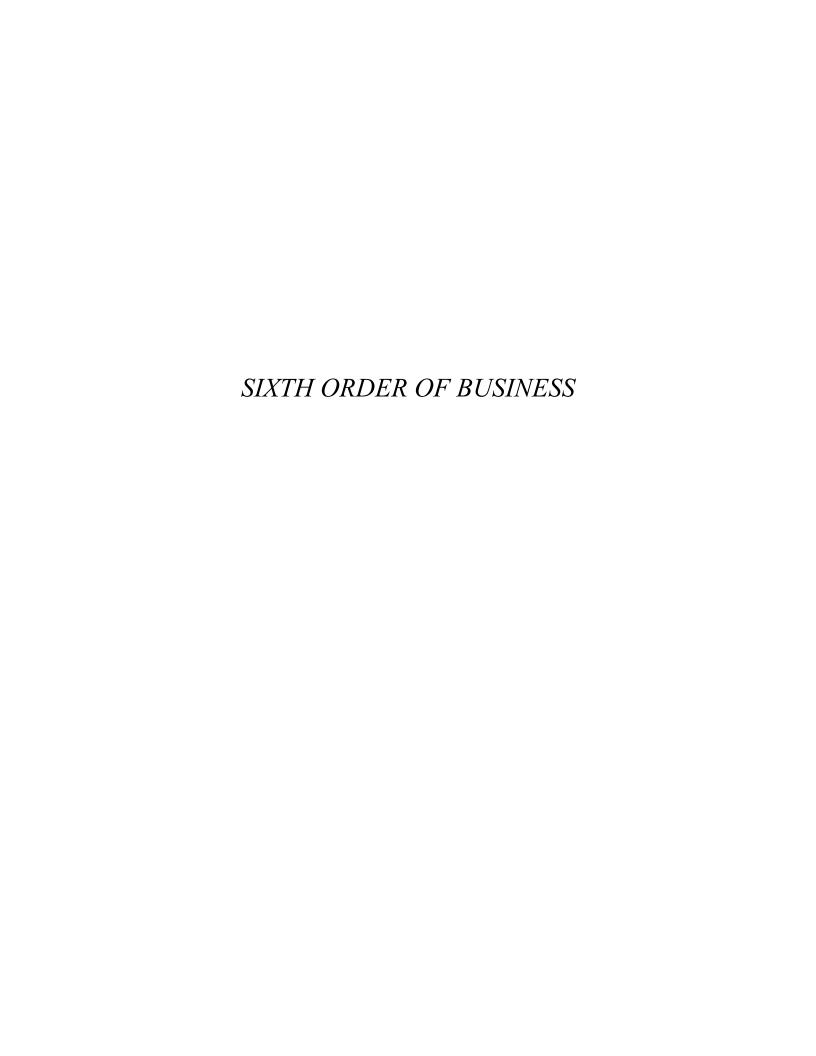
- Practice sessions will take place Tuesday-Friday between 4pm and 7pm from April 30, 2024, to May 24, 2024, while St. Johns County Schools are in session. Team will make all accommodations to allow residents access to one swim lane and limit disruptions.
- Practice sessions will take place Tuesday-Friday between 7am and 10am from May 28, 2024, to July 11, 2024, when St. Johns County Schools are out of session. Team will make all accommodations to allow residents access to one swim lane and limit disruptions.

### **Meets and Events**

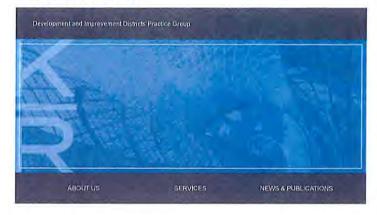
- Meets will be conducted in a traditional in-person format between the Stingrays and one visiting team, with the exception of the Stingrays only mock meet.
  - May 10th Mock Meet
  - o June 8<sup>th</sup>
  - o June 22<sup>nd</sup>
  - o June 29<sup>th</sup>
- Pre-season parent meeting time and date to be coordinated with Amenities & Recreation Manager.
- Team pep rally to be held on the soccer field in the late afternoon during the week of July 10th (date and time to be coordinated with Amenities & Recreation Manager).
- End of year banquet held on the upper deck, with usage of the meeting room, on July 14th.

### Conclusion

Our residents have looked to us as an outlet for their children and as a way to continue to drive pride in our community. As a non-profit, volunteer-based organization, operating only in the interest of our community, we respectfully ask for your consideration. Thank you for all you do to keep our community exceptional!



# KUTAKROCK



#### District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. It of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the Florida Commission on Ethics' ("COE") website.

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kulak Rock attorney.

#### Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

#### Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

#### Office of the Attorney General Training Resources

#### Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics raining requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently Roard Supervisors continue to be exempt from the requirement to file

arto i onni i. Cumerny, peura cupernosio commue to pe exempi nom me requirement to me Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

#### Kutak Rock's Development and Improvement Districts Practice Group

# Kutak Rock's Florida Development and Improvement Districts **Practice Group**



Jonathan Johnson Partner

(850) 264-6882



Lindsay Whelan Partner

(850) 692-7308



Joseph Brown

(850) 692-7303



(850) 294-5184



Michael Eckert Partner

(850) 567-0558



Partner

(850) 566-3413



**Tucker Mackie** Partner

(850) 692-7300



Sarah Sandy Partner

(850) 556-5947



Alyssa Willson Partner

(850) 661-9973



Jere Earlywine Of Counsel

(850) 692-7300



Bennett Davenport Associate

(850) 692-7300



Ryan Dugan Associate

(850) 692-7333



Associate

(850) 692-7330



Kyle Magee Associate

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Michelle Rigoni Associate

(850) 692-7310



Ashley Ligas Attorney

(850) 692-7300



Cheryl Stuart Attorney

(850) 692-7300



Betty Zachem Attorney

(850) 692-7300

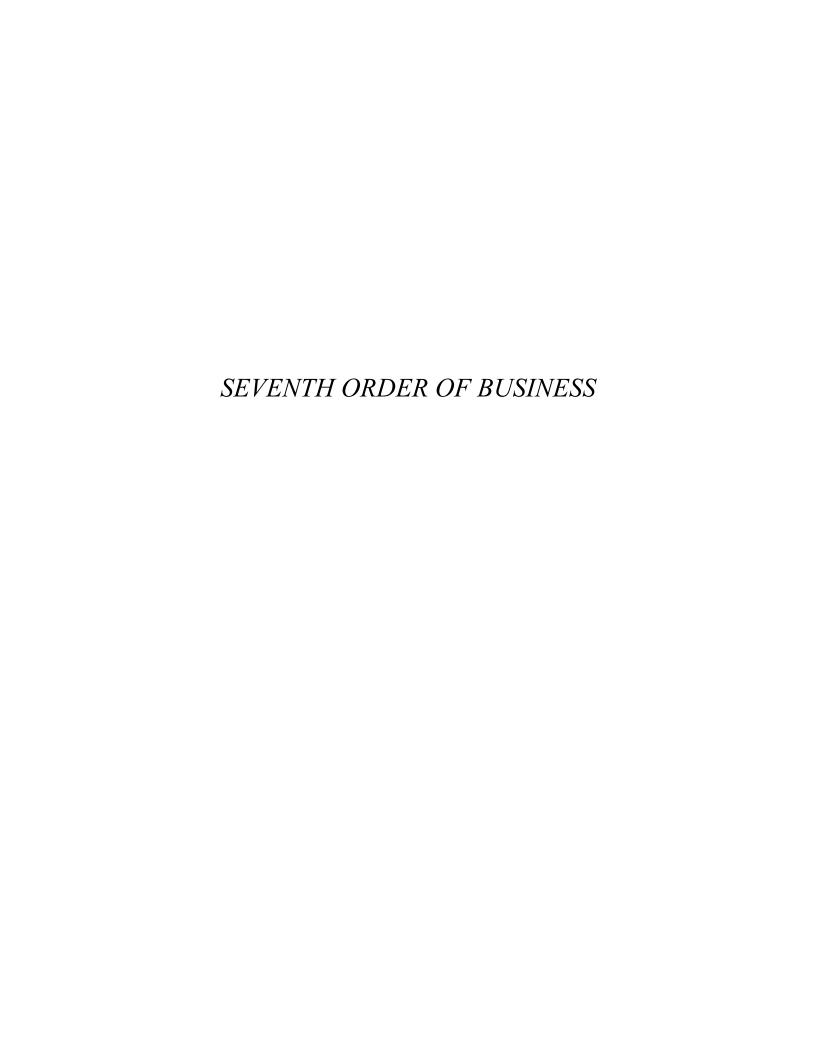






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# SAMPSON CREEK AMENITY CENTER POLICIES

# **DEFINITIONS**

*The following definitions shall apply to these policies in their entirety:* 

"Amenity Center" consists of the building (offices), pool, splash pad, playground, tennis courts, basketball courts, volleyball court, soccer field, open space and other appurtenances or related improvements.

"Amenity Center Staff" shall mean the persons responsible for daily operation of the Amenity Center, including the General Manager, Lifestyle Director, Administrative Assistant, Facility Attendant, Maintenance Technician, or any other District representative.

"Amenity Facility Gated Area" shall mean all facilities within the gated boundaries of the clubhouse area and includes, but not limited to, the community room, fitness center, tennis court, and pool area.

"Board" shall be defined as the District Board of Supervisors.

"District Property" shall mean all property owned by the District including, but not limited to, the Amenity Center, common areas, and ponds.

"Guest" shall mean any person accompanied and invited by a Patron who is expressly authorized by the District to use the Amenities. The Patron must remain with their guest(s) for the duration of their visit.

"Family" shall mean a group of individuals living under one roof or head of household. This may consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the house.

"Patron" shall be defined as persons or entities who own real property, within the District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.

"Policies" shall mean these Policies Regarding the District Amenity Center and the Procedure for Securing New Programming attached hereto as Exhibit A.

"Pool" shall mean the swimming pool, lap lanes, splash pad, and waterslide.

"Pool Area" shall collectively mean the pool as well as any pool decks, cabanas, and other property or improvements within the fenced area surrounding the pool.

Deleted: RECREATIONAL

Deleted: USER FEES FOR NON-RESIDENTS¶
The annual fee for non-residents is \$3,509.00 per family. The year starts when payment is received.

Deleted:

Deleted: employee

"Renter" shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.

"Service Animal" shall mean dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disabilities.

#### **GENERAL PROVISIONS**

Only Patrons and their guests have the right to use the Amenity Center, provided, however, that certain events may be applicable to the general public where permitted by the District and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

A Renter who is designated as the beneficial user of the owner's rights to use the Amenity Center shall be entitled to the same rights and privileges to use the Amenity Center as the owner.

Renters shall obtain Amenity Center Access Card(s) from the owner of the property at which the Renter resides and to whom the Amenity Center Access Card(s) were issued. During the period when a Renter is designated as the beneficial user, the owner shall not be entitled to use the Amenity Center. Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Owners are responsible for the deportment of their respective Renter.

With the exception of Renters, persons or entities who do not own land within the District must pay the annual user fee applicable to non-residents in order to have the right to use the Amenity Center for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-resident may use the Amenity Center.

In order to use the Amenity Center, a Patron and each member of the Patron's Family must be registered with the District and present their Amenity Center Access Card upon entering the Amenity Center.

All Patrons, Patron Family members, and their Guests using the Amenity Center are expected to conduct themselves in a reasonable, responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Center. Disregard of the Districts policies and rules and misuse or destruction of facility equipment may result in expulsion from the Amenity Center and/or the suspension or termination of Amenity Center privileges. Patrons are responsible for the actions and behavior of their Guests and any harm caused by their Guests to District Property.

Except as otherwise stated herein, the following policies govern the use of the Amenity Center;

- 1. The annual user fee for the non-exclusive right to use the Amenity Center by a non-resident is Three Thousand Five Hundred and Nine Dollars (\$3,509.00).
- Two Amenity Center Access Cards will be issued to each Patron. There is a Twenty-Five Dollar (\$25.00) charge to replace lost, damaged or stolen Amenity Center Access Cards. No Patron should allow anyone else to use their Amenity Center Access Cards except as set forth herein.

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

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- 3. Patron households are limited to a maximum of four (4) Guests at any time.
- 4. Patrons must remain with their Guest(s) for the duration of the Guest(s) visit to the Amenity Center. All Guests must sign in or register with the Amenity Center Staff prior to use of the Amenity Center.
- 5. The Amenity, Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
- 6. All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of the District.

7.

- Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center premises, or any portion of District Property with the exception of preapproved special events, subject to the Facility Rental Policies below. Glass containers and other breakable items are prohibited on the Amenity Center premises and elsewhere on District Property except as set forth herein.
- 8. Dogs or other pets (with the exception of Service Animals) are not permitted on District grounds. Per St Johns County Ordinance 2001-19, dogs or cats, including Service Animals, must be leashed or harnessed at all times except as set forth herein. (See Service Animal Policy below).
- 9. Vehicles must be parked in designated areas. Vehicles shall not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- 10. Fireworks of any kind are not permitted in the Amenity Center or on any portion of District Property.
- 11. No resident, visitor or guest is allowed in the service areas of the Amenity Center.
- 12. Various areas of the Amenity Center and District Property are under twenty-four (24) hour video/audio surveillance.
- 13. Smoking, to include e-cigarettes, is not permitted on the Amenity Center premises or elsewhere on District Property.
- 14. No chewing gum is permitted <u>on the Amenity Center premises or elsewhere on District</u>
  <u>Property.</u>

  √
- 15. Loud, profane or abusive language is prohibited.
- 16. All Patrons must use their Amenity Access Card for entrance to the Amenity Facilities.

  All lost or stolen Amenity Access Cards should be reported immediately to the Amenity Center Staff.
- 17. These Policies may be modified from time to time when necessary by:
  - a. The Board at a publicly noticed Board meeting; or
  - b. The District Manager, General Manager, or Administrative Assistant, subject to Board ratification at the next publicly noticed Board meeting.
- 18. The Board of Supervisors, General Manager and Amenity Center staff have full authority to enforce the District's Policies and rules. Violation of these rules or conduct in a manner prejudicial to the best interest of the Amenity Center will subject one to disciplinary action by the Amenity Center in accordance with the bylaws.
- 19. <u>Patrons and their Guests shall treat Amenity Center Staff and other Patrons and Guests with courtesy and respect.</u>

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**Deleted:** <#>Guests may be accompanied by a resident
before entering the Sampson Creek Grounds.\*
Alcoholic beverages are permitted only at District-owned
recreation facilities which have been reserved in advance
and approved in writing by the amenities manager.

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**Deleted:** Where dogs are permitted on the grounds, they must be leased

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Moved up [1]: <#>Dogs or other pets (with the exception of Service Animals) are not permitted on Sampson Creek grounds. Where dogs are permitted on the grounds, they must be leased. (See Service Animal Policy below).

Moved up [2]: <#>Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.¶

Moved up [3]: <#>Fireworks of any kind are not permitted anywhere on Sampson Creek grounds.

Moved up [4]: <#>No resident, visitor or guest is allowed in the service areas of the facility.¶

#### Moved (insertion) [5]

**Deleted:** <#>The Board of Supervisors reserves the right to amend or modify these rules when necessary and will notify the residents of any changes.\*

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Deleted: <#>these rules and regulations.

20. Disregard for any Amenity Center Policies and Procedures, will result in expulsion from the facility and/or loss of Amenity, Center privileges.

# SERVICE ANIMAL POLICY

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

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

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

GENERAL SWIMMING POOL POLICIES These rules will be enforced along with the general Provision rules.

- 1. Residents must present their access cards upon entering the Swimming pool area.
- 2. Use of the swimming pool, at any time, is at the Swimmer's Own Risk.
- 3. Lifeguards are on duty on a Seasonal Basis only. The hours during which the swimming pool is attended by a lifeguard will be posted.
- 4. An adult Patron may have up to 4 guests per household at the swimming pool.
- 5. Children under 13 years must be accompanied at all times by an adult or <u>guardian</u> (supervisor/babysitter) at least 18 years of age for usage of the <u>swimming pool</u>.
- 6. Swimming is only permitted during designated hours, as posted at the pool. Any person swimming when the pool is closed may, in the sole discretion of the Board, be suspended from the facilities.
- 7. The pool and pool decks will be closed every Monday until noon in order to facilitate maintenance of the facility.
- 8. Children under three years of age and those who are not reliably toilet trained must wear rubber swim diapers, as well as swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

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- 9. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- 10. The changing of diapers or clothes is not allowed at pool on the pool deck. Restrooms are available for this purpose.
- 11. Showers are required before entering the pool.
- 12. The Pool Area is considered a family friendly environment. Proper swim attire must be worn at all times in the Pool Area. Swimwear such as thongs, low-cut bikinis, and overly revealing clothing is prohibited. Patrons and/or Guests may be asked to leave the Pool Area in the event Amenity Center Staff determine their attire is in violation of this section.
- 13. Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with the <a href="Memority Center Staff">Amenity Center Staff</a>, approval prior to use. The <a href="Memority Center Staff">Amenity Center Staff</a>, reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- 14. Radio controlled watercraft are not allowed in the pool area.
- 15. Glass containers and other sharp or potentially hazardous objects are not permitted in the pool area.
- 16. Personal electronic music devices, such as radios, tablets, and speakers are permitted with the use of headphones.
- 17. Pets (with the exception of Service Animals), bicycles, skateboards, roller blades, scooters and golf carts are not permitted inside the pool gated area at any time.
- 18. Hanging or sitting on the lane lines, interfering with the lap\_swimming lane, and unauthorized diving/jumping/flipping, running, pushing, wrestling, spitting water, sitting or standing on shoulders, horseplay, or lewd acts are prohibited in the Pool Area.
- 19. No chewing gum is permitted in the Pool Area.
- 20. Smoking, electronic cigarettes and any vaping devices are not permitted on Amenity Center premises.
- 21. Loud, profane, or abusive language is prohibited.
- 22. No swinging on ladders, fences, or railings is allowed.
- 23. Pool entrances must be kept clear at all times.
- 24. Pool furniture is not to be removed from the pool area, <u>placed/thrown into the Pool or otherwise disturbed</u>.
- 25. Alcoholic beverages are prohibited in the Pool Area.
- 26. Food and beverages (non-alcohol) and their containers <u>must be</u> at least 3 feet from the pool's <u>wet deck</u>.
- 27. The Amenity Center Staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

SLIDE POLICIES.

1. Persons using the waterslide do so at your own risk.

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- Children less than forty (40) inches tall are not permitted to ride the slide, except with a responsible adult.
- 3. Only one person may ride the slide at a time, except with a responsible adult,
- 4. No shorts with snaps or rivets will be allowed on the slide.
- 5. Keep arms and hands inside flumes at all times.
- 6. Riders must slide feet first only.
- 7. No flotation devices are allowed on the waterslide.
- 8. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.
- 9. You may only use the slide during pool hours when waterslide is attended by Amenity Center Staff

#### SPLASH PARK POLCIES

- 1. The Splash Water Park will open at 12:00 p.m. on Mondays to facilitate maintenance.
- 2. Hours of operations are to be the same as pool hours.
- 3. There will be no pool attendants or lifeguard dedicated only to the Splash Park on duty.

  Each individual is responsible for his or her own safety. Children 12 years and younger must be accompanied by an adult at least 16 years of age at all times.
- 4. Amenity Center Staff may monitor usage levels at the Splash Park and adjust the hours of operation or number of pool attractions available in order to ensure the facilities serve the community in the most efficient and effective manner.
- 5. No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the splash park or on the pool deck area.
- 6. No person in the Splash Park when closed.

# SWIMMING POOL THUNDERSTORM POLICY

The Amenity Center Staff is in control of the pool area during thunderstorms, heavy rain and other inclement weather. The Amenity Center Staff will determine whether swimming is permitted during the times the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the pool area will be closed. When lightning is in the area, the Pool Area will be cleared and closed at any visual sighting of lighting or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last sighting of lightning or sound of thunder.

All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before one-half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

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**Deleted:** If heavy rain, thunder and/or lightning occur, everyone will be required to exit the pool and other pool areas at the first sound of thunder and/or first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30-minutes from the last sighing or sound.

#### SWIMMING POOL FECES POLICY

Any person who is incontinent or not fully toilet trained must wear a swim-diaper and appropriate waterproof clothing over the swim-diaper when entering or being carried into the Pool.

If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria.

# PLAYGROUND POLICIES.

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

- 1. Hours of operation: 8:00 a.m. until dusk.
- Children under the age of <u>eight (8)</u> must be accompanied by an adult <u>eighteen (18) years</u>
  of age or older
- 3. Alcoholic beverages, glass containers and other breakable items are prohibited.
- 4. The use of profanity or disruptive behavior, including roughhousing, is prohibited.
- 5. You must clean up all food, beverages, and miscellaneous trash brought to the playground.
- 6. Usage of the playground may be limited from time to time due to <u>Districtsponsored</u> events

# FITNESS CENTER POLICIES

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

- 1. Residents must present their access cards upon entering the Fitness Center.
- 2. Hours of operation: 4:00 a.m. until 11:00 p.m.
- 3. Children of Patrons who are 14 or 15 years of age shall be permitted in the fitness center without being accompanied by an adult patron only after:
  - a. They complete a fitness orientation presentation, as provided by the District, to learn how to properly use the equipment
  - b. Provide a liability release executed by the child and parent or legal guardian.
- 4. Children of patrons who are 14 or 15 years of age and have not followed the above process shall be permitted in the Fitness Center only when accompanied by an adult patron. Children who are 14 and 15 years of age are not permitted to bring any guests to the Fitness Center.
- 5. Children 13 years of age and younger are not permitted in the Fitness Center.

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**Deleted:** Parents should take their children to the restroom before entering the pool.¶
If a child is not completely potty trained, they must wear a

If a child is not completely potty trained, they must wear a swim diaper at all times.

#### Moved up [7]: SPLASH PARK POLCIES¶

The Splash Water Park will open at 12:00 PM on Mondays to facilitate maintenance.  $\P$ 

Hours of operations are to be the same as pool hours. ¶
There will be no pool attendants or lifeguard dedicated only
to the Splash Park on duty. Each individual is responsible for
his or her own safety. Children 12 years and younger must be
accompanied by an adult at least 16 years of age at all times. ¶
District staff may monitor usage levels at the Splash Park
and adjust the hours of operation or number of pool
attractions available in order to ensure the facilities serve the
community in the most efficient and effective manner. ¶
No aggressive behavior, ball playing, pushing, running or

No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the splash park or on the pool deck area.

No person in the Splash Park when closed.

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**Deleted:** which must be approved by Recreational Center staff.

**Deleted:** <#>Usage of the playground is permitted during designated operating, 8:00 a.m. until dusk.

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**Deleted:** Usage of the Fitness Facility is permitted only during designated operating hours, 4:30 a.m. until 11:00 p.m. every day of the year.

Deleted: 1) they complete a fitness orientation presentation, as provided by the District, to learn how to properly use the equipment; and 2) provide a liability release executed by the child and her parent or legal guardian. Children of Patrons who are 14 or 15 years of age and have not followed the above process shall be permitted in the fitness center only when accompanied by an adult patron. Children who are 14 and 15 years of age are not permitted to bring any guests to the fitness center. Children under 14 are not permitted in the fitness center....

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- 6. Patrons may have up to 2 guests per household at one time at the fitness center, except as provided above in Section 2.
- 7. The fitness <u>center is</u> unattended. Patrons exercise at their own risk. Each individual is responsible for their own safety.
- All Patrons and guests of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center rules and regulations.
- 9. Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the fitness center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). Patrons and/or their guests may be asked to leave the Fitness Center in the event Amenity Center Staff determine their attire is in violation of this section.
- 10. Food (including chewing gum), alcoholic beverages, glass containers and other breakable items are prohibited in the Fitness Center. Non-alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- 11. <u>Personal electronic music devices, such as radios, tablets, and speakers, are permitted with use of headphones.</u>
- 12. All emergencies or injuries must be reported to the General Manager.
- 13. Disorderly conduct and horseplay will not be tolerated.
- 14. All broken equipment should be reported to the General Manager.
- 15. Weights may not be removed from the fitness center for any reason. <u>All weights should</u> <u>be returned to their original location.</u>
- 16. Each individual is responsible for wiping off the equipment after use.
- 17. You should limit cardiovascular equipment usage to 30 minutes if others are waiting for the equipment, stepping aside between multiple sets on the weight equipment, and restacking weights after usage.
- 18. The Amenity Center Staff reserves the right to discontinue any such programs and activities due to concerns with their safety and other conflicts with the operation of the facility.
- 19. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
- 20. Hand chalk is not permitted.
- 21. Weight plates are not to be attached to weight stacks on the machine.
- 22. Weights, dumbbells, and bars are not to be dropped. Everything should be placed down gently.
- Power cleans are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
- Clean-and-jerks are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.

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Moved up [8]: <#>Patrons may have up to 2 guests per family at one time at the fitness center, except as provided

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**Deleted:** <#>Athletic footwear which covers the entire foot is required by all Patrons and guests.¶

**Deleted:** <#>Beverages are permitted in the fitness center, but all drinks must be covered and sealed. No food is allowed in the fitness center.

**Deleted:** Radios and tape or CD players are not permitted unless they are personal units equipped with headphones.

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Moved down [9]: <#>Disregard for any fitness center rule will result in expulsion from the facility and/or loss of fitness center privileges.¶

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- 25. Weight plates are not to be placed under flat benches in an attempt to make the benches decline benches. Alternatively, bench dips can be done on the lower chest or triceps machine while leaning forward.
- 26. Benches and machines are not to be stepped on. Additional height can be gained by stepping on aerobic step platforms.
- 27. Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.
- 28. Disregard for any fitness center rule will result in expulsion from the facility and/or loss of fitness center privileges.

#### TENNIS COURT POLICIES.

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

- 1. Hours of operation: 6:00 a.m. until 10:00 p.m.
- 2. Tennis courts are available on a first come, first served basis.
- 3. Time is limited to one hour if others are waiting.
- 4. You may have up to three (3) guests per household at one time on the tennis courts.
- 5. Tennis court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by the General Manager.
- 6. Proper tennis attire is required while on the tennis courts. No black soled shoes.
- 7. Profanity and/or disruptive behavior are not permitted.
- 8. All tennis teams participating in Sampson Creek team sport leagues must be comprised of at least seventy-five percent (75%) residents.

# BASKETBALL COURT POLICIES,

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

- 1. Hours of operation: 8:00 a.m. until dusk.
- 2. Basketball courts are available on a first come, first served basis.
- 3. You may have up to four (4) guests per household at one time on the basketball courts.
- 4. Profanity and/or other disruptive behavior, including roughhousing, are not permitted.
- 5. No hanging on the basketball nets.
- 6. You must clean up all food, beverages, and miscellaneous trash brought to the grounds.
- Usage of the basketball court may be limited from time to time due to a sponsored event, which must be approved by the General Manager.

8.

# SOCCER FIELD POLICIES

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

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Moved up [10]: <#>Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.¶

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

# Field Regulations:

- Hours of operation: sunrise until sunset. There are no lights on the field.
- The field may be reserved Monday, Tuesday, and Thursday only.

•

- Each team may schedule the use of half of the soccer field (midfield) one time a week for 2 hours.
- The resident that reserves the field must be present during the reserved hours.
- Residents and their guests will use the field at their own risk and will comply with all
  rules and regulations.
- The resident will make sure the team does not use the field when it is wet.
- If after using the field the team caused extensive damage to the field they understand they
  may be held responsible for repairs.
- The resident agrees to inform all guests that other amenities within Sampson Creek are not included in this permit, i.e. swimming pool, fitness center, tennis courts.
- Users must pick up and remove any trash generated by their activity.
- Half of the field\_not reservedis open for walk-up non-organized play.
- Reservations are not assignable or transferable. The resident agrees to notify the General Manager in the event the field will not be used during the scheduled hours.
- Resident requests for team use/special events of field will require at least 60% of team/event attendees be comprised of residents. Failure to comply with these policies may result in loss of field use.

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

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

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

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

All reservations will be first come, first served on the first date of the earliest reservation date. The permit gives you permission to use the field for the dates and times specified. If you arrive

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**Deleted:** The Fields are open dawn to dusk. There are no lights on the field.

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**Deleted:** <#>Failure to comply with these policies may result in loss of field use.¶

**Deleted:** A letter announcing the upcoming field reservations period and application deadline will be mailed to all field users approximately six weeks prior to the application deadline. The mailing list is developed from the applications submitted during the previous twelve months.

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and someone else is on the field, you may ask them to leave and inform them they have to call the office to reserve the field. The office number is 904-599-9093.

#### RECREATIONAL CLASSES

- 1. The Instructor will contact the <u>Amenity Center Staff</u> for use of the <u>Meeting Room</u> or other areas of the <u>District</u> grounds for a new class or program.
- 2. Classes will be conducted for residents only. No non-residents.
- 3. Each program will be on a contracted basis between the instructor and the CDD.
- 4. If a resident wants to use their own instructor they may do so, however, their instructor must have a certificate of insurance on file with the CDD. \*Daniel is this something we can specify more clearly? Seems like having no rules behind this could cause issue.\*
- Amenity Center Staff will promote the contracted instructors to the residents through eblast messages, District website and other promotional media platforms used by the CDD. Non-contracted instructors will obtain their own resident clients.

# AMENITY CENTER RENTAL POLICIES

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

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. The maximum guest limits referenced above shall not apply to guests attending a Patron-sponsored function at the Amenity Facilities. All rental reservations may not be made more than six (6) months prior to the event. Only one rental facility will be rented out at a time. Patrons interested in renting should contact the Amenity Center Staff regarding the anticipated date and time of the event to determine availability. Any event established and run by the District may have priority over other users. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

Deleted: Amenities Manager

Deleted: Community Center

Deleted: Sampson Creek

**Deleted:** The Amenities Manager will ensure there are instructors conducting programs in the areas of tennis, swim lessons, personal trainer and other areas of interest to the residents.

Deleted: The Amenities Manager

**Deleted:** PARTICIPATION IN TEAM SPORT LEAGUES All tennis teams participating in Sampson Creek team sport leagues must be comprised of at least seventy-five percent (75%) residents.

All soccer teams participating in Sampson Creek team sport leagues must be comprised of at least sixty percent (60%) residents.

# Moved up [11]: TENNIS COURT RULES¶

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

Usage of the Tennis Court is permitted only during the designated operating hours, 6:00 a.m. until 10:00 p.m.¶ Tennis courts should be used on a first come, first served

Time is limited to one hour if others are waiting.

You may have up to 3 guests per family at one time on the tennis courts.

Tennis court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by a manager.

Proper tennis attire is required while on the tennis courts. No black soled shoes.

Profanity and/or disruptive behavior are not permitted.

#### Moved up [12]: BASKETBALL COURTS

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

Basketball courts should be used on a first come, first served basis.  $\P$ 

You may have up to 4 guests per family at one time on the basketball courts.  $\P$ 

No rough housing.

No hanging on the basketball nets.

You must clean up all food, beverages, and miscellaneous trash brought to the grounds.¶

Usage of the basketball court and activity field may be limited from time to time due to a sponsored event, which must be approved by a manager.

Usage of the basketball courts is permitted during designated operating hours, 8:00 a.m. until dusk.

# Moved up [13]: SOCCER FIELD RULES AND REGULATIONS¶

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

To reserve the field for use at least one person from the group using the field must be a resident of St. Johns Golf and Country Club. The adult resident must sign a user permit and they must be present each time the field is used under their

**Deleted:** COMMUNITY CENTER ROOM RENTAL POLICIES

New Year's Day	Easter	Memorial Day
4 <sup>th</sup> of July	Labor Day	Thanksgiving
Christmas Eve	Christmas Day	New Year's Eve

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Available Facilities: the following areas of the Amenity Facilities are available for private rental for up to three (3) total hours (including set-up and post-event cleanup), at the following rental fees:

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1. Meeting Room: *Fifty Dollars* (\$50.00)

[Capacity: 49 persons, including Patrons, their Guest(s) and children over three (3) years old.]

2. Splash Pad: Fifty Dollars (\$50.00)

[Capacity: \*Suggestion\* 25 persons including Patrons, their Guest(s) and children over three (3) years old.

3. Pool Cabana: Fifty Dollars (\$25.00)

[Capacity: \*Suggestion\* 25 persons including Patrons, their Guest(s) and children over three (3) years old.

4. Lap Cabana: Fifty Dollars (\$25.00)

[Capacity: \*Suggestion\* 25 persons including Patrons, their Guest(s) and children over three (3) years old.

For additional hours added to your event, the cost will be *Fifteen Dollars* (\$15.00) for each extra hour. A maximum of six hours (6) is allowed per event.

A deposit in the amount of *One Hundred Dollars* (\$100.00) without alcohol is required at the time the reservation is approved. If you are renting the Meeting Room and would like to have alcohol at your event, the deposit will be *Two Hundred Dollars* (\$200.00) required at the time the reservation is approved. To receive a full refund of the deposit or a release of held funds, the renter must comply with all Policies and the terms of Facility Use Application as well as ensure the following:

- Remove all garbage and place in the dumpster.
- Remove all food, drinks, etc. from property (i.e. refrigerator).
- Wipe off all areas and tables and straighten chairs.
- Restore the furniture and other items to their original position.
- Remove any decorations (no tapes or thumbtacks)
- Vacuum Floor in Meeting Room.

The last event of the day must be finished, including post-event cleanup, by 10:00 p.m. Any event that exceeds the rental time frame, fails to conduct post-event cleanup, or violates the Policies will forfeit all or a part of their deposit. The General Manager shall determine the amount of deposit to return, if any.

Commented [HWS3]: Which amount?

Commented [HWS4]: Which amount?

Reservations: Patrons interested in reserving a portion of the Amenity Facilities must submit to the Amenity Center Staff a completed Facility Use Application. At the time of submission, the Patron shall provide the rental fee referenced above and a deposit as set forth below. Rental fees may be paid in cash or check (made payable to Sampson Creek CDD). The Amenity Center Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Patrons will receive an email confirmation once the rental request has been approved. Denial of a request may be appealed to the Board.

Alcoholic Beverages Policies: any consumption or service of alcoholic beverages at any of the District's Amenity Center Facilities shall be in accordance with Florida law and this policy. Alcoholic beverages are permitted in the District's Amenity Center Facilities only in the following circumstances:

- Alcoholic beverages are permitted only at District-owned facilities.
- The Meeting Room must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the General Manager. Any patron who does not indicate the service or consumption of alcohol at the time of reservation request, shall not be permitted to serve or consume alcohol.
- Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver.
- Glass containers are prohibited.
- Patrons serving or consuming alcohol on District property agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

# General Policies:

- Pool Areas of the Amenity Facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.
- The Patron renting any portion of the Amenity Facilities shall be responsible for any and all damage and expenses arising from their event.
- Alcoholic beverages are prohibited unless approved prior to the event.
- Glass containers and other breakable items are prohibited within the gated area.
- Pets (with the exception of Service Animals) are prohibited from any and all rented facilities
- The security gate may not be left open during rentals.
- The volume of live or recorded music must not violate applicable St. Johns County noise ordinance.
- Rentals of the Amenity Facilities does not include any party supplies such as paper plates, coffee cups, silverware, aluminum foil, storage bags, etc.

• All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before one-half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

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have paid the annual user fee may reserve the facility for
private parties.

The room may be rented up to 90 days in advance.¶
Time slots for Saturday and Sunday will be in effect for the months from April through September.¶

Check with the Amenities Manager regarding the anticipated date for the party in order to determine availability.

At the time the reservation is made, deliver to the Amenities Manager two checks or money orders (no cash), one for the deposit and one for the room rental, made out to Sampson Creek Community Development District.

A deposit of \$100 for events not serving alcoholic beverages or \$200 for events serving alcoholic beverages will be required at least 14 days in advance of the party.¶ The room rental charge is \$50 for each 3 hours the facility is being used.¶

To receive the full refund of the deposit on the next day after the party, the following must be done: ¶
Remove all garbage and place in dumpster. ¶
Take down all party displays. ¶

Vacuum the floor and clean out the refrigerator.¶
Wipe down the tables used and put away and stack the chairs.¶

The rental fee is fully refundable if the party is cancelled due to inclement weather.¶

The security gate may not be left open during rental of the Community Center.¶

The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.¶

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# GOLF CART POLICIES

- 1. The use of golf carts is permitted on roads within Sampson Creek property.
- 2. Golf carts are not permitted on sidewalks.
- 3. Golf carts are not permitted on the pool deck area inside the pool gates at any time.
- 4. Golf carts must be parked in designated areas. Golf Carts should not be parked in any way which blocks the normal flow of traffic.
- 5. Any driver of a Golf cart must be at least fourteen (14) years of age and possess a valid photographic identification.
- Any driver of a golf cart must be at least sixteen (16) years of age and possess a valid driver's license.
- 7. Any driver of a golf cart who is under seventeen (17) years of age, when operating a golf cart after 11:00 p.m. and before 5:00 a.m., must be accompanied by a driver who holds a valid license and is at least twenty-one (21) years of age, unless that person is driving directly to or from work.
- 8. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear.
- Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.

# LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- Each resident and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The <u>District and its contractor</u> shall not be responsible for the loss or damage to any private property used or stored on the premises of the <u>Amenity Center facilities</u>.
- No person shall remove from the room in which it is placed or from the Amenity Center premises any property or furniture belonging to the Recreation Center without proper authorization. Sampson Creek grounds patrons shall be liable for any property damage and/or personal injury at the Sampson Creek grounds, or at any activity or function operated, organized, arranged, or sponsored by the Recreation Center, caused by the member, any guest or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or

operated by the Recreation Center, or who engages in any contest, game. Function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Recreation Center's premises, shall do so at his or her own risk, and shall hold the Recreation Center, the District, the Board of Supervisors, District employees, District representatives, and District agents harmless for any and all loss, cost, claim, injury damage, or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the Recreation Center, the District, or their respective operators, Supervisors, employees, representatives or agents. Any Patron shall have, owe, and perform the same obligation to the Recreation Center or District and their respective operators, Supervisors, employees, representatives and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

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

# ALCOHOLIC BEVERAGES POLICIES

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

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

# Moved up [6]: SERVICE ANIMAL POLICY¶

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

not take effective measures to control and the handler does not take effective measures to control it;

If the Service Animal's behavior poses a threat to the health and safety of others.¶

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

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

# LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURIES

- Each resident and each guest as a condition of invitation to the premises of the center
  assume sole responsibility for his or her property. The District and its contractors shall
  not be responsible for loss or damage to any private property used or stored on the
  premises of the Amenity Center facilities.
- No person shall remove from the room in which it is placed or from the Amenity Center premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for property damage and/or personal injury at Amenity Center facilities, or any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.
- Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

SUSPENSION AND TERMINATION OF USE PRIVILEGES

- 1. This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District ("District") Amenity Center facilities ("Amenities").
- 2. 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;

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- b. Permits the unauthorized use of an amenity pass;
- c. Exhibits unsatisfactory behavior, or 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 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. 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.
- The District Manager, or the District's General Manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or amenities manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under the 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. The District Manager, or the District's General 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 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

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- 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.
- If a Patron subject to a suspension or termination is found on the Amenity <u>Center</u> premises, such Patron will be subject to arrest for trespassing.

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The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors this 21st day of March, 2018.

#### \*\*THIS WOULD BE IT'S ON PAGE\*\*

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

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

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

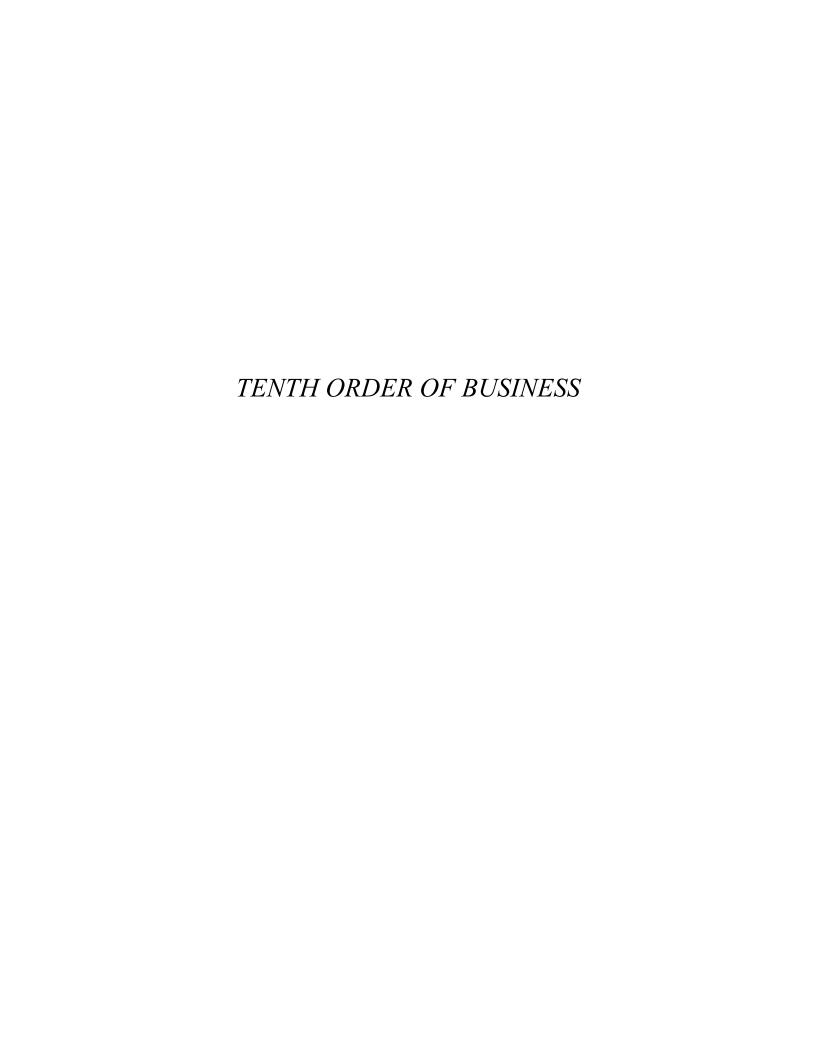
This General Release and Waiver of Liability is binding upon me, my spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation

made with respect to the subject matter contained herein. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

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

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

Print Name	Mailing Address		
Signature	Telephone Number	Date	





CONSTRUCTION OBSERVATION REPORT		<ol> <li>Date and Time</li> <li>02/06/2024</li> <li>Report Number</li> </ol>
3. Project No.	4. Project Name -	5. Location
#16080	Sampson Creek CDD	1929 Glenfield Crossing Court
6. Contractor	7. Project Manager	8. Quality Control Monitor
N/A	A. Acree	M. Silverstien
9. Temperature	10. Weather	11. Hours on Job
62 High 47 Low	Sunny	1.5

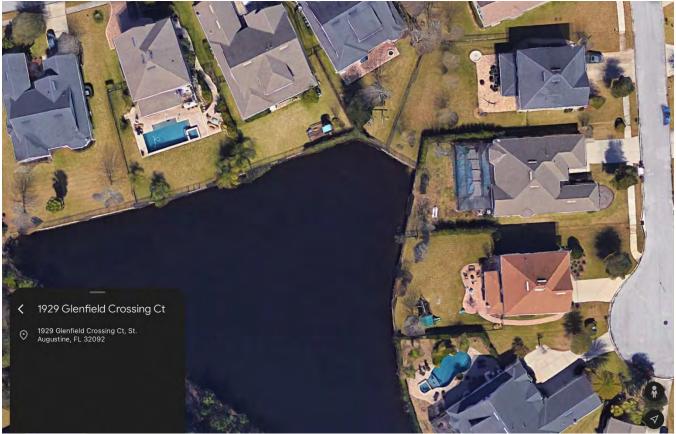
#### 12. JOB SITE OBSERVATION REPORT

# **Site Work Observation**

A site visit was scheduled with the homeowner of 1929 Glenfield Crossing Court (Lot 25) on February 6, 2024 to evaluate the conditions of the rear bulkhead against pond 25A. The homeowner reported that during rain events the property does not hold water and no ponding against the bulkhead is ever present. Upon the Matthews | DCCM evaluation of the site, there were not significant signs of ponding water or washout/low points against the bulkhead that would be preventing water from passing over the capping board, although as mentioned below, the corner between lot 25 and 34 is a designed low point between the lots. During the bulkhead evaluation the boards against lot 25 were randomly probed to locate soft spots in the walers and cribbing which determined the frequency of the issue between the pile sections. With that said, this area where lot 25 and 34 meet against the bulkhead is also the location containing more visible and obvious signs of significant rot and deterioration of the timber bulkhead cap board, walers, and cribbing, see photos 1886, 1887.

Specifically at this location the capping plank is gone and the 2x8 top whaler is bowing out upwards of 3"+ towards the pond, see photo 1890. After comparison of the bulkhead as it exists against the design drawing Matthews | DCCM has on file, the callout for double 2x8 whalers was not what is present on site but a single 3x8 appears to have been used. Another design discrepancy exists in the top capping board which is designed to be a 2x10 but in the field seems to be a 2x8, but is difficult to conclude as rotting of the capping board is very significant along all bulkheaded properties. The cribbing throughout what was able to be seen is in satisfactory condition overall, and locations where the cribbing boards have rotted through exist on a more independent basis throughout the entire bulkhead, and not just limited to lot 25. The capping board has rotted away more significantly all through the bulkheaded properties visible from lot 25. The bulkhead to the neighboring property at Lot 26 was totally covered in vine vegetation making an evaluation nearly impossible. A photo was taken at the corner where lot 25 and 26 adjoin where the vegetation was able to be peeled back enough to expose the bulkhead, see photo 1885 and 1891.

It is recommended that a full evaluation of the pond 25A bulkhead is conducted to identify all locations where the timber components are found to be rotted through since this issue is not only contained to lot 25, see photos 1878 and 1879. This will require another site visit with chest waders or a small boat to probe and evaluate all exposed bulkhead damaged through weathering. It is also suggested that when the lot side of the bulkhead cribbing is exposed during repairs that the responsible party also include yard drains for storm water collection that will discharge through a bulkhead penetration helping reduce the flow of stormwater overtaking the bulkhead capping board.



Aerial Photo of Pond 25A



Photo 1878



Photo 1879



Photo 1886



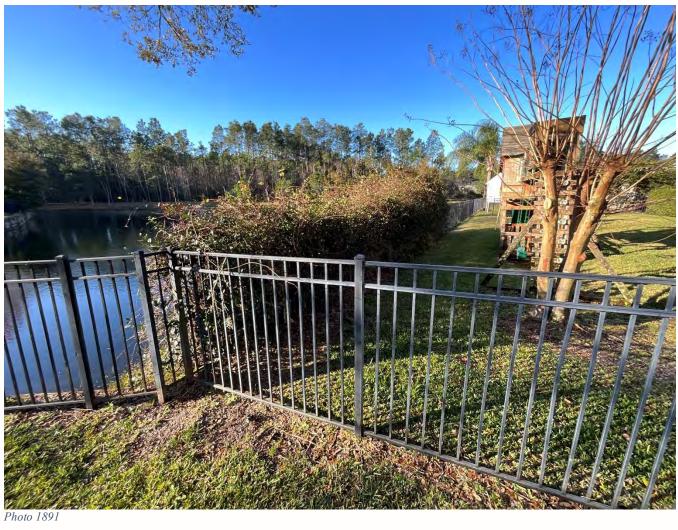
Photo 1887

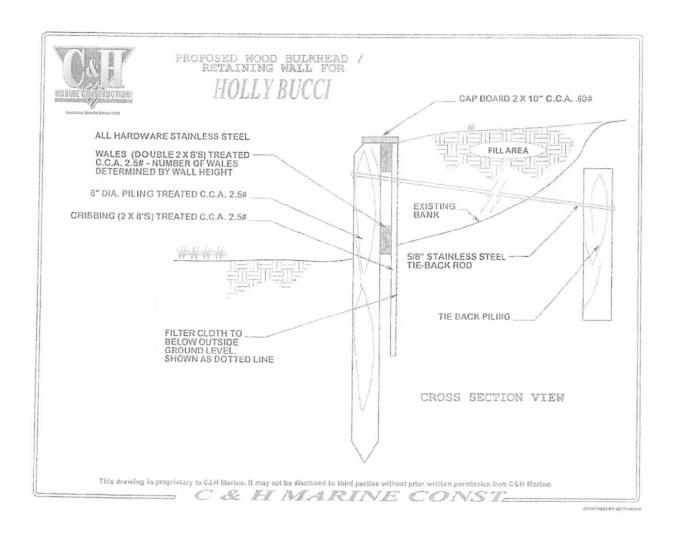


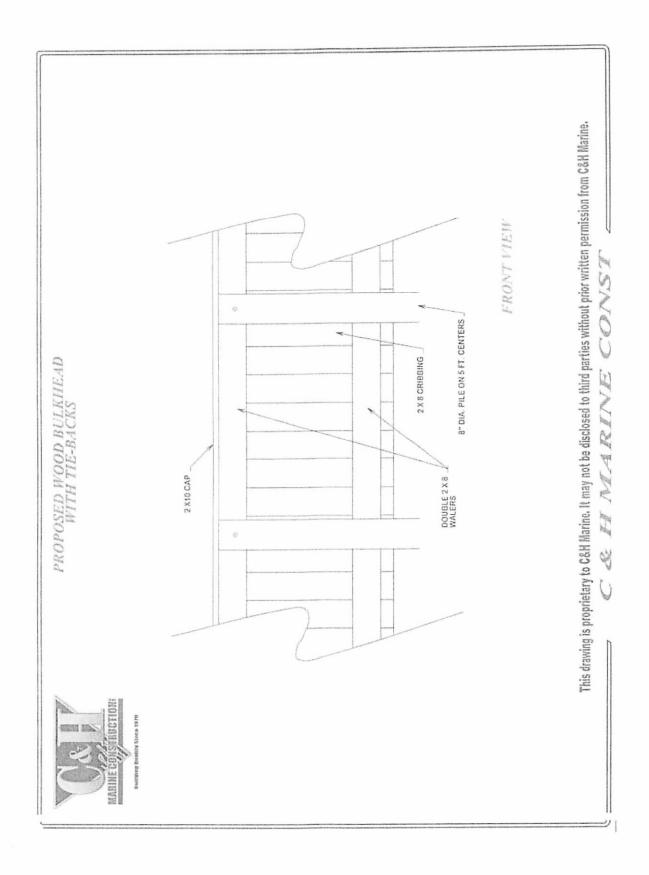
Photo 1890

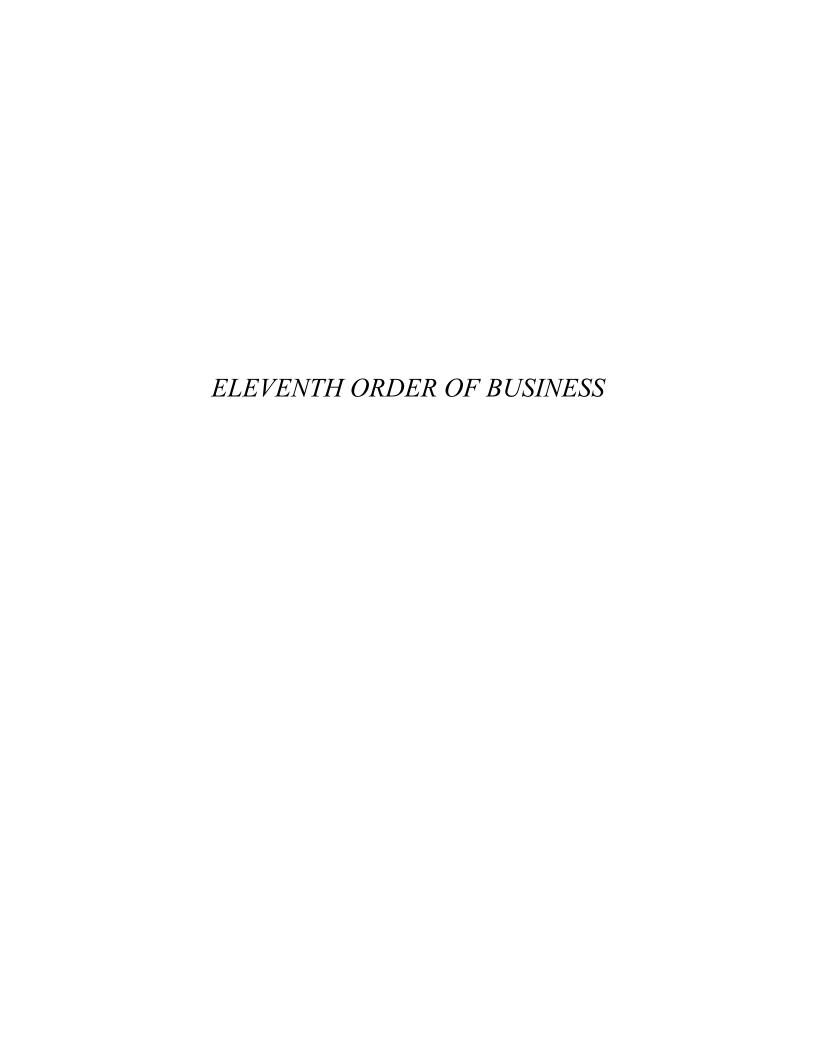


Photo 1885









A.

# Proposal

# 6' Concrete Bumper Install Parking Lot

Wheel stop Installation
Supply and Install 6' Concrete
Bumper Stop



#392024039-2
Feb 5, 2024
Mar 8, 2024
\$1,500.00

#### **G-FORCE Jacksonville**

Douglas Macke 219 St Johns Golf Dr St. Augustine, FL 32092 CONTACT US

255 Rivertown Shops Dr, 102-149 Saint John, FL 32259

(904) 657-8559

iacksonville@gogforce.com

(904) 501-0498

dmacke@vestapropertyservices.com

#### **ESTIMATE**

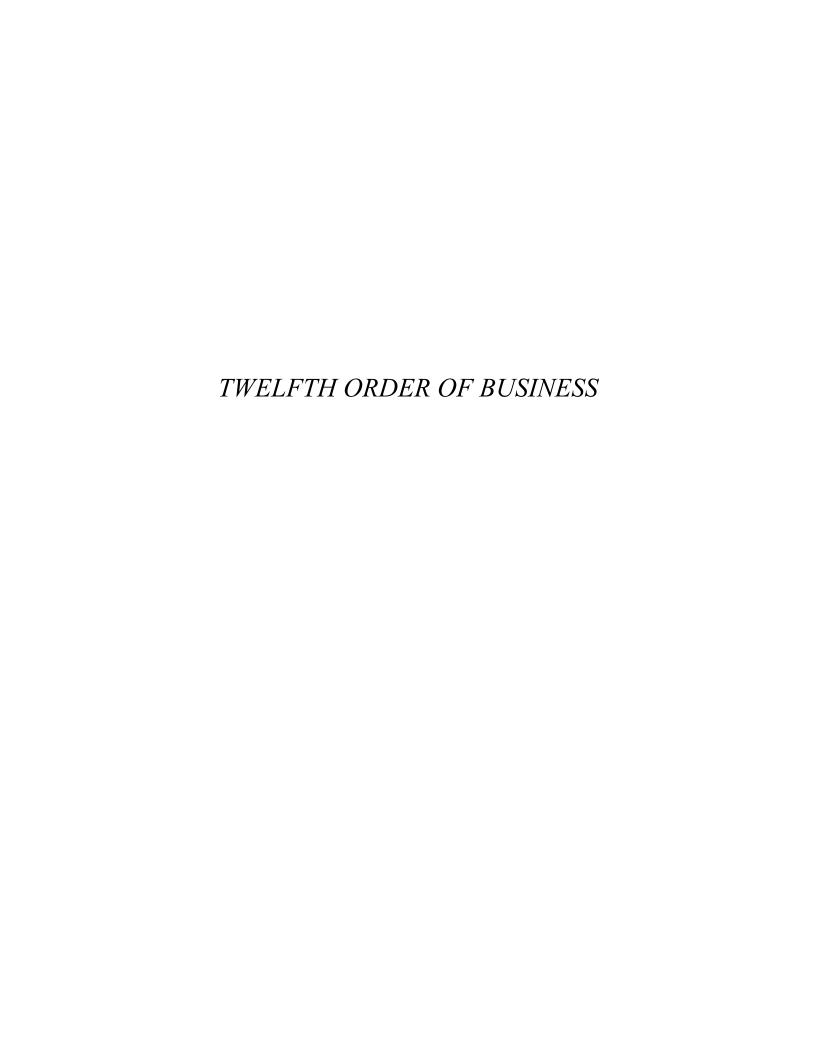
Services qty	amount
Mobilization - Initial 1.0	\$3,000.00
Initial Mobilization Fee - Includes Costs for Crew, Transportation, Set-up, and Breakdown. ***NOTE: Additional Mobilization Fee will be Charged at a rate of \$500 if Site is Not Ready for Service at our Scheduled Arrival Time (Excluding Weather Issues).***	
Wheel Stop Installation - Concrete 29.0	\$0.00
Supply and Install 6' Concrete Wheel Stop	

Services subtotal: \$3,000.00

Total \$3,000.00

Deposit \$1,500.00

46 Locations Nationwide, All Veteran-Owned and Operated. We appreciate your business!



#### **RESOLUTION 2024-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the Sampson Creek Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("Supervisor") to conduct the District's elections by the qualified electors of the District at the general election ("General Election").

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

- 1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Laura Webb and Seat 2, currently held by Brad Weger, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.
- 2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
- 3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
- 4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

- 5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.
- 6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.
- 7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
  - 8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of February, 2024.

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT		
Chairman, Board of Supervisors		

Exhibit A: Form of Notice

#### **EXHIBIT A**

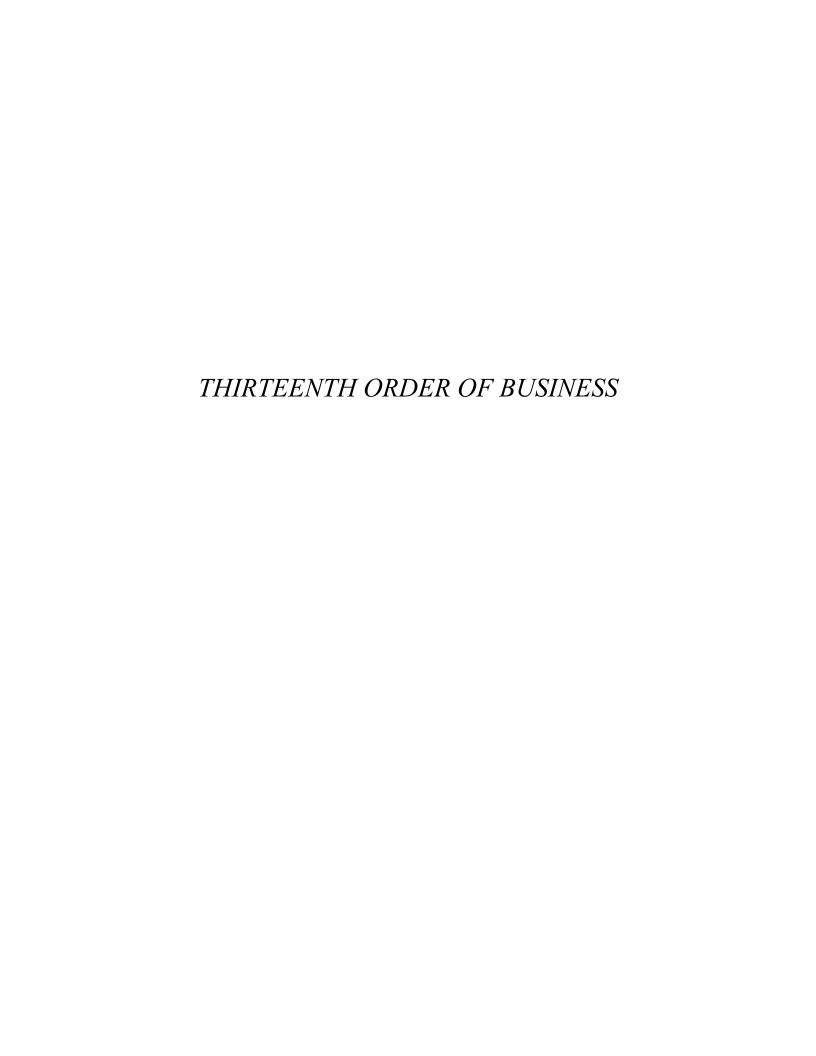
# NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

	Notice i	is herek	by given tha	at the qualif	ying period for a	candida	ites for the off	ice of Superv	visor
of the	Sampso	n Cree	k Commu	nity Develop	oment District	will co	mmence at no	on on June	.10 ف
2024,	and clos	e at no	on on June	e 14, 2024.	Candidates mu	st qual	ify for the offi	ce of Superv	visor
with	the	St.	Johns	County	Supervisor	of	Elections	located	at
				, Pho	one ()	•	All candidates	shall qualif	y for
individ	ual seats	s in acc	ordance wi	ith Section 9	9.061, Florida S	tatutes	s, and must als	o be a "qual	ified
electo	" of the	Distric	t, as defin	ed in Sectio	n 190.003, Flor	ida Sta	itutes. A "qua	lified electo	r" is
any pe	rson at	least 18	3 years of	age who is a	a citizen of the	United	States, a lega	I resident of	f the
State of	of Florid	a and	of the Dist	trict, and w	ho is registere	d to vo	te with the S	t. Johns Co	unty
Superv	isor of E	lection	s. Campai	gns shall be	conducted in a	accorda	nce with Chap	oter 106, <i>Flo</i>	rida
Statute	25.								

The Sampson Creek Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before May 27, 2024.





Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

December 13, 2023

Sampson Creek Community Development District Governmental Management Services, LLC 475 West Town Place, Suite 115 St. Augustine, FL 32092

#### The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines and Frank ("we") audit the financial statements of Sampson Creek Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2023, and thereafter if mutually agreed upon by Sampson Creek Community Development District and Berger, Toombs, Elam, Gaines and Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but Is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

#### The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:



- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Obtain an understanding of internal control relevant to the audit in order to design audit
  procedures that are appropriate in the circumstances but not for the purpose of
  expressing an opinion on the effectiveness of the District's internal control. However, we
  will communicate to you in writing concerning any significant deficiencies or material
  weaknesses in internal control relevant to the audit of the financial statements that we
  have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants and Generally Accepted Governmental Auditing Standards.



## The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

- 1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
- 2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
- 3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

- To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
- 2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
- 3. To provide us with:
  - Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this engagement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

#### Reporting

We will issue a written report upon completion of our audit of Sampson Creek Community Development District's financial statements. Our report will be addressed to the Board of Sampson Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

#### **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Sampson Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Ernesto Torres. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

#### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



#### Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed \$3,850, unless the scope of the engagement is changed, the assistance which of Sampson Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Sampson Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Sampson Creek Community Development District, of Sampson Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



#### Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Sampson Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Sampson Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Sampson Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this engagement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Sampson Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Sampson Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Sampson Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Sampson Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

Durger Toombo Glam Dained + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK J. W. Gaines, CPA

Confirmed on behalf of the addressee:

February 9, 2024



6815 Dairy Road Zephyrhills, FL 33542

813.788.2155 BodinePerry.com

#### Report on the Firm's System of Quality Control

To the Partners of November 30, 2022
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### **Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail.* Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Pery

(BERGER\_REPORT22)



# ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT (DATED DECEMBER 13, 2023)

<u>**Public Records.**</u> Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-NF, LLC 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850 EMAIL: JOLIVER@GMSNF.COM

Auditor: J.W. Gaines District: Sampson Creek CDD

Ву: \_\_\_\_\_

Title: Director

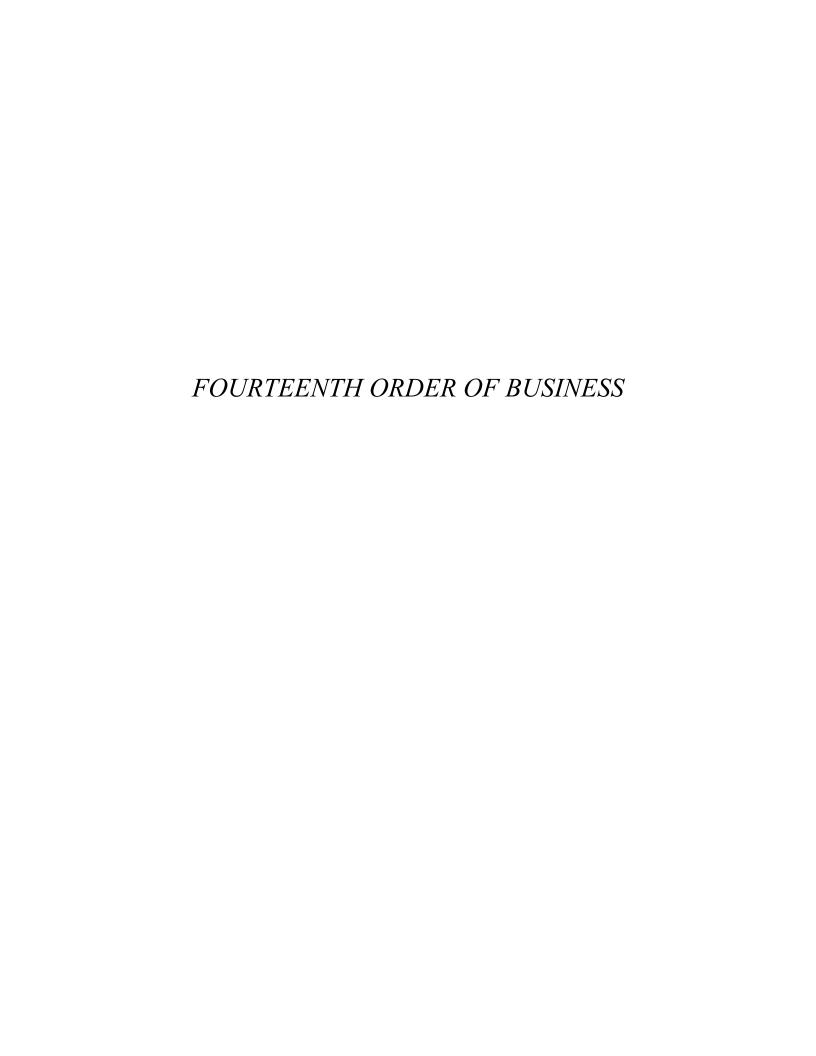
Date: December 13, 2023

District: Sampson Creek CDD

By:

Title: Secretary

Date: 2/9/24



A.



#### **Kutak Rock LLP**

107 West College Avenue, Tallahassee, FL 32301-7707 office 850.692.7300

Wesley S. Haber wesley.haber@kutakrock.com

#### **MEMORANDUM**

TO: Board of Supervisors

Sampson Creek Community Development District (District)

FROM: Kutak Rock LLP

DATE: February 22, 2024

RE: Transfer of Impact Fee Credits (Credits)

#### **Issue**

Can the District legally sell its Credits?

#### Answer

Yes, within certain limitations.

#### **Analysis**

Impact fees are imposed by local governments to fund local infrastructure necessitated by new population growth. The most common types of impact fees are intended to compensate for impacts to roads, parks, and schools. Impact fees go by different names, such as mobility fees, and they can address the impacts on different categories of public infrastructure.

Often, developers or community development districts (CDDs) will build infrastructure (such as roads, parks, or schools) to support new population growth. This could be a developer with private funds or a CDD with public bond funds. In exchange, a county will issue Credits to the entity that funded the construction. These Credits can then be used to satisfy the county-imposed impact fees that would otherwise be due in monetary form.

A common structure is that a CDD will make the Credits available to the landowners within the CDD either for free or for a charge. The Credits are then distributed to the owners of land within the CDD. The question then becomes - what can the CDD do with the excess Credits after all land within the CDD is developed?<sup>1</sup>

<sup>&</sup>lt;sup>1</sup> For purposes of this memorandum, all land within the District is considered developed and assumed to have satisfied St. Johns County's impact fee requirements. Therefore, any Credits in the District's name are considered "excess."

### **KUTAKROCK**

Recently, some CDDs have been approached by developers offering to buy a CDD's unused Credits for a discount. This is desired because the developer can save money by providing the county with a Credit voucher purchased at a discount instead of paying the full amount of the impact fee in cash. For example, if a developer purchases \$100 worth of Credits from a CDD for \$75, the developer is in essence saving \$25 for every \$100 of impact fees it would otherwise be required to pay to the county. In some recent transactions, there is a broker involved in locating a willing developer buyer and a willing seller. The broker will charge a commission for their service. One recent example with another CDD involved a six percent (6%) commission.

According to the District Manager, the District currently has approximately \$1,608,568.78 in total Credits. This number breaks down to \$1,452,866.78 in road impact fee credits and \$155,702.00 in school impact fee credits.

Section 163.31801(10), Florida Statutes (2023) currently provides:

Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

The underlined language was added to section 163.31801(10) in 2021, which clarified that the transfer option was retroactive. This change in the statute is why this issue has recently come to light.

St. Johns County (County) has established four Impact Fee Districts/Zones. The District is located within Impact Fee District #1 (Northwest District). See pink shaded area of Map, attached as Exhibit A. Under section 163.31801(10), the District is permitted to transfer Credits to other properties located within District #1 (Northwest District).

In conversations with County staff, the County indicated Credits cannot be transferred to a project that has Credits remaining on the books. For example, Credits could not be sold from a developer or CDD outside of the District to a landowner within the District because the District still owns Credits. Our office has not researched this statement by the County, but it may come into play depending on which entity desires to purchase the District's Credits.

The District has four options:

- 1. Do nothing and keep the Credits; or
- 2. Attempt to locate one buyer for all or some of its Credits; or

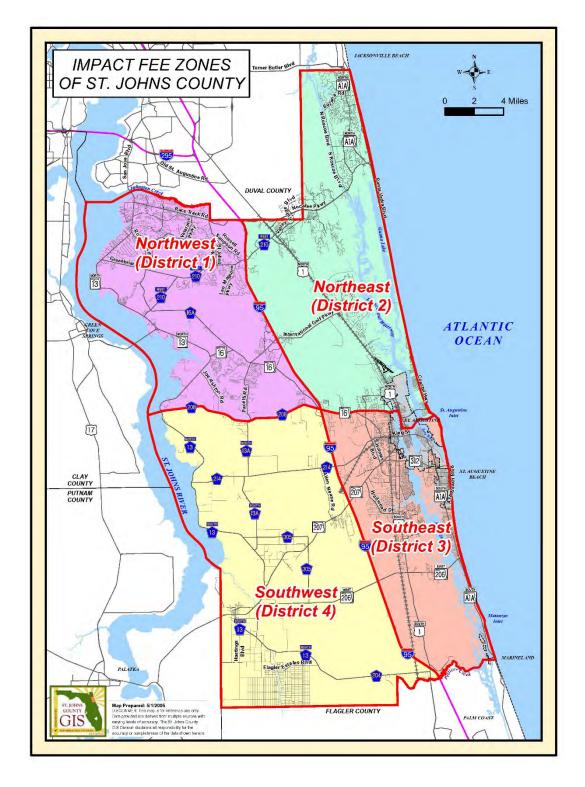
#### KUTAKROCK

- 3. Attempt to locate multiple buyers for all or some of its Credits; or
- 4. Conduct an analysis to determine if the District might ever have a need to build a new building(s), estimate the maximum amount of impact fees that the District could be required to pay, set aside that amount of Credits, and sell all or some of the excess Credits that the District does not think it would ever use.

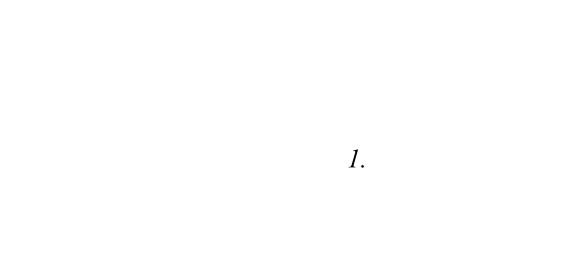
Any transfer would be subject to approval by the County Board of County Commissioners, which is required to follow Section 163.31801(10), Florida Statutes (2023). It should also be noted that this memorandum does not include all considerations the District should take into account in making a business decision whether to sell its Credits. Instead, it is only intended to 1) provide an analysis of whether the sale of the District's credits is permitted under Florida law, and 2) identify the geographic area of potential purchasers.

EXHIBIT A

ST. JOHNS COUNTY MAP OF IMPACT FEE DISTRICTS/ZONES









#### SAMPSON CREEK CDD BOARD REPORT

2/22/24

- Your Vesta onsite staff consists of Douglas Macke (GM), Jennifer Meadows (Admin Asst. and Lifestyle Director), Robert Snodgrass (Part time Maintenance Tech) and Tyler Alexander (Facility Attendant and Head Lifeguard Supervisor).
- The Vesta transition team consists of Jim Masters (GM at Johns Creek), Ross Ruben (Regional Lifestyle Director), Jerry Demarco (Regional Maintenance Tech), Jason Davidson and Dan Fagen (Director of Amenity Operations).
- The Vesta team continues to meet with Chairman Yuro and Supervisor Leary to discuss progress, address questions and assist in prioritizing projects.

#### **POOL**

 Pool equipment and safety devices have been upgraded and replaced for the upcoming season. Three pool floatation devices around the pool deck were replaced and we've purchased three new rescue tubes for lifeguards to improve safety requirements. My staff and I are making sure we are up to date on pool safety and ready for a safe and happy summer pool season.

#### **TENNIS COURTS**

Our staff has been actively moving ahead on many repairs, repainting, and refreshing
elements to the entire tennis facility to maintain the standards that make our facilities so
beautiful. We want to continue to look as impressive as possible for our players and
tennis pros. As your property management team, we are looking forward to more
improvements and additional projects that will be implemented in the future to enhance
your tennis experience.

#### PLAYGROUND

• We as your property management professionals have spent some time and effort looking into improvements to our playground areas. Possible additions of new equipment, upgrades and enhancements are being considered for board recommendations at future meetings. Stay tuned!

#### SOCCER FIELD

• The upcoming warmer season is approaching fast, and the maintenance team is preparing the field for the change in weather. We as your management team have many events starting to come into focus.



VestaPropertyServices.com



#### PROJECTS COMPLETED

- Ballard Lights repaired at Tennis Courts 3 and 4. (In house-\$93.27 and 4hr labor for 2 lights)
- Tennis court ball holders bought and installed. (In house-\$59.12 for 2, 1hr labor)
- 4 tennis court poles repainted. (In house-\$10 for paint, 2hr labor)
- Repaint 4 benches at Tennis Court. (In house)
- Multiple drains and valve covers cleaned, and edged soccer field (In house- 4 hr labor and ongoing)
- Playground whale spring repaired.
   (In house- 2hr labor) (New spring replacement \$270 if needed)
- The stop sign at the maintenance access road was repainted and repaired. (In house-\$10 for paint, 1.5hr labor)
- Electrical repairs on fountain at pond #10. (In house)
- Remove hazardous tree overhang in common area near 1085 Eagle Point Dr. (In house)
- 3 Sidewalk repairs around property completed.
- (2 Men Concrete \$4,000 3 sections)
- Florida Landscape and Nursery repaired 2 irrigation mainline leaks.
   (1 \$1,072.75 / 2 invoice to follow)
- 2 fitness machine repairs completed Feb 5<sup>th.</sup> (Fitness Machine Technicians \$789.42)

#### PROJECTS UNDERWAY

- Basketball court rims and backboards are in the process of repair, 2 remain to be completed. (In house - \$125 / goal repair)
- Parking lot bumpers proposed at \$3000 including installation.
- Tennis court screen tiedowns are in the process of being repaired. (In house)
- 3 tennis court benches painted, 1 remain to be completed (In house)
- Map out 3 areas for Bermuda sod replacement along sidewalk on St. Johns Golf Drive. (Future proposals)
- Christmas light upgrades, to be proposed at a future meeting (Bling Premier Lighting)
- Broken sidewalks on cart path to be repaired by Clayton Buss. CBuss Enterprises is responsible for the repairs.
- Preserve tree to be taken down at 1140 Stonehedge Trail lane.



VestaPropertyServices.com



Vested in your community.

- Leo McGuire and common areas sod proposal to follow.
- (Leo McGuire =\$9481.80, Common Areas =\$14,909.45)

#### **REGULAR WEEKLY SERVICES**

- Blow tennis courts and surrounding areas daily Monday-Friday.
- Trash pickup: Leo Maguire, amenity property and property entrance off CR210 daily Monday-Friday
- Chemical checks of the pools daily.
- Inspection of electrical issues daily Monday-Friday.
- Safety inspection of playgrounds daily Monday-Friday.
- Updating the Marquee as needed.
- Fitness center and meeting room walkthrough and inspections daily.

Thank you for all of your support! Your management team is excited to be here at St. Johns Golf and Country Club to provide for your family and friends a fabulous amenity season.

Submitted by: Douglas Macke, Dan Fagen, and Jim Masters



#### **Sampson Creek District Asset Plan**

Vendor	Project Scope	Expense	Budgeted Amount	Date Discussed	Outcome
In House	Reset pavers at field				
Golf Course	29 parking lot bumbers	\$3,000.00	for 2/22 board	2/5/2024	1 proposal
In House	Lights at St. Johns Golf Dr.				
In House	Trim plant bed edges at field	none	none	2/2/2024	Complete
Brightview / Irrigation	Irrigation to new bed by field/courts				
In House	Remove plate at lightpole				
In House / JSC	Hard drives for cameras			2/5/2024	appt 2/9/24
In House	Clean up drains			2/5/2024	Ongoing
In House / Sign Vendor	Signs for cart path (no carts)	(1) \$28.19		2/8/2024	Ordered with Fast Signs
In House / Sign Vendor	Signs for field (no carts on field)	(1) \$28.75		2/8/2024	Ordered with Fast Signs
In House / Sign Vendor	Signs - wet field and closed field	(2) \$79.50		2/8/2024	Ordered with Fast Signs
In House	Order 25 lightbulbs for fixtures				
	Mini Nugget Mulch				Proposal for 250 cubic yards
Brightview	proposal		\$16,380	1/15/2024	\$16,250
Lake Doctors	Bulkhead cleanup	none	none	2/5/2024	Complete
Brightview / Irrigation	Pressure valve proposal	\$5,683.78		2/9/2024	Waiting on Golf Course proposal to compare
In House	Clean signs around property				
In House	Tree trimming (1085 Eagle Point Dr.)	none	none	2/8/2024	Complete
	Sign for water slide			2,0,202.	Partially completed - waiting
In House	(height require.)			2/8/2024	on parts
In House	Irrigation valve cleanup			2/5/2024	Ongoing
Cbuss	Concrete repair			2/5/2024	Ongoing
	Clean and repair pool				
In House	coffins				
	Lumber for electrical				
In House	box support				
In House	Pool Coffin repair (4x4				
In House	post) Tennis Court door spring				
In House	repair				
Fitness Tech	Shoulder press cable repair/replacement			2/8/2024	Waiting on parts for repair
Titiless reen	Tent with sides for			2/0/2021	Training on parts is repair
In House	events			2/8/2024	Cost estimates to follow
In House	A/C air filter replacements				
	Stop sign repair at				
In House	maintenance road			2/12/2024	Painting / Ongoing
First Coast Mulch Mulchmasters Mulch and More					1st Coast - \$12,000 Mulchmasters - \$15,000.00 Mulch & More - \$21,386.19
Brightview	Mulch proposals			2/5/2024	Brightview - \$16,250.00

### **Community Enhancement Plan**

Vendor	Job Description	Cost	CDD Board Approved	Comments/Status
Jacksonville Sound	Waiting on new camera	\$5,350	pre-Vesta	In progress
	Breaker tripping on pond	\$95 +2hr		
In House	#10	labor	n/a	Completed
	Fitness / Yoga room			
Investment Painting	painting and doors	\$1,600	Yes	March 5 2024 Start date

### **Future Community Enhancement Plan**

Vendor	Job Description	Cost	CDD Board Approved	Comments/Status
	Area Enhancement			
Matthew Design	Renderings	\$3,634.44	Yes	Ongoing architectural design
Matthew Design	pickleball Courts	\$250,000 ?		Ongoing drawings/designs
Brightview and Golf	Proposal for soccer field			
Course	maintenance			To present to the Board / rewrite analysis needed
A) Florida Landscape				To be discussed - waiting on proposal from Florida
and Nursery	Remove plant material at	A) 23,130.23		Landscape and Nursery Remove plants, create rock
B) Brightview	Tennis Courts	В)		border
Outsource	waterslide reseal			waiting on proposal
	re roof amenities/			
Outsource	bathroom/fitness center			coordinating w/ golf course to combine both projects

.

#### St. Johns Golf & Country Club

#### **Amenity Field Report**

February 13th, 2024

Prepared by – Ben Pasquith, General Manager

Prepared for - Sampson Creek CDD

#### SUMMARY

Below notates the work completed from January 11<sup>th</sup> – February 12<sup>th</sup>. In addition to mowing, blowing, edging the following applications were made and supporting application records were submitted.

- 1.19.2024 Field Application Broad Leaf, Poa Herbicide
  - o Outrider Herbicide 1 oz
  - o Rometsol 1.2 oz
  - o Dismiss 8 oz
- 1.30.2024 Field Application Liquid Fertility
  - o 12-0-0 Liquid Fertilizer
  - o Mic Drop, Liquid Root Stimulant
  - o 0-0-25, High Potassium Fertilizer
- 2.8.2024 Granular Fertilizer
  - o 20-0-10, 1lb

#### **UPCOMING WORK**

In the next thirty days, the following work is expected to be completed.

- Growth regulator spray on rye grass to improve density.
- Monitor overseed area and apply liquid fertilizer as needed.
- Poanna control and spot treatments for winter annuals on Bermuda surfaces
- Mole cricket activity will be monitored. Bulk, granular, treatment will be completed in late spring to target adults and juveniles.
- Workdays will be scheduled around Amenity needs.
  - o Targeting Monday/Tuesday and Thursday/Friday for mowing, blowing, and edging.

#### COMMENTS

- 1.30.2024 Site walkthrough with Douglas Macke.
  - Recommended to continue to rotate goals in the winter to limit foot traffic.

- Noticed weed pressure continue to germinate through the rye grass, wild carrot, and will be spot treated.
- Recommended to maintain irrigation on the field through Spring. Historically, the spring lacks adequate rain fall or humidity.
- Offer has been extended to aerify the field in the spring with new cutting blades. We will refrain until the Bermuda is actively growing to avoid causing harm to the over seed.

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Respectfully submitted,
Ben Pasquith, General Manager
Mike O'Malley, Superintendent





VestaPropertyServices.com



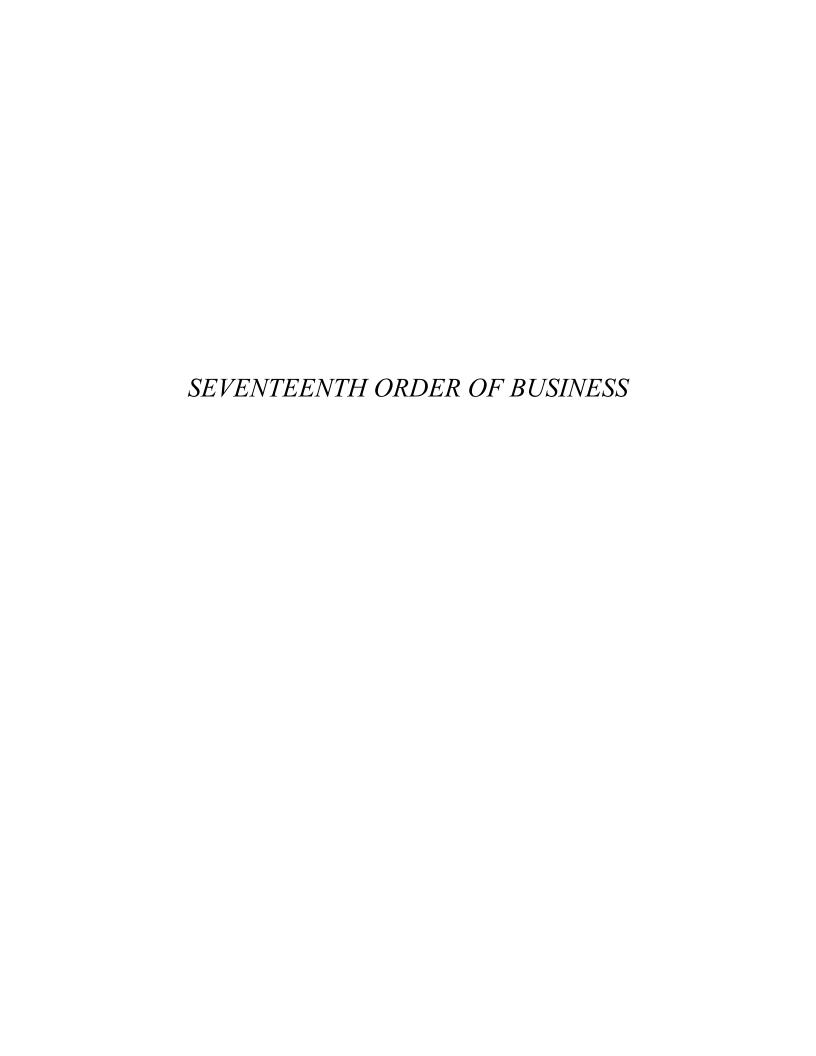
# SAMPSON CREEK CDD AMENITIES REPORT 2/22/2024

#### **Events**

- Our Winter Wonderland is just around the corner (Saturday, February 24 from 11am-2pm)! We are excited and hopeful for beautiful weather. With the help of Elsa's magic, it will be snowing here at the Sampson Creek Amenity Center. There will be a castle to bounce in, snowballs to throw, a rock-climbing wall and the Queen of Arendelle herself will be visiting along with her sister, Anna. We've heard Olaf likes to make appearances as well! We will have two food trucks joining us as well as Le Petit Cupcakery who will be handing out complimentary cupcakes to our residents!
- On Sunday, March 10 we will be hosting a Spring Vendor Fair and what a fair it will be! Besides the shop, we will also bring the hop! While parents enjoy shopping various vendor booths, kids can enjoy playing in the kids bouncing zone. We will also have an egg hunt that will be split into three different age groups staggered throughout the event. It will be an afternoon of fun filled with music, food, and more including a visit from the Easter Bunny himself.
- On Saturday, March 30 JTF Racing will be hosting a Color Run 5K and 1-mile fun run here at St Johns Golf and Country Club. For anyone who hasn't done a color run, this is a great run to do with your family. Kids and teens particularly enjoy leaving the race looking like an exploded rainbow! It is a lot of fun and a great exercise!
- Saturday, April 13 will be our Spring Community Yard Sale. We will advertise in the Florida Times Union as well as place a banner at the entrance to the community.
- We've started preparing for Summer Camp. The registration opened on February 1st and
  we've already had a great response. We are grateful to a few residents who have offered
  us information on their experience with previous camps and will use that knowledge to
  help in the planning process.

#### Administration

- We are continuing to assist residents in getting their access cards/registration forms updated. The process has been smooth with no issues or complaints.
- We are working on updating the Policies and Procedures to better set up our residents and staff for success.



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, January 18, 2024 at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike YuroChairmanGraham LearySupervisorMike DavisSupervisor

Also present were:

Daniel LaughlinDistrict ManagerWes HaberDistrict CounselTyler SmithDistrict EngineerEric LanehartMatthews DCCMDaniel Bauman (via phone)BrightViewRodney Hicks (via phone)BrightView

Douglas MackeVesta Property ServicesDan FagenVesta Property ServicesJennifer MeadowsVesta Property ServicesJim MastersVesta Property Services

Ben Pasquith St. Johns Golf & Country Club

Residents

The following is a summary of the actions taken at the January 18, 2024 Board of Supervisors of the Sampson Creek Community Development District meeting.

#### FIRST ORDER OF BUSINESS Roll Call

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

## SECOND ORDER OF BUSINESS Public Comment (regarding agenda items listed below)

Resident Mike McCormick of 604 Remington Court reviewed the proposals from BrightView Landscape Services (BrightView) and Treeco for the removal of dead trees in

common areas and asked if there was any reason that the trees were dying. Mr. Bauman explained that a resident complained about tree limbs from the trees leaning towards their yard. An arborist looked at the trees and reported that the trees were still alive. Mr. McCormick asked if the trees between the tennis courts were being removed because they were overgrown. Mr. Macke confirmed that the trees between courts two and three were declining and there was agreement that they needed to be removed, but the three trees in the common areas, were declining and they did not know why. Mr. McCormick requested that BrightView evaluate the trees, as there was an ongoing practice to replace trees. Mr. Yuro appreciated Mr. McCormick's comments and shared his concerns and the proposals would be discussed later in the meeting.

#### THIRD ORDER OF BUSINESS

#### **BrightView Landscape Update**

#### A. Quality Site Assessment

Mr. Daniel Bauman of BrightView reported the following:

- 1. The Winter flowers were doing well. They were not concerned about the upcoming frost, as the flowers were strong.
- 2. An irrigation mainline was repaired.
- 3. They were planning to cut back ornamental grasses during the Winter season.
- 4. Buds on the Hydrangeas would be pruned before Spring time.
- 5. The African Iris would be blooming soon and it would be cut back, in order to push out new growth.
- 6. The Flax Lily could be cut back any time of the year.
- 7. Depending on the Winter temperatures, the Arboricola had the potential to get damaged and recommended leaving the damaged plant material on the plants until there was warmer weather.
- 8. The Cordylines at the entrance to the pool area, were acceptable to freezing temperatures. If they get damaged by the cold, they recommended leaving the damaged plant material on the plants until warmer weather was for certain.

Mr. Leary recalled discussions at the last couple of meetings about mulch and questioned whether pine straw mulch was ideal, as it was being blown away and was not effective in some areas. Mr. Bauman and Mr. Macke researched the costs and on a per square foot basis, the cost for pine nuggets was slightly higher than pine straw; \$1,000 to change to pine nuggets. Mr. Macke wanted to switch to pine nuggets, due to it being long lasting, heavier and aesthetically

better looking than pine straw as Cypress mulch dilapidated quickly and had to continually be refreshed. Mr. Bauman agreed and recommended a deep edging around edges where the concrete meets and digging a small trench, in order for the mulch to tuck into the corner and not spill over, prior to installation. Mr. Yuro questioned the areas where there was pine straw, as the front and back entrances were being mulched. Mr. Laughlin pointed out that there was a map in BrightView's agreement, showing the areas that received mulch. Mr. Bauman explained that the vendor they used was a new one and they could not read the map well. By the time they were stopped, they had already mulched the back entrance and started on the front entrance. Since the back entrance was completely mulched, Mr. Bauman decided to leave it mulched, but removed the mulch at the front entrance. Mr. Yuro questioned whether there should be mulch in the common areas. Mr. Leary recalled discussion about eliminating pine straw altogether and using pine nuggets in every location that had pine straw. Mr. Macke pointed out that they could refresh with a minimum amount of pine nuggets at some point, especially around the amenities, incorporating the two amenity buildings and the tennis area. Mr. Yuro was open to seeing a proposal, if the difference between using pine straw twice per year and pine nuggets once per year, was only a couple of thousand dollars more. Mr. Macke would provide some preliminary numbers to see if it was feasible to move in that direction.

#### B. Proposals for Sod Repair Along Leo Maguire

Mr. Laughlin presented a proposal with BrightView for sod repair along Leo Maguire Parkway in the amount of \$9,481.80. Mr. Yuro felt that BrightView should replace the sod at no cost, since they were responsible for maintaining the turf for well over a year and the turf died. Mr. Hicks explained that the majority of the sod was dead prior to BrightView taking over, due to the lack of irrigation, which they repaired and would be responsible for any sod that was damaged after taking over. Mr. Masters pointed out that Vesta obtained a price from another vendor and the cost was similar to BrightView's proposal. Mr. Yuro questioned why the Board was just hearing that the sod was dead. Mr. Hicks explained that they were just now seeing the damage, since the weeds were controlled and the grass was dormant and were currently experiencing mainline issues on a weekly basis, as they were continuously having leaking valves and lateral lines, which was typical of the age and size of this system. If they replaced the sod, Mr. Leary questioned whether they had effective irrigation to water it in the Spring. Mr. Hicks

stated it depends on any repairs that were needed in between, as a pressure regulator needed to be replaced.

Mr. Yuro voiced concern with irrigation repairs BrightView made, as the District spent \$40,000 on irrigation repairs since June of last year and the District not receiving an irrigation repair bill until April or May, as BrightView took over the landscaping in October and monthly irrigation audits were part of their scope. Mr. Hicks did not think it was fair, when a proposal was provided to the Facilities Manager, which Mr. Yuro reviewed and then scheduled a meeting for staff to look at the irrigation. Mr. Yuro voiced concern that everything was dead within a month or two of BrightView taking over the account and this was the first time that the District was receiving a proposal for sod. Mr. Hicks recalled providing a proposal in the first 60 days for irrigation repairs in the amount of \$24,000 for the repair of valves and all repairs were made as soon as BrightView took over the landscaping. They did provide proposals to the Board for sod, but they were not approved by the Board. Mr. Laughlin recalled that the Board approved a proposal with BrightView in the amount of \$23,540 for an initial cleanout throughout the community, with authorization for Mr. Yuro to work with staff throughout the cleanout process. Mr. Hicks clarified that the proposal was to clean up all of the neglected landscaping and could not understand how Mr. Yuro could say that BrightView failed to keep the sod alive, when there were obvious problems when they arrived. Mr. Yuro was not disputing that there were issues, but the District spending \$40,000 on irrigation repairs one year later. Mr. Hicks explained that they performed the cleanup, performed an irrigation inspection and submitted a \$40,000 proposal for the irrigation in November of 2022, which was within 60 days of them taking over the contract. Mr. Laughlin confirmed that the date of the proposal was December 15, 2022. Mr. Yuro questioned the opinion of the other Board Members. Mr. Davis was in favor of repairing the sod. Mr. Leary agreed that there was an issue, as there was erosion from mud flowing across the street and other areas in the community where the sod needed to be repaired and requested that staff obtain quotes and ensure that the irrigation was working before any repairs were made. Mr. Davis asked if the irrigation issues on Leo Maguire Parkway were resolved. Mr. Hicks stated they just performed an inspection, showing that the irrigation was working. This item was tabled and Mr. Hicks left the meeting.

#### C. Proposals for Landscaping around Tennis Courts

Mr. Laughlin presented a proposal from BrightView for the removal of hedges from around the perimeter of the tennis courts and adding stones to assist with drainage in the amount of \$23,130.23 as well as a rendering. Mr. Yuro questioned the issue with the drainage. Mr. Macke stated at times, water was forced upon the courts, because of leaves from the hedges blocking the drainage. Removing the hedges and regrading the area with rocks, would allow for better maintenance. Mr. Yuro asked if they needed the rocks. Mr. Macke pointed out that BrightView installed rocks at a tennis court in Daytona and it worked out well but was concerned that rocks would get onto the court and cause damage. Mr. Yuro asked if they could regrade it, include mulch and allow the water to run onto the mulch. Mr. Macke voiced concern that the mulch might end up on the tennis court versus rocks, which had more of a solid base. Mr. Davis asked about the fence at the bottom that curves up on the tennis courts, causing gravel or mulch onto the tennis courts. Mr. Macke stated after the regrading and installation of rocks, the plan was to pull the fence down, to keep tennis balls from going under the fence and rocks from coming in. They were thinking about installing a wood border on the ends of the courts and attach the fence to it, but there needed to be further research. Mr. Yuro voiced concern that the boards would block the drainage. Mr. Macke indicated there would be a small gap for that purpose. Mr. Yuro asked if they would receive complaints if all of the shrubbery was removed, as the shrubs provided some wind protection. Mr. Macke did not think that would be an issue, as they were only removing the hedge next to the fence and the older hedges would remain. Mr. Davis questioned whether there was an urgency to do the work. Mr. Macke confirmed that there was no urgency. However, since the tennis courts were recently resurfaced and cracks were reappearing, it was a good idea to consider opening it up at the center between courts two and three and adding pavers, in order for the tennis players to have more access to each of the other courts. There was Board consensus for Mr. Macke to obtain proposals and provide a plan.

#### D. Proposal for Tree Removal

Mr. Laughlin reported that the owner of 1140 Stonehedge Trail Lane provided a letter from an arborist that they hired to look at a Sweet Gum tree and seven Pine trees, who recommended that the trees be replaced. As a result, BrightView provided a proposal in the amount of \$4,522.50; although their arborist did not agree that the tree needed to be replaced. Mr. Yuro questioned the District's obligation to replace the trees, as his concern was setting a

precedent, if the resident wanted to remove seven healthy Pine trees to open more space. Mr. Haber advised that the District had discretion if a tree was still alive, but a threat that the tree to falling on someone's house. However, if the CDD disagreed and chose not to do anything and a tree ultimately falls onto a house, the CDD would likely be responsible, because it was brought to the CDD's attention, but if the CDD disagreed with the arborist, the CDD had every right to deny the request. Mr. Bauman pointed out that BrightView's arborist did not show concern for the trees, as they were heavily rooted in, but there was a slight lean to them. Mr. Davis suggested hiring an independent arborist to look at the trees, since it was a potentially serious issue and if they agreed that the trees needed to be removed, the Board could take action. Mr. Laughlin recommended obtaining an official letter from BrightView's arborist. Mr. Davis recommended that the Board look at the trees and take photographs, in order to do their due diligence. Ms. Jennifer Decriscio, the owner of the property, apologized for causing any issues, but her concern was that the Pine trees were on an incline, there was no soil holding in the trees and they were leaning towards her property as well as a Sweet Gum trees on the west side of the property, that was leaning over her house.

Mr. Yuro was conflicted because BrightView did not agree with the arborist, but if the trees fall down, the CDD was notified and could pay more than \$4,500. Mr. Haber recommended that the CDD obtain a second opinion and if they agreed with the resident's arborist, authorize the removal of the trees, but if there was no consensus from the Board, it was on record that the Board wanted to take it under advisement. Mr. Leary approved of the removal of the trees. Mr. Yuro was leaning in that direction, but questioned why there were two proposals. Mr. Macke explained that Treeco did good job when they cleared the streets and sidewalks, was comfortable with them and felt that their proposal was reasonable. Mr. Yuro believed that all that they were allowed to do in a preserve, was to cut the tree and let it fall in the preserve, but BrightView proposed cutting it up and moving it. Mr. Smith had experience with preserves and working with the St. Johns Water Management District (SJWMD). If a resident had an issue with a tree, staff would come out to the property and take pictures, which would be forwarded to the SJWMD for approval. Mr. Yuro understood if a tree was in a conservation easement, there must be permission from the Water Management District. Mr. Haber explained if the trees were located in a conservation easement owned by the CDD, the Water Management District would determine whether or not the CDD could remove the trees. Mr. Yuro requested that the District Engineer

look at the trees to determine whether or not they were in the conservation easement and if they were, reach out to the Water Management District for permission to remove the trees and have BrightView revise their proposal. Mr. Laughlin suggested that the Board authorize a Board Member to work with staff.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor authorization for the Chair to approve the tree removal and work with staff, contact the Water Management District to obtain permission to remove the trees and request that BrightView revise their proposal to cut the trees down and allow them to fall in the preserve was approved.

Mr. Davis noted that a fallen tree was in the preserve, in the same place as the Oak trees and leaning towards a sidewalk. Mr. Smith would look at it.

## FOURTH ORDER OF BUSINESS Discussion of Amenity Room Rental Policy

Ms. Ashley reported that many regular room users wanted to know if non-profits, such as the Boy Scouts or community groups could use the Amenity Center room for free. Mr. Laughlin pointed out that users could gather at the Amenity Center at no charge, but they did not have a reservation. Mr. Yuro asked if the current policy was to reserve the room for a specific time. Ms. Ashley confirmed that the room could be reserved for three hours for \$50. Mr. Laughlin pointed out that residents may live in the community, but friends were coming from outside of the community as opposed to a group of residents using the room. Mr. Yuro noted that the CDD was not benefitting financially from these parties. Mr. Haber indicated that it common for CDDs to have these fees to recoup costs for wear and tear. Mr. Yuro asked if everyone who reserved the room paid the fee. Ms. Ashley confirmed that one person obtained approval from the Board during the Summer to use the room at no charge. Mr. Laughlin recalled that the Boy Scouts were using it for free. Resident Margaret Renault of 1861 Forest Glen Way requested that a nonprofit group of residents use the room on a periodic basis for no fee. Resident Lisa Murman of 935 Eagle Point Drive pointed out that the problem was that groups had regularly scheduled meetings and were being charged \$50, which she disagreed with, as residents were using the Fitness Center, tennis court and soccer field at no charge. Mr. Yuro asked if the group was comprised of residents. Ms. Murman confirmed that 90% were residents. Mr. Laughlin stated according to the guest policy, residents could bring guests that were non-residents. Mr. Yuro questioned the number of groups requesting the room on a regular basis. Ms. Ashley estimated four to five groups. Mr. Davis questioned what other communities did. Mr. Fagen confirmed that the policy was consistent with all of the Districts that they manage; however, there were exceptions. Mr. Leary recalled that there was a fee for non-resident use of facilities, which was \$3,200 per year for use of the pool, Gym and tennis courts. Mr. Yuro agreed with a nonprofit group of residents reserving the room on a periodic basis for no fee, as long as the group was comprised of 90% residents, they paid a deposit and the policy was clear and consistent. Mr. Masters suggested setting a number of times that a non-profit could reserve the room, so it would be fair to everyone and the facility was not used continuously by the same group. Ms. Murman pointed out that they met every other month and Ms. Renault confirmed that her group meets every six weeks. Mr. Leary requested that Vesta provide some options for review at the next meeting.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor approving the request from Ms. Margaret Renault and Ms. Lisa Murman for a room reservation at no charge and future requests not being approved until there was a formal policy was approved.

Ms. Ashley reviewed the current policies and procedures and filled in language that was missing and important to residents, such as the number of people that could use the room and questioned whether the Board must go through a process to make any changes to the policies and procedures. Mr. Laughlin would provide the policies and procedures to the Board at the next meeting for review by the Board, with the edits recommended by staff.

#### • Consideration of Proposals - Athletic Field Maintenance (*Item 7A*)

Mr. Macke stated that he requested a proposal from Mr. Pasquith, in order to provide some savings, at the request of the Board to reduce the amount for yearly maintenance and Mr. Pasquith provided several options. Mr. Macke referred Option 2. Mr. Pasquith pointed out that Option 1 was the current option, which had been in place since 2016, with the inclusion of the irrigation and Option 2 was based on the Agro Pro scope of work. The irrigation was working appropriately and they were happy to offer the solutions that the Board would like to see, but if

the Board wanted to go out for Request for Proposals (RFP), they would be happy to provide one. Mr. Yuro asked if there were items in Option 2, aside from the number of applications that were not included. Mr. Pasquith explained that Option 2 included items that they were doing now that would not be inclusive such as the fungicide application, wetting agents, topsoil and seed applications. Overseeding would not be included and there would be less applications, with six fertility applications and four growth regulator applications. In their opinion, Option 1 was a better program for the field. Before the irrigation problems were resolved, they had three quarters of the north field looking good, but when the issues were resolved, all areas were properly hydrated. Mr. Yuro asked if they opted for the lower price with fewer applications, whether the quality of the field would decline. Mr. Pasquith confirmed that it would not be maintained to the same standard. Mr. Macke disagreed, because it did not take as much maintenance to keep it where it was, as the irrigation was working and everything was fine. Therefore, they could back down on the expense and still get the same results and suggested that the Board set a timeframe to see if it would work. A lengthy debate ensued between Mr. Pasquith and Mr. Macke. Mr. Leary appreciated the expertise of Mr. Pasquith and Mr. Macke, but recalled that this matter was discussed at every Board meeting over last year and what drove this was the horrible condition of the field, which was due to the failure of the irrigation, but since it was repaired, the field now looked great. However, he asked if there were any areas outside of the soccer field that were part of the original contract that needed to be addressed in a different proposal. Mr. Pasquith stated they needed a revised RFP, because in the 2022 proposal, there was a 2-acre area of Bermuda grass outside of that scope, had a different specification that BrightView maintained. The golf course redid a scope of work in 2022, but the Board never approved it.

Mr. Laughlin questioned whether the Board wanted to go out for RFP. Mr. Leary had further questions before answering whether they wanted to go out for RFP, such as why there were four hours of labor in Option 1 and three hours of labor per day in Option 2. Mr. Pasquith explained that it was an estimation on the time spent on the field based on the current rate that was paid to their employees, which was broken out in a variety of ways. Mr. Leary stated according to Option 2, there would be the overseeing of the Bermuda areas and questioned whether the cost of seed was the responsibility of the CDD and they would be invoiced the cost of the purchase. Mr. Pasquith confirmed that they were overseeding 70,000 square feet of soccer field, verses an acre. Mr. Davis pointed out if there was a cost savings for the high quality that

they have now, they, Troon should stabilize it for a season or more, let the community enjoy it and having Mr. Macke work with Troon, using his knowledge. Mr. Laughlin pointed out that the budget season was in the next couple of months and it was a good time to discuss cost savings. Mr. Yuro was in favor of saving money, but voiced concern that there would be a change in the quality, if they reduced the scope. Mr. Leary recommended selecting Option 2 on a one-year trial basis, with the exclusion of the irrigation, which would be handled by BrightView and monitoring it. Mr. Macke agreed, as they could address any issues as they occurred. Mr. Davis preferred Option 1, as the soccer field looked great at its current state. Mr. Haber advised that if Mr. Davis recused himself, a vote could pass with a majority vote by the other two Board Members, but absent an agreement, nothing would change. Mr. Yuro favored it being all inclusive with the irrigation and establishing a scope. *This item was tabled*.

#### FIFTH ORDER OF BUSINESS

#### **Discussion of Pickleball Courts**

#### A. Proposal from Matthews Design Group

Mr. Smith presented a proposal from Matthews Design Group (Matthews) in the amount of \$2,500, for a construction cost estimate of the pickleball courts, based on an updated sketch that Mr. Yuro provided, to maneuver around a well that was included in the prior exhibit. This was requested by the Board at the November meeting, to see if it was feasible, before spending any additional money. Mr. Davis asked if the cost estimate would include removing the trees and leveling the land to install the courts. Mr. Smith confirmed that it would include everything. Mr. Leary asked if the courts were together or if there was separation. Mr. Yuro stated that the initial drawing had three courts end to end and the revised one had two courts next to each other with one further apart with parking. There was a tree buffer and the CDD property line was on the cemetery side of the cart path. Mr. Smith pointed out that the well was in between the courts. Mr. Laughlin recalled that Mr. Pasquith requested a sound study, as many weddings and events were held in that area of the golf course and would check with him to ensure that he had no issues.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal from Matthews Design Group for pickleball court due diligence work and cost estimate in the amount of \$2,500 was approved.

#### SIXTH ORDER OF BUSINESS

## Discussion of Bulk Head Repair (1929 Glenfield Crossing Ct.)

Mr. Laughlin reported that this item was brought to staff's attention by the owner of 1929 Glenfield Crossing Court, who was present. Pictures were sent to the District Engineer and to District Counsel to determine if there were any maintenance responsibilities, which were included in the agenda package. Mr. Haber questioned whether the bulkhead was part of the master permitted system, as the CDD was the permittee and responsible for that system. However, some bulkheads were added after the fact that were not part of the permitted system, which the CDD would not be responsible for, but since it was part of the original master system, as the permittee t, the CDD would be responsible for the bulkheads. According to the declaration of covenants and restrictions, there was language to impose an obligation on the part of a lot owner to undertake that maintenance repair, but Mr. Haber did not think that the CDD had the right to enforce it and it would have to be enforced by the HOA. However, if there was an issue resulting in the Water Management District making a finding that the CDD failed to maintain the system, the CDD as the permittee, would be responsible for any fines. Mr. Yuro asked if there was proposal for the repairs. Mr. Laughlin stated there was no proposal because the request was recently received. Mr. Smith would schedule a site visit with a vendor. Mr. Davis questioned whether there was a process in place for the District Engineer to inspect all bulkheads to determine if any were failing. Mr. Yuro recalled that there was a requirement to have all stormwater facilities inspected every two years and met with the resident onsite to look at the bulkhead, but the failure would not have been identified because there was a tremendous amount of vegetation growing up the wall on the neighbor's side and requested that the District Engineer inspect the adjacent bulkhead. Mr. Laughlin asked if Lake Doctors said anything when they were performing treatments. Mr. Macke indicated that they were in the process of spraying the vegetation again, but were not removing it, which was keeping moisture on the bulkheads and causing this issue. There was Board consensus for Mr. Smith to schedule a site visit with a vendor and provide a proposal and have Lake Doctors clear the vegetation.

#### SEVENTH ORDER OF BUSINESS

**Consideration of Proposals** 

A. Athletic Field Maintenance

This item was discussed.

#### B. Sidewalk Repair

Mr. Macke presented a proposal from 2 Men Concrete for sidewalk repairs in the amount of \$4,800, which included replacing sections of damaged sidewalk that was uprooted by a tree in four different places at 1005 Meadow View Lane in the amount of \$1,600, \$800 to repair section of curb at 2005 Glenfield Crossing Court that was damaged by a boat being driven by Lake Doctors and \$1,600 to replace four sections of sidewalk at 1185 Stonehedge Trail Lane, which was requested by a homeowner, as water was setting on the sidewalk with nowhere to go. Since the other side was repaired by the CDD, the CDD was responsible for repairing the other side. The last item was to replace sections of sidewalk on Leo Maguire Parkway, just past the entrance to St. John's Golf Drive, where the sidewalk sunk about four inches in the amount of \$800. Mr. Yuro questioned whether it was the CDD's responsibility to replace the sidewalk, since Leo Maguire was a county road. Mr. Haber confirmed that the neighborhood roads were owned by the CDD, but Leo Maguire was a county road. Mr. Yuro pointed out that the CDD only maintained the landscaping on Leo Maguire and if repairs needed to be made to the sidewalk, it was the county's responsibility, as the right-of-way was dedicated back to the county. Mr. Laughlin would make a request to the county repair the sidewalk and remove it from the proposal. Mr. Davis questioned the process to determine that a sidewalk needed to be repaired as he crushed his toe on one the other day. Mr. Macke recalled that the Board approved sidewalk repairs when he started in 2022, but as tree roots grew, they started having issues and they had to add 11 different sidewalk sections and felt that they needed to have second phase of sidewalk repairs. Mr. Laughlin confirmed that there had not been a process in place, since he had been manager; however, they could implement a yearly drive around. Mr. Davis asked if they were using the annual budget for this expenditure or remaining bonds. Mr. Laughlin recalled that bond funds were used the last time the sidewalks were repaired, as it was considered a roadway repair. Mr. Davis was in favor of regularly auditing the sidewalks and noted that there was a crumbled the cart path coming from Eagle Point. Mr. Macke pointed out that it was the responsibility of the golf course.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal with 2 Men Concrete for sidewalk repairs in the amount of \$4,000 was approved.

Mr. Leary felt that the CDD's journey to repair the sidewalks had a good outcome and thanked Mr. Macke and staff for keeping on top of them.

#### C. Painting of Aerobics Room

Mr. Macke presented proposals from Investment Painting in the amount of \$1,600, Ibis Painting in the amount of \$2,150 and CertaPro Painters in the amount of \$3,998.64 for painting of aerobics room. Windows and doors were replaced, but they were never painted and there was trim that did not match the current paint. All of the proposals were for the same work, but \$1,600 was lowest. Mr. Yuro asked if Mr. Macke had experience with Investment Painting. Mr. Macke stated that they did work for Vesta and did a great job.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal with Investment Painting for painting of the fitness room in the amount of \$1,600 was approved.

#### D. Treeco Proposal

Mr. Macke presented a proposal from Treeco in the amount of \$1,050 for the removal of three dead trees in the common areas and one dead tree between tennis courts 2 and 3 and for trimming of trees at the tennis courts, due to the amount of leaves falling on Courts 3 and 4 and branches completely covering a light. Pictures were provided, at the request of the Board. Mr. Haber understood that some trees in the community would have to be mitigated, if they were removed. Mr. Macke stated the ones in the common areas, did not have to be replaced and the ones in front of a house, was the homeowners responsibility. Mr. Haber confirmed that the CDD was not subject to HOA rules and he was referring to a county requirement for tree mitigation. Mr. Macke indicated that three trees along the common areas were 8 to 10 inches and the only large one was between the tennis courts. Mr. Yuro asked if the ones in the common areas would be replaced. Mr. Macke stated that he was under the impression that they did not need to be replaced. Mr. Haber advised that the District was not under any obligation by the HOA to replace them, but did not know whether they were required to be mitigated. Mr. Smith pointed out that he was a Landscape Architect and if the trees were on a permitted landscape plan, that the developer followed when the community was built, the county would require the tree to be replaced, if it was in a roadway, but not if it was not in a common area. In an abundance of caution, Mr. Smith recommended that staff look at the original landscape plans that were permitted, to determine if a tree was required to be there. Mr. Yuro suspected that the trees were planted as part of the mitigation for the development, but even if it they were not, there should not have gaps. Mr. Davis felt that trimming the trees around the tennis courts and replacing the three tree trees in the common areas, made sense; however, the dead tree between tennis courts 2 and 3, should be reconsidered, as it was a significant change and requested a quote to replace the trees. Mr. Yuro preferred to hold off on replacing the trees until they had a better idea of what they needed to replace it with, but agreed with trimming the trees. Mr. Macke would obtain a revised quote for the trees to be removed and Mr. Laughlin would work with the District Engineer.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal with Treeco for the trimming of trees near the tennis courts in the amount of \$1,050 was approved.

#### E. Utility Cart Proposal

Mr. Masters presented proposals from Nextgen Carts in the amount of \$4,945 and Back 9 Golf Carts in the amount of \$6,700 for a utility vehicle. Vesta had a gas-powered cart that they would lease to the CDD for \$200 per month for three years and handle all maintenance and insurance. In return, the CDD would cover the gas. Nextgen Carts would provide a used cart with a battery and one-year mechanical warranty and Back 9 Golf Carts would provide a battery-operated cart with no warranty. If the Board purchased these carts, the CDD would be responsible for the maintenance. Mr. Yuro questioned where the cart would be stored. Mr. Masters stated that Mr. Pasquith offered to store it. Mr. Leary questioned the cost for maintenance. Mr. Masters estimated \$150 per month. Mr. Leary asked if the cart would be used for minor jobs. Mr. Masters stated that they would use it to clean drains and perform sidewalk inspections. Mr. Leary felt that there would be value in having a cart, as it would pay itself off and preferred leasing one from Vesta. Mr. Davis agreed, as there would be a benefit. Mr. Yuro agreed, since Vesta was maintaining it, as the replacement of batteries was \$1,200 to \$1,400.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal with Vesta for a cart lease in the amount of \$200 per month was approved.

#### EIGHTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Mr. Haber recalled that a status of the negotiations with Vesta and an indemnification provision in the agreement was provided to the Board at the prior meeting; however, the form of the agreement obligated Vesta to indemnify the District for any act by Vesta, resulting in a claim against the CDD. However, Vesta, not only at Samson Creek, but at numerous CDDs that they represented, wanted their indemnification obligation to only come into effect for willful or intentional acts on Vesta's part, which Mr. Haber was not comfortable with it as it was too narrow. He felt that their most recent request, for their indemnification obligation to come into effect for their negligent acts, was reasonable, as they would not have an obligation to indemnify, if they did something that was not negligent on their part and it was just in their ordinary course. Other Boards approved it and felt that it was a fair request. The other aspect of the request, was the indemnity obligation, whereby a Vesta subcontractor would provide the same level of insurance and indemnification that Vesta provided and name the CDD as an additional insurer under the Subcontractor Agreement, which Mr. Haber was also comfortable with. Therefore, Mr. Haber recommended that the Board amend the contract as stated. Mr. Yuro felt that it was reasonable, based on the negligence threshold. Mr. Davis asked if they were giving Vesta any indemnification authority that would not normally be transferred to a private party. Mr. Haber explained that the CDD was not indemnifying Vesta in any way and to the extent that Vesta received any benefit, due to the fact that the CDD was a government, if the CDD had a lawsuit filed against them, for a negligent act on Vesta's part, the CDD had sovereign immunity limits. Therefore, Vesta's indemnification would be lessened, because the potential claim against the CDD would be lessened.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor authorization of the changes to the Vesta indemnification requirements and authorization for Chair to execute the agreement was approved.

Mr. Haber reported that the four hours of ethics training obligation started on January 1, 2024 and must be completed by December 31, 2024. There were a number of free resources on the Florida Commission on Ethics website, which was in email that was forwarded to Mr.

Laughlin's office. When Board Members were appointed or elected to the Board, they filled out Form 1, Financial Disclosure Statement. Board Members would self-certify that they completed the training, but only for 2025 and in future years, as the form for 2024, did not include the training. There was also a change in how to submit Form 1, as in prior years, it was mailed by the Supervisor of Elections, but now, the Florida Commission on Ethics, would be emailing the form, which Board Members would fill out and return back to them, electronically. Lastly, there were questions about Form 1, due to a requirement for City or County Commissioners to fill out Form 6, which had additional disclosure questions, instead of Form 1. As a result, governmental officials were resigning from their positions. CDD Board Members were only required to fill out Form 1 and not Form 6. The only change was submitting it electronically to the Florida Commission on Ethics as opposed to submitting a hard copy to the Supervisor of Elections. Mr. Fagen asked if Vesta needed to provide every proposal and agreement that the Board approved. Mr. Haber preferred to only receive the agreements, as the proposals that the Board approved at this meeting, were under \$2,000. However, for services that had more risk, even if it was a small amount, Mr. Haber would like to have an agreement in place with insurance and indemnity language.

#### B. Engineer – Pool Plan Progress Set

Due to a complaint by a resident regarding street flooding on Foxtail Court, due to construction, Mr. Smith evaluated the bulkhead on Pond 25A and discovered that there was no positive outfall at the designed normal water level and the outfall was submerged. As a result, they added a new control structure to bring down the water level, which was permitted through the SJWMD and there would now be two structures in Pond 25A. Mr. Yuro felt that made sense. Mr. Smith recalled that the plans for the pool were provided to the Board before Christmas and asked if there were any comments before they were submitted to the county. Mr. Eric Lanehart was present to answer any questions. Mr. Davis asked if there was a price estimate or a larger scope. Mr. Laughlin recalled that there was an estimate from the initial company that prepared the plans, in the amount of \$152,000 and would forward it to Mr. Smith. Mr. Davis liked the proposal, as it opened up the frontage that faced the pool and provided for better utilization of the total space around the pool and assumed it would be paid out of leftover bond funds. Mr. Yuro believed that there were sufficient funds and questioned whether Mr. Smith was asking if the

plans were ready to be submitted for permitting. Mr. Smith asked if there anything that the Board wanted to see that they would need to add before submitting to the county. Mr. Yuro pointed out if the Board was fine with the plans, but after they bid it out, found that it was too expensive, they did not have to build it. According to the rendering, there were two rows of shrubs on either side of the new walkway and recalled that the purpose was to open it up so people could see the pool from wherever they were sitting and was not in favor of clearing out the shrubs and installing another wall of shrubs that would block the view of the pool. Mr. Smith stated they were proposing not to have a fence, which would entail a step down, but if it was designed right, with a seat wall of landscaping and another seat wall, there would not have to be a fence and there could be small landscaping. Mr. Smith questioned how many people currently used the upper deck. Mr. Davis did not believe that anyone used it, as most people sat around the ring that would become stairs. Mr. Smith confirmed that there would also a ramp going around the back, that would be handicapped accessible and there would be a gate. The ramp went all the way down, but it may only need to go down halfway. Mr. Laughlin noted that the ramp needed to be in place due to ADA requirements. Mr. Smith indicated that there would now be one central access with stairs to an upper level and preferred to keep it at the same elevation, as it would provide an elevation change of 3 feet. Mr. Laughlin pointed out that the plan was for Magnolias, but their leaves tend to be a mess. Mr. Smith confirmed that the plan was not to have Magnolias. If there were no issues, Mr. Smith would submit to the county by the end of January.

#### C. Manager

Mr. Laughlin reported that license plate reader (LPR) was being installed in the next week or two and insurance would pay \$26,300 for the old one. Mr. Davis asked if there was any response to the Board's request that Glen St. Johns Manager split the cost since it benefitted them. Mr. Laughlin reached out to them, but did not hear anything back.

#### D. General Manager

- 1. Report
- 2. Athletic Field Maintenance Reports

Mr. Macke presented the General Manager's Report and provided a District Asset Plan to each Board Member, on what they were looking at in the future and what they were currently involved with. Pavers in front of the Fitness Center building were pressure washed by Vesta at

no charge and looked good. The tennis courts were repaired, cracks were filled and surfaces were repainted on December 18th. Sidewalk repairs around the property were completed and 11 sections were added to the original contract. Items that needed to be addressed, were repaired. Since November, there were three irrigation mainline breaks, one for \$1,011, the second one for \$406.97 and a third one for \$736.77. There may be additional ones. The scope of work on the soccer field was being worked on, but they were getting close to completing it. Two pool permits were received, inspected and passed by St. John's County. In the past, they never had the permits and they were never posted, which was a legal issue. It was now taken care of. The Christmas lighting was removed the week of January 8th through January 12th, under the M&G Lighting contract. Five fitness machine repairs were completed on January 5th by Fitness Machine Technicians in the amount of \$540.38. A broken tennis court light was repaired before the tennis courts were resurfaced, since it was under warranty. Extra parts were on hand. Regarding projects underway, they were still working on the basketball court rims. The second one would be finished tomorrow and two were remaining. The process was to remove the rims, paint and sand them, install stainless steel bolts because they rusted, level everything and clean the backboards. Tennis court screen tiedowns were in the process of being repaired, because during windy situations, many screens became loose. Three tennis court benches were going to be repainted in-house. Staff were filling low spots on the soccer field, weekly and surrounding areas with sand, to provide more attention.

Mr. Yuro questioned whether the golf course should be filling in the low spots. Mr. Macke stated according to the scope from 2016, the golf course was supposed to be doing it, but since they were not, staff decided to pay \$6.71 per bag to do it, because the soccer field needed attention. They were using a bag and a half per week, to keep it as level as they could with the amount of play. Mr. Leary recalled at an earlier meeting, pointing out that the contract had a detailed list of itemized responsibilities for the golf course on the soccer field., such as allocating \$2,500 per year for sod replacements, but when he asked the golf course to do it, they quoted \$6,000 to replace the sod. Mr. Yuro felt that Mr. Macke should have reached out to them first, as it was the golf course's responsibility and he did not want too many people working on the soccer field. Mr. Leary indicated that he ask Mr. Macke to assist with filling in the holes. Mr. Yuro appreciated what Mr. Macke was doing, but requested that the golf course be held accountable, so there was no opportunity for them to come back later and blame Mr. Macke if

there were weeds. Mr. Davis preferred that Mr. Macke keep Troon engaged in doing what they were under contract to do, versus using his expertise. Mr. Macke indicated that he tried to coordinate with Troon but received resistance. Mr. Leary recalled meeting with the golf course management team on the field and going over everything that was in the contract in detail, but instead of repairing it, they submitted a \$6,000 proposal for sod. Mr. Macke acknowledged that he did not mind filling in the holes as it was just a bag and a half of sand. Mr. Davis preferred that the Board be informed when Troon was dropping the ball, so they could talk to Troon about fulfilling their obligations and if they failed to do so, they needed to understand why the Board decided to go out for RFP and force them to compete for it. Mr. Yuro agreed.

Mr. Macke also purchased a couple of bags of fertilizer, to fertilize behind both soccer goals each month, because they were never fertilized and struggled. Mr. Davis pointed out that it was part of the entire two acres that the golf course was responsible for. Mr. Macke stated that he spoke to Troon about it and they refused. Mr. Yuro appreciated Mr. Macke doing this, but preferred to speak to BrightView about it to hold them accountable. Mr. Macke mapped out three areas for Bermuda sod replacement along the sidewalk on St. Johns Golf Drive, in order to provide a future proposal to the Board. The areas were spray painted in white to designate the beds and sod areas. Proposals would be provided at the next meeting for the Christmas light upgrades. The District owned the lights, but M&G Lighting (M&G) would store and install them, so if anything happened, the District would be responsible. Mr. Laughlin indicated that Durban Crossing added in their agreement with M&G, that they had to fix anything within 24 hours. Mr. Yuro voiced concern because they had many issues this year with Christmas lights being out more than they were on and if the agreement did not hold M&G responsible for making repairs, they needed to change vendors. Mr. Macke stated that they replaced all GFCIs and installed bubble covers to protect them from the elements. Therefore, the electric was good, but the lights were old and had to be repaired multiple times. Mr. Macke recommended looking into another company, as did not get any satisfaction from M&G on how they approached it. Mr. Laughlin recommended including in next year's agreement that the vendor had to fix anything within 24 hours.

Mr. Macke reported that 29 parking lot bumpers were needed and a proposal would be provided at next meeting. Mr. Laughlin recalled that this was in response to a resident request trucks backing up along a walkway and blocking it. Mr. Macke obtained some options such as

using the existing concrete or using a hard plastic in a different color. Mr. Haber asked if this was the Golf Club's parking lot. Mr. Laughlin pointed out there was still one walkway along a CDD sidewalk. Mr. Yuro understood that the golf course owned the entire parking lot. Mr. Macke proposed the 29 parking lot bumpers to Mr. Pasquith, but he said that Troon was not going to do anything. Mr. Haber indicated that according to the agreement, the golf course was responsible for maintenance and the cost was shared, but if the Board did not think that they were doing a satisfactory job of maintenance, the Board could state about why it was needed and if the golf course was not adequately fulfilling their obligations, the CDD would install them and expect them to pay their share, but would not recommend that the CDD do it without their consent as the golf course owned the parking lot. Mr. Macke spoke to Mr. Pasquith about drilling a hole in the concrete, as it was just pavement and dirt under the pavement, but he had a concern about it. Mr. Yuro indicated that there was more than just dirt underneath, as there was a road base, which could deteriorate if water gets into the road base. Mr. Macke confirmed that it would be 6 to 8 inches in the ground. Mr. Haber recommended that the Board have a detailed discussion with the golf course on how this would work under the Easement Agreement and splitting the cost with them, as they were not fulfilling their obligation to maintain the parking lot, if the Board believed that it was absolutely necessary, as it was reasonable maintenance for the parking lot. However, if the golf course refused and the Board wanted to proceed, Mr. Haber recommended obtaining their consent to the CDD hiring a contractor and having the 29 parking bumpers installed. Mr. Yuro was in favor of speaking to the golf course to get consent, as part of the ADA regulations, there was a requirement for there to be an accessible path to sport court facilities, but with trucks backing up and taking up more than half of the sidewalk, there was no accessible path. In order to be in compliance, the sidewalk must remain clear, which would necessitate the parking stops. Mr. Laughlin would contact Mr. Pasquith.

Mr. Macke reported that broken sidewalks on the golf cart path would be repaired by Clayton Buss Enterprises, a pool delivery company for Pool Sure, as they damaged the cart path with their truck. This was the second time. The first time that they damaged the cart path, they were informed that the next time they had a delivery, they not drive onto the pad, but they ignored drove on it again, breaking a substantial amount of cart path, resulting in approximately \$7,000 worth of repairs. Mr. Macke met with Clayton Buss Enterprises and provided pictures. They admitted to causing the damage, but requested a couple weeks to rectify it, as it was over

the holidays, but they have not done anything yet. Mr. Yuro had not seen the cart path, but recalled that tires running along the edge of it, damaged the cart path, but it did appear that tree roots called the initial damage. Mr. Macke confirmed that tree roots did not cause this. Mr. Laughlin reported that the cart path was bad before the golf course took it over and Mr. Sevestre wanted it like a road, which would cost \$100,000, but the golf course wanted to make the minimum repairs. Mr. Leary recommended when it was repaired that they repair the aggregate, as it was originally repaired for \$10,000 and was falling apart. Mr. Haber advised that unlike the parking lot, the District owned the cart path, but the golf course had an easement over it, which obligated them to maintain it. If Clayton Buss Enterprises continued to not make the repairs, Mr. Haber would write a demand letter.

Mr. Macke reported that staff was blowing the tennis courts and surrounding areas Monday through Friday, picking up trash along Leo Maguire Parkway, amenity property and property entrance off CR210 daily and doing daily chemical checks of the pools, inspecting electrical issues and performing a safety inspection of playgrounds. Updating of the marquee, was typically performed on Saturday and the Fitness Center and meeting room were inspected daily. They had many items planned for the future. Mr. Yuro looked at the tennis courts before the meeting and noted some soft spots, which they were reaching out to the contractor on. If they have not paid his final invoice, Mr. Yuro requested that it be held, but if it was paid, he questioned whether there any guarantees in the contract, because there were cracks and it had only been open for two weeks. Mr. Haber pointed out that there was a one-year warranty, which excluded certain items that were outside of the contractor's control, such as weed growth and settling and despite whether the contract was paid or not, they were obligated to fix it. Mr. Yuro recalled that fiberglass was supposed to be applied over the cracks. Mr. Laughlin confirmed that applying crack filler was in the contract as well as applying fiberglass membrane strips over visible cracks. Mr. Yuro voiced concern about cracks that he was seeing, which did not have any fiberglass membrane strips. Mr. Macke was informed by the contractor, that due to the cold weather and movement of the rubber, cracks would show, but when it was warm, they would close back up.

Mr. Yuro requested when Mr. Macke spoke to the contractor about the soft spots that there be a final walk through to discuss the cracks. Mr. Davis pointed out that the contractor used the sewer drain in between the two courts to clean brushes and there was colored paint running

down the sidewalk in between the tennis courts and playground. Even the drinking fountain by the swing set had some color on it and questioned the proper way to ensure that a quality job was done on and off of the court. Mr. Macke recommended bringing the contractor before the Board and asking them to explain it. Mr. Yuro voiced concern that the contractor took longer than expected to perform the work, which was not due to weather related issues, as there were some nice days before Christmas, when the contractor was not onsite at all. Then when they were onsite, it was a rush to complete the job by the promised date, which may have led to corners being cut at the end. Mr. Macke confirmed that the project was delayed by a month than what was originally in the contract. Mr. Yuro wanted to ensure that they were getting what they paid for.

### E. Amenity Manager – Report

Ms. Ashley presented the Amenity Manager's Report. The December event never occurred, which was incredibly frustrating, as in the 18 years since she had been planning events, she never had to cancel and reschedule an event three times, due to the weather. However, the vendors were incredibly kind, by allowing them to roll it into the next event and not charge an additional fee. The Winter Wonderland was scheduled for February 24th and a Spring Vendor Fair, including an Egg Hunt, was scheduled for residents for March 10th. There would also be a 5K run. The Blood Mobile would be onsite on Monday, February 19th. They were currently scheduled on a bimonthly basis. Due to poor attendance, the food trucks were taking a break for the next few months. The next one was scheduled for March, when the weather was nicer and there was more daylight. There would be games or music to draw people out. Mr. Davis questioned who she was working with. Ms. Ashley was working with a resident of another neighborhood who dealt with all of the food trucks. They did a survey to see what residents were looking for as well as going around to other communities and getting an idea of what they had for events and what they paid for them. As a result, they planned to have some new events in the next couple of months. On the administrative side, they went through all of the resident folders and updated the access cards to reflect the most accurate information. A few residents stopped by the office to update their records.

#### NINTH ORDER OF BUSINESS

#### **Supervisors' Requests**

Mr. Yuro indicated his growing frustration with all the irrigation repairs and the costs and requested that the other Board Members look at the invoices; however, he did not disagree that repairs needed to be made. He voiced concern that they were paying \$1,200 and \$1,400 for 20 hours of irrigation repairs, as he could fix irrigation in his yard for less than an hour and a half. In addition, when he challenged BrightView on the time it takes to do a repair, they informed him that some repairs were in tough to reach areas, such as in a median, where an Oak tree was tangled around roots. However, more recently, he challenged a repair that was on a mainline on Leo Maguire Parkway, between the sidewalk and the road, as there was not a tree within 40 feet and took 8 to 12 hours to repair, in addition to them charging four-hour trip charges to come out and turn the water on and off. It did not take them four hours to do the repair, because when he went to work, it was 8:30 a.m. and when he returned at 11:30 a.m., they were not there and the work was completed. It cost \$1,400, which the District could not afford, as in the last six to seven months, the District spent \$40,000 in irrigation repairs and recommended either going out for RFP or finding someone who could do these irrigation repairs. Mr. Leary agreed, as the repairs needed to be fair and reasonable. Mr. Laughlin indicated that some Districts had an allinclusive contract, which had a large effect on the monthly bill.

Mr. Macke recalled that BrightView removed the pressure valve because it was clogged and there was too much pressure on the system. Mr. Yuro pointed out that BrightView charged \$6,000 to install a new valve to bypass the system, but did not remove it and the increased pressure was causing all of these breaks. Mr. Macke pointed out that BrightView wanted to add was an adjustable pressure valve, as the \$2,000 valve that they had, was under the concrete and was not something that an individual homeowner could repair, as they would have no water, if it was not repaired correctly and recommended getting an adjustable pressure valve, so BrightView could turn the pressure down. It would not stop the cracking, because it was a 23-year-old irrigation system, which at some point, would need to be replaced as it was going to get worse. Mr. Yuro felt that BrightView created new issues by bypassing the pressure valve. Mr. Macke pointed out that it cost \$7,000 for a pressure valve that he could purchase on Ebay for \$1,800, but when he approached BrightView about it, he did not receive a response. Mr. Yuro felt that BrightView was taking advantage of them. Mr. Davis suggested asking BrightView to itemize the last 12 months of irrigation repair work. Mr. Laughlin recommended contacting other

landscape companies, to see if they would install a pressure valve at a lesser cost. Mr. Macke suggested contacting the golf course and pulling mulching out of any RFP, as the landscaping company would use a subcontractor and there were plenty of great companies that mulch. There was Board consensus for staff to obtain proposals from other landscape companies for a pressure valve and obtain an itemized breakdown from BrightView of all irrigation repair work.

Mr. Leary requested moving the next meeting to February 22<sup>nd</sup>. Mr. Yuro and Mr. Davis were available on February 22<sup>nd</sup>, but Mr. Laughlin and Mr. Haber had conflicts and would have someone fill it for them. Mr. Leary encouraged his fellow Board Members, including those not present, to read the maintenance expense breakdown that the golf course provided. He was in favor of their suppliers making a fair and reasonable profit, so that they provide good service and for golf course to maintain the soccer field, but w they were charging \$19 per hour for four hours a day or 30 minutes per week, which equated to \$27,000. In addition, the diesel cost, at the current retail price, worked out to be about 420 gallons per year and if the field was mowed once per week for 365 per days, it would take eight gallons per mow, which was a great deal of diesel and why he preferred moving to Option 2, as the District was being substantially overcharged and have been for a long time. Mr. Davis preferred going out for RFP and forcing them to compete for the business. Mr. Leary felt that whether they go with Option 2 or Option 1, they would get the same result. Mr. Davis requested that the Board drive around and look at the stop signs, as the stop sign heading north on Forest Glen Way in Eagle Point, had brown paint across the red part of the sign and the stop sign on the access road, behind the 17th green, was leaning.

Mr. Davis recalled that there had been five bond issuances over the course of 2000, a significant one through 2031, one in 2002 that was a small bond of \$15,000, two that were refinanced in 2006 and 2016, which stretched the time out to 2034 and in 2020, the most recent amount was added, which was 2.5 million and was stretched out to 2040 to pay everything off. Thee 2020 bond had actually one issuance, but was made up of two bonds, one that matured in 2035 and another that matured in 2040. The 2040 one was interest only until 2036 and extended the amount of time that they had to make payments. Each time the bonds were issued, it was because they did not have enough money in reserves to do improvements such as the roads, but since then, they increased reserves. Mr. Laughlin pointed out that it was rare that a District had \$1 million to \$2 million in their capital reserve, but it could be built over time. Mr. Davis recalled that the bonds had an initial validation of \$30 million, in order to build the community,

but they did not need all of it and the District was able to use the remaining \$2.5 million in 2020. If they needed to do another bond, they must go in front of a judge to get a validation. There was a bond document, where the prior Board committed to spending the money within three years and wanted to ensure that the community was set up with the reserves. Mr. Haber would have to review the language, but generally there was an expectation that the money would be used and was not an obligation for the District to spend it within that timeframe. When they proceeded with projects, such as the pool and pickleball projects, Mr. Davis recommended being open with residents. Mr. Laughlin confirmed that the amount outstanding was approximately \$7.5 million.

#### TENTH ORDER OF BUSINESS

#### **Public Comments**

Resident Corrine Darling of 1929 Glenfield Crossing Court reported two raccoons on the sidewalk and questioned who to call. Mr. Macke was trying to get the county to handle it, but there was resistance. Mr. Laughlin stated in the worst case, they could have a trapper come out, which was not expensive and requested that residents to call or email him or Mr. Macke.

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

- A. Approval of Minutes of the November 16, 2023 Meeting
- B. Balance Sheet as of November 30, 2023 and Statement of Revenues & Expenditures for the Period Ending November 30, 2023
- C. Check Register

Mr. Laughlin presented the minutes of the November 30, 2023 meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending as of November 30, 2023 and Check Register for January 18, 2024 in the amount of \$132,194.66 for the General Fund and \$27,820 for the Capital Reserve Fund. A dashboard was also provided, which was prepared by Mr. Leary and the accountant. For Security, 21% of the budget for this year was used and for Repairs and maintenance, 3% of the budget was used. On the second page, there was three years of what the Capital Reserve Study showed for the next three years. According to the Assessment Receipt Schedule, the District was 100% collected. Mr. Yuro felt that the spreadsheet was helpful.

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

## TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – February 15, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated the next meeting was scheduled for February 15, 2024 at 6:00 p.m. at this location but would look into re-scheduling it for February 22<sup>nd</sup> and send an email to the Board.

THIRTEENTH ORDER OF BUSINESS	Adjournment
------------------------------	-------------

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

Secretary/Assistant Secretary	Chairman/Vice Chairman





# Sampson Creek Community Development District

[ PERIODS INCLUDED: October 01, 2023 thru January 31, 2024 ]

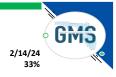


Wednesday, February 14, 2024

#### Financial Services Dashboard Status Report - 2024-January EOM Report

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

% of Fiscal Year Completed:



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

		Т	opic					Status
inancial State (	)f TI	ne Union	•					
PERIODS INCLUDED: Oc				31, 2024 ]				10) In Good Order
		Balance Sheet	- General I	F <u>und</u>				
Beginning Fund Balan	ce/Cash	& Cash Equivalents	(Unaudited	d)	\$	429,516.17		10) In Good Order
Excess Revenue/Cash  Current Ending Fund B				ar	\$ <b>\$</b>	597,138.35 <b>1,026,654.52</b>	- =	10) In Good Order 10) In Good Order
FYTD Tax Assessment	s Collect	ed	\$	1,474,857	.00	86.77%		10) in Good Order
		<u>Gener</u>	al Fund					
Category		<u>Budget</u>		<u>Actuals</u>	<u>Ac</u>	tuals % Budget		
Total Revenues	\$	1,154,994	\$	946,891	.00	82%		10) In Good Order
<u>[ PE</u>	RIODS II	NCLUDED: October	· 01, 2023 ti	hru January 31,	<u> 2024 ]</u>			
Total	\$	1,142,394	\$	342,627	.000	30%		10) In Good Order
Administrative	\$	157,138	\$	47,990	.000	31%		10) In Good Order
Field Operations	\$	985,255	\$	294,637	.000	30%		10) In Good Order
		General Fund - M	<u> Material Line</u>	e items				
		<u>Admini</u>	<u>istrative</u>					
Engineer	\$	15,000	\$	3,638	.000	24%		10) In Good Order
Attorney	\$	30,000	\$	4,154	.001	14%		10) In Good Order
			<u>perations</u>	22.476	all	240/		
Security Operations Repairs & Maintenand	\$ ce \$	73,514 45,000	\$ \$	22,476 3,134	.00 <b>1</b>	31% 7%		10) In Good Order 10) In Good Order
Electric	\$	76,500	\$	25,974	.000	34%		10) In Good Order
Landscape	\$	275,472	\$	70,141	.000	25%		10) In Good Order
	·		on Facility	-,				
Onsite Staffing	\$	140,293	\$	58,043	.000	41%		20) Watch Item
		Long Te	rm Debt					
		10/1/23	<u>Princi</u>	pal Payments		1/31/24		
Series 2016	\$	5,030,000	\$	-	\$	5,030,000		10) In Good Order
Series 2020	\$	2,490,000	\$	-	\$	2,490,000	_	10) In Good Order
	\$	7,520,000	\$	-	\$	7,520,000	=	
		<u>Capital</u>	Reserve					
		<u>Budget</u>		ual to Date		ncumbered (2)	<u>Variances</u>	
Capital Outlay	\$	63,797	\$	71,870	\$	34,005	\$ (42,078)	20) Watch Item
Funding <sup>(1)</sup> Account Balance	\$ \$	200,000 240,636	\$ \$	41,105 38,837	\$ \$	-	\$ (158,895) \$ (201,799)	10) In Good Order  20) Watch Item
		Series 2020 Cons					4 /04 /0-	
Account Palanco	ć	10/1/23 6/2 612		ual to Date	_	terest Income	1/31/24	10) In Good Order
Account Balance	\$	643,613	\$	66,814	\$	8,291	\$ 585,091	10) In Good Order

 $<sup>^{(1)}</sup>$ Transfer will be completed once the District is 90% collected in assessment collections for FY 2024.

 $<sup>^{\</sup>mbox{\scriptsize (2)}}$  Items that have been approved, but not completed or paid.

## Financial Services Dashboard Status Report - 2024-January EOM Report

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

Last Updated: % of Fiscal Year Completed:



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

Topic Status

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

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

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

## Sampson Creek

Community Development District

Unaudited Financial Reporting January 31, 2024



## **Table of Contents**

Balance Sheet	1
General Fund	2-3
Month to Month	4-5
Debt Service Fund Series 2016	6
Debt Service Fund Series 2020	7
Capital Reserve Fund	8
Capital Projects Fund Series 2016	9
Capital Projects Fund Series 2020	10
Long Term Debt Report	11
Check Run Summary	12-18
Assessment Receipt Schedule	19

## Sampson Creek Community Development District Combined Balance Sheet January 31, 2024

		General	De	bt Service	Can	ital Projects	Totals		
		Fund	De	Fund	Сир	Fund	Governmental Fund		
Assets:									
Cash:									
Operating Account	\$	12,718	\$	_	\$	_	\$	12,718	
Petty Cash Account	\$	16,945	\$	_	\$	_	\$	16,945	
Capital Projects Account	\$	10,545	\$	_	\$	38,595	\$	38,595	
Due from Other	\$	222	\$	_	\$	-	\$	222	
Due from Other Deposits	\$	820	\$		\$	_	\$	820	
Prepaid Expenses	\$	29,823	\$		\$	_	\$	29,823	
Investments:	Ψ	27,023	Ψ		Ψ	_	Ψ	27,023	
US Bank Custody	\$	985,971	\$		\$	_	\$	985,971	
State Board of Administration	\$	903,971	\$	-	\$	242	\$	242	
Series 2016	Ф	-	Ф	-	Ф	242	φ	242	
Reserve	\$		\$	193,381	\$		\$	193,381	
Revenue	\$	-	\$	472,576	\$	-	\$ \$	472,576	
Construction	\$ \$	-	\$	472,370	\$	6,501	\$ \$	6,501	
Series 2020	Ф	-	Ф	-	Ф	0,301	φ	0,301	
Reserve	\$		\$	112,710	\$		\$	112,710	
Revenue	\$ \$	-	\$ \$	75,576	\$ \$	-	\$	75,576	
Construction	\$ \$	-	\$ \$	73,376	\$ \$	- 585,091	\$ \$		
Construction	Ф	-	Э	-	Ъ	585,091	Ф	585,091	
Total Assets	\$	1,046,499	\$	854,243	\$	630,429	\$	2,531,171	
Liabilities:									
Accounts Payable	\$	19,845	\$	-	\$	-	\$	19,845	
Total Liabilites	\$	19,845	\$	-	\$	-	\$	19,845	
Fund Balance:									
Nonspendable:									
Prepaid Items	\$	30,643	\$	-	\$	-	\$	30,643	
Restricted for:	·	, .			•		•	,	
Debt Service - Series 2016	\$	_	\$	665,957	\$	_	\$	665,957	
Debt Service - Series 2020	\$	_	\$	188,286	\$	_	\$	188,286	
Capital Projects - Series 2016	\$	_	\$	-	\$	6,501	\$	6,501	
Capital Projects - Series 2020	\$	_	\$	-	\$	585,091	\$	585,091	
Assigned for:	•		*		*	,	,	222,21	
Capital Reserves	\$	_	\$	-	\$	38,837	\$	38,837	
Unassigned	\$	996,012	\$	-	4	20,007	\$	996,012	
Total Fund Balances	\$	1,026,655	\$	854,243	\$	630,429	\$	2,511,327	
			φ		φ		φ.		
Total Liabilities & Fund Balance	\$	1,046,499	\$	854,243	\$	630,429	\$	2,531,171	

# Sampson Creek Community Development District

#### **General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Proi	ated Budget		Actual			
	Budget	Thr	Thru 01/31/24		u 01/31/24	Variance		
Revenues:								
Assessments - Tax Roll	\$ 1,109,669	\$	942,772	\$	942,772	\$	-	
Interest Income	\$ 75	\$	25	\$	3,844	\$	3,819	
Youth Programs Income	\$ 45,000	\$	15,000	\$	-	\$	(15,000)	
Clubhouse Income	\$ 250	\$	83	\$	275	\$	192	
Total Revenues	\$ 1,154,994	\$	957,880	\$	946,891	\$	(10,989)	
Expenditures:								
General & Administrative:								
Supervisor Fees	\$ 12,000	\$	4,000	\$	2,400	\$	1,600	
FICA Expense	\$ 918	\$	306	\$	184	\$	122	
Engineering	\$ 15,000	\$	5,000	\$	3,638	\$	1,362	
Dissemination	\$ 2,120	\$	707	\$	707	\$	(0)	
Arbitrage	\$ 1,200	\$	400	\$	-	\$	400	
Assessment Roll	\$ 5,300	\$	5,300	\$	5,300	\$	-	
Attorney	\$ 30,000	\$	10,000	\$	4,154	\$	5,846	
Annual Audit	\$ 3,715	\$	1,238	\$	-	\$	1,238	
Trustee Fees	\$ 8,500	\$	2,833	\$	-	\$	2,833	
Management Fees	\$ 62,600	\$	20,867	\$	20,867	\$	(0)	
Information Technology	\$ 1,060	\$	353	\$	353	\$	0	
Telephone	\$ 400	\$	133	\$	121	\$	12	
Postage	\$ 500	\$	167	\$	214	\$	(47)	
Printing & Binding	\$ 500	\$	167	\$	72	\$	94	
Insurance	\$ 10,200	\$	10,200	\$	9,597	\$	603	
Legal Advertising	\$ 1,350	\$	450	\$	132	\$	318	
Other Current Charges	\$ 1,500	\$	500	\$	76	\$	424	
Office Supplies	\$ 100	\$	33	\$	-	\$	33	
Dues, Licenses & Subscriptions	\$ 175	\$	58	\$	175	\$	(117)	
Total General & Administrative	\$ 157,138	\$	62,713	\$	47,990	\$	14,723	

# Sampson Creek Community Development District

#### **General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted		Proi	ated Budget		Actual		
		Budget	Thr	u 01/31/24	Thr	Thru 01/31/24		Variance
Operations & Maintenance								
Field								
Field/Amenity Operation Manager (Vesta)	\$	140,293	\$	46,764	¢	58,043	\$	(11,278)
Landscape Maintenance (Brightview Landscape)	\$	158,472	\$ \$	52,824	\$ \$	52,195	\$	629
Landscape Maintenance (St Johns Golf)	\$	65,000	э \$	21,667	\$ \$	5,290	\$	16,377
Landscape Maintenance Contingency	\$	52,000	\$	17,333	\$	12,656	\$	4,677
Lake Maintenance	\$	30,000	\$	10,000	\$	9,440	\$	560
Security	\$	73,514	\$	24,505	\$	22,476	\$	2,028
Lifeguards/Pool Monitors	\$	46,434	\$	24,303 15,478	\$	22,470	\$	15,478
Pool Maintenance	\$	35,000	\$ \$	11,667	\$	8,808	\$	2,859
Splash Pad Maintenance/Chemicals	\$	6,000	\$	2,000	\$	2,000	\$	2,039
Janitorial Maintenance	\$	22,500	\$ \$	7,500	\$	6,743	\$	- 757
Electric	\$	76,500	\$ \$	25,500	\$	25,974	\$	(474)
Water	\$	16,000	\$ \$	5,333	\$	6,038	\$	(704)
Refuse Service	\$	500	\$ \$	3,333 167	\$ \$	0,030	\$	167
Permits	\$	2,000	\$	667	\$	-	\$	667
Repairs & Maintenance	\$	45,000	\$ \$	15,000	\$ \$	3,134	\$	11,866
Street & Tennis Court Lighting Maintenance	\$	11,000	\$ \$	3,667	\$	3,749	\$	(83)
Repairs & Replacements-Amenity Center	\$	20,000	\$	6,667	\$	1,528	\$	5,138
Tennis Court Maintenance	\$	7,500	э \$	2,500	\$ \$	1,320	\$	2,500
Supplies	\$	20,000	\$	6,667	\$	3,637	\$	3,030
Special Events	\$	25,000	\$ \$	16,798	\$ \$	16,798	\$	3,030
Holiday Decorations	\$	15,000	\$ \$	15,000	\$ \$	11,415	\$	3,585
Workers Compensation Insurance	\$	2,000	\$ \$	13,000	\$	11,415	\$	3,363 667
Property Insurance	\$	41,298	\$ \$	41,298	\$ \$	39,954	\$	1,344
Telephone/Internet/Cable TV	\$	12,500	\$	4,167	\$	4,381	\$	(215)
Website Maintenance	\$	5,040	\$ \$	1,680	\$ \$	162	\$	1,518
Office Supplies	\$	700	\$ \$	233	\$	214	\$	1,516
Contingencies	\$	11,004	\$	3,668	\$	214	\$	3,668
Youth Programs	\$	45,000	э \$	15,000	\$ \$	_	\$	15,000
Subtotal Field Expenditures	\$	985,255	\$	374,416	\$	294,637	\$	79,778
Total Operations & Maintenance	\$	985,255	\$	374,416	\$	294,637	\$	79,778
Total Expenditures	¢	1,142,394	\$	437,129	\$	342,627	\$	94,502
i otai Experiutures	Ф	1,142,374	Ą	437,129	Ą	342,027	Þ	74,302
Excess (Deficiency) of Revenues over Expenditures	\$	12,601			\$	604,264		
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(200,000)	\$	(41,105)	\$	(41,105)	\$	_
Interfund Transfer-Excess/Shortage DS Revenues	\$	24,084	\$ \$	24,084	\$	33,979	\$	9,895
							-	
Total Other Financing Sources/(Uses)	\$	(175,916)	\$	(17,021)	\$	(7,126)	\$	9,895
Net Change in Fund Balance	\$	(163,315)			\$	597,138		
Fund Balance - Beginning	\$	163,315			\$	429,516		
						·		
Fund Balance - Ending	\$	0			\$	1,026,655		

# Sampson Creek Community Development District Month to Month FY 2024

	0ct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Ma	ay-24	Jun-24	Jul-2	4	Aug-24	1	Sep-24	Tota
Revenues:																
Assessments - Tax Roll	\$ -	\$ 124,062	\$ 172,683	\$ 646,026	\$ -	\$ -	\$ - \$		- \$	- \$	-	\$	-	\$	- \$	942,772
Interest Income	\$ -	\$ 1,247	\$ 1,101	\$ 1,496	\$ -	\$ -	\$ - \$		- \$	- \$	-	\$	-	\$	- \$	3,844
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$	-	\$	-	\$	- \$	-
Clubhouse Income	\$ -	\$ 100	\$ -	\$ 175	\$ -	\$ -	\$ - \$		- \$	- \$	-	\$	-	\$	- \$	275
Total Revenues	\$ -	\$ 125,409	\$ 173,784	\$ 647,698	\$ -	\$ -	\$ - \$		- \$	- \$	-	\$	-	\$	- \$	946,891
Expenditures:																
General & Administrative:																
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	2,400
FICA Expense	\$ 77	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	184
Engineering	\$ 336	\$ 1,231	\$ 690	\$ 1,381	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	3,638
Dissemination	\$ 177	\$ 177	\$ 177	\$ 177	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	707
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	; -
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	5,300
Attorney	\$ 1,757	\$ 2,117	\$ 281	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	4,154
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	
Management Fees	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	20,867
Information Technology	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	353
Telephone	\$ 11	\$ 25	\$ 30	\$ 56	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	121
Postage	\$ 42	\$ 151	\$ 21	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	214
Printing & Binding	\$ 36	\$ 4	\$ 27	\$ 6	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	72
Insurance	\$ 9,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	9,597
Legal Advertising	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	132
Other Current Charges	\$ 19	\$ 19	\$ 19	\$ 19	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	76
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	175
Total General & Administrative	\$ 23,830	\$ 10,021	\$ 6,549	\$ 7,589	\$ -	\$ -	\$ - \$		- \$	- \$		- \$	-	\$	- \$	47,990

# Community Development District Month to Month FY 2024

	0ct-23	No	ov-23	Dec-23	Jan	-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
Operations & Maintenance															
Field Expenditures															
Field/Amenity Operation Manager (Vesta) \$	14,511	\$ 14	511	\$ 14,511	\$ 14,5	11 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	58,043
Landscape Maintenance (Brightview Landscape) \$			206		\$ 13,2			- \$	- \$	- \$	- \$	- \$	- \$	- \$	52,195
Landscape Maintenance (St Johns Golf) \$		\$ 13		\$ 15,200	\$ 13,2	- \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,290
Landscape Maintenance Contingency \$	4,357		626		\$ 1,8		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	12,656
Lake Maintenance \$	2,360		360		\$ 2,3			- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,440
Security \$	1,488		177		\$ 6,9			- \$	- \$	- \$	- \$	- \$	- \$	- \$	22,476
Lifeguards/Pool Monitors \$	1,400	\$			\$ 0,5	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	22,470
Pool Maintenance \$	1,441		850		\$ 3,5	-	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8,808
Splash Pad Maintenance/Chemicals \$	500					00 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,000
Janitorial Maintenance \$	1,611		760		\$ 1,6			- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,743
Electric \$	6.444		425	. ,	\$ 6.6			- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,974
Water \$	1,130		934		\$ 1,6			- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,038
Refuse Service \$	1,130	\$		\$ 1,32 <i>9</i> \$ -	\$ 1,0	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	0,030
Permits \$	-	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Maintenance \$	-		894		\$ 1,5	-	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,134
Street & Tennis Court Lighting Maintenance \$	_	\$	322		\$ 1,5	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,749
Repairs & Replacements-Amenity Center \$	_		710		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,528
Tennis Court Maintenance \$	_	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,520
Supplies \$	746			\$ 620		12 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,637
Special Events \$	4,300		345		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	16,798
Holiday Decorations \$	5,708			\$ 3,134	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,415
Workers Compensation Insurance \$	3,700	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,415
Property Insurance \$	39,954	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	39,954
Telephone/Internet/Cable TV \$	1,041		124	*	\$ 1,0	-	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,381
Website Maintenance \$	1,041	\$			\$ 1,0	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	162
Office Supplies \$	154	\$			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	214
Contingencies \$	134	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	214
Youth Programs \$	_	\$		*	\$	- \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Touth Hogranis \$		φ		φ -	Ą	- ф	- 4	- <b>\$</b>	- <b>J</b>	- <b>J</b>	- \$	- ф	- ф	- <b>J</b>	
Subtotal Field Expenditures \$	103,611	\$ 72	150	\$ 62,733	\$ 56,1	14 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	294,637
Total Operations & Maintenance \$	103,611	\$ 72	150	\$ 62,733	\$ 56,1	14 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	294,637
Total Funandituna	127 444	¢ 02	171	\$ 69,282	¢ (2.7	33 \$			- \$	- \$		- \$			242 (27
Total Expenditures \$	127,441	\$ 82	171	9 69,282	\$ 63,7	33 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	342,627
Excess (Deficiency) of Revenues over Expendi \$	(127,441)	\$ 43	238	\$ 104,502	\$ 583,9	65 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	604,264
Other Financing Sources/Uses:															
Capital Reserve Transfer \$	_	\$	-	\$ -	\$ (411	05) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(41,105)
Interfund Transfer-Excess/Shortage DS Revenue \$	-		979		\$ (41,1	- \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	33,979
Total Other Financing Sources/Uses \$		\$ 33	979	\$ -	\$ (41,1	05) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(7,126)
Net Change in Fund Balance \$	(127,441)	\$ 77	218	\$ 104,502	\$ 542,8	60 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	597,138

# Community Development District

## **Debt Service Fund Series 2016**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budge		Actual		
	Budget	Thr	u 01/31/24	Thr	u 01/31/24	V	ariance
\$	552,515	\$	469,402	\$	469,402	\$	-
\$	2,500	\$	833	\$	3,620	\$	2,786
\$	555,015	\$	470,236	\$	473,022	\$	2,786
\$	71,896	\$	71,896	\$	71,896	\$	-
\$	410,000	\$	-	\$	-	\$	-
\$	71,896	\$	-	\$	-	\$	-
\$	553,793	\$	71,896	\$	71,896	\$	-
\$	1,222			\$	401,126		
\$	(24,084)	\$	(24,084)	\$	(33,979)	\$	(9,895)
\$	(24,084)	\$	(24,084)	\$	(33,979)	\$	(9,895)
¢	(22 862)			¢	367 146		
4	(22,002)			Ψ.	307,140		
\$	98,806			\$	298,811		
\$	75,944			\$	665,957		
	\$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 552,515 \$ 2,500 \$ 555,015 \$ 71,896 \$ 410,000 \$ 71,896 \$ 553,793 \$ 1,222 \$ (24,084) \$ (24,084) \$ (22,862) \$ 98,806	\$ 552,515 \$ \$ 2,500 \$ \$ \$ 555,015 \$ \$ \$ 71,896 \$ \$ 410,000 \$ \$ 71,896 \$ \$ 1,222 \$ \$ (24,084) \$ \$ \$ (24,084) \$ \$ \$ (22,862) \$ 98,806	Budget       Thru 01/31/24         \$ 552,515       \$ 469,402         \$ 2,500       \$ 833         \$ 555,015       \$ 470,236         \$ 71,896       \$ 71,896         \$ 410,000       \$ -         \$ 71,896       \$ 71,896         \$ 71,896       \$ 71,896         \$ 1,222       \$ (24,084)         \$ (24,084)       \$ (24,084)         \$ (22,862)       \$ 98,806	Budget       Thru 01/31/24       Thru         \$ 552,515       \$ 469,402       \$         \$ 2,500       \$ 833       \$         \$ 555,015       \$ 470,236       \$         \$ 71,896       \$ 71,896       \$         \$ 410,000       \$ -       \$         \$ 71,896       \$ -       \$         \$ 553,793       \$ 71,896       \$         \$ (24,084)       \$ (24,084)       \$         \$ (24,084)       \$ (24,084)       \$         \$ 98,806       \$       \$	Budget       Thru 01/31/24       Thru 01/31/24         \$ 552,515       \$ 469,402       \$ 469,402         \$ 2,500       \$ 833       \$ 3,620         \$ 555,015       \$ 470,236       \$ 473,022         \$ 71,896       \$ 71,896       \$ 71,896         \$ 410,000       \$ -       \$ -         \$ 71,896       \$ 71,896       \$ 71,896         \$ 1,222       \$ 401,126         \$ (24,084)       \$ (24,084)       \$ (33,979)         \$ (24,084)       \$ (24,084)       \$ (33,979)         \$ (22,862)       \$ 367,146         \$ 98,806       \$ 298,811	Budget       Thru 01/31/24       Thru 01/31/24       V         \$ 552,515       \$ 469,402       \$ 469,402       \$ 2,500       \$ 333       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,620       \$ 3,7022       \$ 3,71,896

## Community Development District Debt Service Fund Series 2020

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		ated Budget u 01/31/24	Thr	Actual u 01/31/24	V	ariance
Revenues:		g	 				
Assessments - Tax Roll	\$	73,780	\$ 62,683	\$	62,683	\$	_
Interest	\$	750	\$ 250	\$	1,847	\$	1,597
Total Revenues	\$	74,530	\$ 62,933	\$	64,531	\$	1,597
Expenditures:							
Interest - 11/1	\$	31,713	\$ 31,713	\$	31,713	\$	(0)
Principal - 5/1	\$	10,000	\$ -	\$	_	\$	-
Interest - 5/1	\$	31,713	\$ -	\$	-	\$	-
Total Expenditures	\$	73,425	\$ 31,713	\$	31,713	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$	1,105		\$	32,818		
Net Change in Fund Balance	\$	1,105		\$	32,818		
Fund Balance - Beginning	\$	41,000		\$	155,468		
Fund Balance - Ending	\$	42,105		\$	188,286		

# Community Development District Capital Reserve Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	01/31/24	Thr	u 01/31/24	V	ariance
Revenues								
Interest	\$	500	\$	71	\$	5	\$	(67)
Total Revenues	\$	500	\$	71	\$	5	\$	(67)
Expenditures:								
Capital Outlay	\$	63,797	\$	9,114	\$	71,870	\$	(62,756)
Total Expenditures	\$	63,797	\$	9,114	\$	71,870	\$	(62,756)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(71,865)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	200,000	\$	41,105	\$	41,105	\$	-
<b>Total Other Financing Sources (Uses)</b>	\$	200,000	\$	41,105	\$	41,105	\$	-
Net Change in Fund Balance	\$	136,703			\$	(30,760)		
Fund Balance - Beginning	\$	103,933			\$	69,598		
Fund Balance - Ending	\$	240,636			\$	38,837		

# Sampson Creek Community Development District **Capital Projects Fund Series 2016**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		Prorated Budget		ctual		
	Buc	Budget		Thru 01/31/24		01/31/24	Variance	
Revenues								
Interest	\$	-	\$	-	\$	85	\$	85
Total Revenues	\$	-	\$	-	\$	85	\$	85
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	85		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
<b>Total Other Financing Sources (Uses)</b>	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	85		
Fund Balance - Beginning					\$	6,416		
Fund Balance - Ending					\$	6,501		

# **Community Development District Capital Projects Fund Series 2020**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

	F	Adopted	Prora	ated Budget		Actual		
	Budget		Thru	01/31/24	Thr	u 01/31/24	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	8,291	\$	8,291
Total Revenues	\$	-	\$	-	\$	8,291	\$	8,291
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	66,814	\$	(66,814)
Total Expenditures	\$	-	\$	-	\$	66,814	\$	(66,814)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(58,522)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	(58,522)		
Fund Balance - Beginning					\$	643,613		
Fund Balance - Ending					\$	585,091		

# Community Development District

# Long Term Debt Report FY 2024

Series 2	2016, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/24	\$410,000
Interest Rate:	2.40%	
Maturity Date:	5/1/25	\$420,000
Interest Rate:	2.50%	
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2023		\$5,030,000
Less:	May 1, 2024 (Mandatory)	\$0
Current Bonds Outstanding		\$ 5,030,000
Series 2	2020, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$775,000.00
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000.00
Bonds outstanding - 9/30/2023		\$2,490,000.00
Less:	May 1, 2024 (Mandatory)	\$0.00
Current Bonds Outstanding		\$ 2,490,000
Total Current Bonds Outstanding		\$ 7,520,000

## **SAMPSON CREEK**

#### **COMMUNITY DEVELOPMENT DISTRICT**

### Special Assessment Receipts FY 2024

Gross Assessments \$ 1,155,905.56 \$ 575,521.07 \$ 76,854.31 \$ 1,808,280.95 Net Assessments \$ 1,086,551.23 \$ 540,989.81 \$ 72,243.05 \$ 1,699,784.09

										63.92%		31.83%		4.25%	100.00%
											20	019A-1 Debit	2	019A-2 (A1)	
Date	Distribution	(	Gross Amount	Co	ommissions	Disc	count/Penalty	Net Receipts	$\mathcal{C}$	&M Portion		Service	I	Debt Service	Total
								-							
11/03/23	INSTALLMENTS #1 AND 2	\$	19,453.24	\$	368.58	\$	1,025.29	\$ 18,059.37	\$	11,544.07	\$	5,747.75	\$	767.55	\$ 18,059.37
11/17/23	10/19/23-11/03/23	\$	91,786.66	\$	1,762.30	\$	3,671.47	\$ 86,352.89	\$	55,199.27	\$	27,483.51	\$	3,670.11	\$ 86,352.89
11/22/23	11/07/23-11/14/23	\$	95,309.84	\$	1,829.95	\$	3,812.40	\$ 89,667.49	\$	57,318.06	\$	28,538.45	\$	3,810.99	\$ 89,667.50
12/15/23	11/15/23-11/22/23	\$	161,255.51	\$	3,096.11	\$	6,450.21	\$ 151,709.19	\$	96,976.91	\$	48,284.44	\$	6,447.84	\$ 151,709.19
12/21/23	11/25/23-11/30/23	\$	125,886.17	\$	2,417.01	\$	5,035.43	\$ 118,433.73	\$	75,706.27	\$	37,693.87	\$	5,033.59	\$ 118,433.73
01/09/24	12/01/23-12/31/23	\$	1,069,498.35	\$	42,780.09	\$	20,534.37	\$ 1,006,183.89	\$	643,181.89	\$	320,237.87	\$	42,764.14	\$ 1,006,183.90
01/12/24	INTEREST	\$	-	\$	-	\$	-	\$ 4,449.77	\$	2,844.42	\$	1,416.23	\$	189.12	\$ 4,449.77
	TOTAL	\$	1,563,190.77	\$	52,254.04	\$	40,529.17	\$ 1,474,857.33	\$	942,771.53	\$	469,402.44	\$	62,683.38	\$ 1,474,857.35

86%	Gross Percent Collected

*C*.

# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

# Check Run Summary

February 22, 2024

	GENERAL FUND	
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>
1/18/2024	8360-8374	\$41,075.23
1/24/2024	8375-8381	\$4,670.41
1/31/2024	8382-8388	\$31,880.23
2/08/2024	8389-8399	\$16,874.53
Total		\$94,500.40
	CAPITAL RESERVE FUNI	)
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
1/18/2024	255	\$18,450.00
Total		\$18,450.00

## YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 13 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# 8	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00443	1/01/24 8728917 202401 320-54100-	46200	*	13,206.03	
	SVCS 01/24	BRIGHTVIEW LANDSCAPE SERVICES, IN	IC.		13,206.03 008360
1/10/24 00210	12/28/23 1110618- 202401 320-57200-		*	357.27	
1/10/24 00319	SVCS 01/24				
		COMCAST			357.27 008361
1/18/24 00319	1/04/24 1110956- 202401 320-57200- SVCS 01/24	41000	*	660.74	
		COMCAST			660.74 008362
	12/13/23 6127-1 202312 320-57200-		*	295.00	
	SVCS-12/23 1/04/24 6220-1 202401 320-57200-	54500	*	540.38	
	SVCS 01/24	FITNESS MACHINE TECHNICIANS OF			835 38 008363
1/18/24 00016	12/23/23 1223 202312 320-54100-6 SVCS 12/23	43000	*	6,569.37	
		FLORIDA POWER & LIGHT			6,569.37 008364
1/18/24 00287	12/26/23 01200023 202312 320-57200-			150.00	
	SVCS 12/23	DARRYL HALL			150.00 008365
1/18/24 00285	1/01/24 JAK01240 202401 320-57200-		*	1,611.00	
	SVCS 01/24			•	1,611.00 008366
	1/00/04/02/05/05/05/05/05/05/05/05/05/05/05/05/05/				
1/18/24 00430	1/08/24 3338667 202311 310-51300-3 SVCS 11/23			2,116.79	
		KUTAK ROCK LLP			2,116.79 008367
1/18/24 00340	1/04/24 190285 202312 310-51300-	31100	*	353.27	
	SVCS 12/23	MATTHEWS DESIGN GROUP, INC.			353.27 008368
1/18/24 00467	1/08/24 618033 202401 320-57200-	34500	*	231.00	
	SVCS 01/24	ROLLKALL TECHNOLOGIES LLC			231 00 008369
1/19/24 00467	1/14/24 622616 202401 220 57200	ROLLKALL TECHNOLOGIES LLC		231.00	
1/18/24 0046/	1/14/24 622616 202401 320-57200-3 SVCS 01/24	34300			
		ROLLKALL TECHNOLOGIES LLC			231.00 008370

## YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# 8	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00471	1/18/24 01182024 202312 300-36900-	10000	*	100.00	
	REFUND-DEPOSIT	ALISHA THOMPSON			100.00 008371
1/18/24 00253	1/12/24 73399907 202401 320-57200-		*	106.65	
	SVCS 01/24	VECTOR SECURITY INC.			106.65 008372
1/18/24 00399	12/23/23 99524902 202312 320-57200-	41000	*	36.07	
	SVCS 12/23	VERIZON			36.07 008373
1/18/24 00377	1/02/24 416199 202401 320-54100-	34000	*	14,510.66	
	SVCS 01/24	VESTA PROPERTY SERVICES, INC			14,510.66 008374
1/24/24 00443	1/18/24 8753610 202401 320-54100-	46202	*	736.77	
	SVCS 01/24	BRIGHTVIEW LANDSCAPE SERVICES, IN	C.		736.77 008375
1/24/24 00048	1/17/24 51933364 202401 320-57200-		*	69.02	
	FIRST AID SUPPLIES	CINTAS CORPORATION			69.02 008376
1/24/24 00472	1/19/24 3638-DEP 202401 320-57200-	54500	*	500.00	
	50% DEPOSIT	INVESTMENT PAINTING OF NORTH FL			500.00 008377
	1/17/24 14873242 202401 320-54100- SVCS 01/24		*	166.13	
	1/17/24 82743242 202401 320-54100- SVCS 01/24	43100	*	1,479.28	
	SVCS 01/24	JEA			1,645.41 008378
1/24/24 00467	1/21/24 630188 202401 320-57200- SVCS 01/24	34500	*	231.00	
		ROLLKALL TECHNOLOGIES LLC			231.00 008379
1/24/24 00467	1/24/24 636335 202401 320-57200-	34500	*	231.00	
	SVCS 01/24	ROLLKALL TECHNOLOGIES LLC			231.00 008380
1/24/24 00431	1/09/24 3470-12/ 202312 310-51300- PURCHASES 12/23	49000	*	51.87-	<b>_</b>
	1/09/24 3470-12/ 202312 320-57200- SVCS 12/23		*	81.00	

## YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	1/09/24 3470-12/ 202312 320-57200- REPAIRS 12/23	54505	*	693.85	
	1/09/24 3470-12/ 202312 320-57200-	49402	*	78.75	
	EVENTS 12/23 1/09/24 3470-12/ 202312 320-57200-	54502	*	124.45	
	AMENITY 12/23 1/09/24 3470-12/ 202312 320-57200-	54504	*	331.03	
	REPAIRS 12/23	TRUIST BANK			1,257.21 008381
1 / 21 / 24 00 41 2	10/00/03 031000 000310 300 57000	F 4 F O 4		1 540 00	
	SVCS-12/06/23	BEACON ELECTRICAL CONTRACTORS,	INC.		1,548.00 008382
1/31/24 00443	12/20/23 231222 202312 320-5/200- SVCS-12/06/23	46200	*	13,206.03	
	MAINT-02/24	BRIGHTVIEW LANDSCAPE SERVICES,	INC.		13,206.03 008383
1/31/24 00469	1/26/24 1444 202402 320-57200-	45200	*	2.105.83	
	SVCS-02/24	CBUSS ENTERPRISES			2,105.83 008384
1/31/24 00334	1/24/24 23356477 202401 320-57200-	54600	*	242.64	
	WATER COOLER	CRYSTAL SPRINGS			242.64 008385
1/31/24 00467	1/27/24 635176 202401 320-57200-	34500	*	231.00	
	TRAFFIC CONTROL	ROLLKALL TECHNOLOGIES LLC			231.00 008386
1/31/24 00399	1/23/24 99549616 202401 320-57200-	41000	*	36.07	
	SVCS-01/24	VERIZON			36.07 008387
1/31/24 00377	2/01/24 416720 202402 320-54100-	34000	*	14.510.66	
	FEES-02/24	VESTA PROPERTY SERVICES, INC			14,510.66 008388
2/08/24 00413	1/11/24 240112 202401 320-57200-	54500	*	545.00	
	SVCS 01/24	BEACON ELECTRICAL CONTRACTORS,	INC.		545.00 008389
2/08/24 00397	2/01/24 19-1257 202401 320-57200- SVCS 01/24	34501	*	5,876.00	
	SVCS 01/24				5,876.00 008390
					_

## YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
2/08/24 00048	10/01/23 92417260 202310 320-57200- AED	-54600	*	280.00	
	11/01/23 92458843 202311 320-57200-	-54600	*	280.00	
	AED 12/01/23 92499862 202312 320-57200-	-54600	*	280.00	
	AED 1/01/24 92538088 202401 320-57200-	-54600	*	280.00	
	AED	CINTAS CORPORATION			1,120.00 008391
2/08/24 00319	1/28/24 1110618- 202402 320-57200-		*	357.25	
	SVCS 02/24	COMCAST			357.25 008392
2/08/24 00131	2/01/24 405 202402 310-51300- MGMT FEE 02/24		*	5,216.67	
	2/01/24 405 202402 310-51300- INFO TECH 02/24	-35100	*	88.33	
	2/01/24 405 202402 310-51300-	-31300	*	176.67	
	DISSEMINATION AGENT SVCS 2/01/24 405 202402 310-51300- POSTAGE	-42000	*	21.70	
	2/01/24 405 202402 310-51300- COPIES	-42500	*	13.65	
	2/01/24 405 202402 310-51300-		*	17.59	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			5,534.61 008393
2/08/24 00430	2/06/24 3351114 202312 310-51300-		*	281.00	
	SVCS 12/23	KUTAK ROCK LLP			281.00 008394
2/08/24 00031	2/01/24 156497B 202402 320-54100- SVCS 02/24		*	2,360.00	
	SVCS 02/24	THE LAKE DOCTORS, INC.			2,360.00 008395
2/08/24 00340	11/07/23 189995 202310 310-51300-		*	336.25	
	SVCS 10/23	MATTHEWS DESIGN GROUP, INC.			336.25 008396
2/08/24 00386	1/30/24 04A00115 202401 320-57200-		*	120.56	
	SVCS 01/24	READY REFRESH BY NESTLE			120.56 008397
2/08/24 00467	2/04/24 640929 202402 320-57200- SVCS 02/24		*	231.00	
	SVCS U2/24	ROLLKALL TECHNOLOGIES LLC			231.00 008398
·			· <del>-</del> -	<b></b>	<b>-</b>

AP300R \*\*\* CHECK NOS. 008360-050000

# YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 17 SAMPSON CREEK - GENERAL FUND

BANK A SAMPSON CREEK CDD

 VESTA PROPERTY SERVICES, INC
 112.86 008399

TOTAL FOR BANK A 94,500.40

TOTAL FOR REGISTER 94,500.40



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 8728917 Invoice Date: 1/1/2024

Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD	13,206.03
	Exterior Maintenance	
	For January	
	001.320.54100.46200	
	11/ 2003	
	Opries vois	
	12/	
	Total invoice amount	13,206.0
	Tax amount Balance due	13,206.0

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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact <a href="mailto:autopay@brightview.com">autopay@brightview.com</a> or your branch point of contact for more information on how to sign up on Auto Pay.

**Payment Stub** 

Customer Account#: 14846146

Invoice #: 8728917 Invoice Date: 1/1/2024 Amount Due: \$13,206.03

Thank you for allowing us to serve you

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

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

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

# Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your		Sec. 1981		
YOUR			an	$\sim$
M M o V o I I				-

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

Previous balance		\$471.58
Payment - thank you	Dec 27	-\$471.58
Balance forward		\$0.00
Regular monthly charges	Page 3	\$350.75
Taxes, fees and other charges	Page 3	\$6.52
New charges		\$357.27

Amount due Jan 18, 2024

\$357.27

## Need help?

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

# Your bill explained

- Regular monthly charges have increased by \$5.20 as a result of service change(s) made to Comcast Business and Service fees.
- Any payments received or account activity after Dec 28, 2023 will show up on your next bill.
   View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000 Jan 2024 \$357.27

\*\*Separate check\*\*

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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20231228 NNNNNNNY 0000631 0004

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

ՈրդվիուՍիկիոլուդիինդիրը ԱլիՍՍԱԼՍԻԱլՍիլի

Account number

Payment due

Please pay

,

Amount enclosed

8495 74 140 1110618

Jan 18, 2024

A757 07

\$357.27

\$

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

-գիկոմկոտմերիլիկոլիկորներկրևութինովի



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

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

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



### Faster speeds. More solutions. Bigger savings.

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

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



## Need help? We're here for you



#### Visit us online

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



#### Call us anytime

800-391-3000 Open 24 hours, 7 days

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

### Useful information

### Moving?

We can help ensure it's a smooth transition.

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

#### Accessibility:

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



#### Ways to pay



#### No more mailing monthly checks

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



#### Go paperless and say goodbye to clutter

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

### Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



\$6.00

\$34.00

Regular monthly charges	\$	350.75
Comcast Business		\$264.85
Packaged services		\$284.00
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and Wifi Pro Expanded Coverage.	\$259.00	
Mobility Voice Line Business Voice,	\$44.95	
Voice Credit	-\$19.95	
Discounts		-\$109.00
Bundle Discount	-\$109.00	
Comcast Business services		\$89.85
TV Select Business Video.	\$39.95	
Music Choice	\$29.95	
Static IP - 1	\$19.95	
Equipment & services		\$39.90
TV Box + Remote	\$9.95	
Equipment Fee Voice and Wifi Pro Expanded Coverage	\$29.95	
Service fees		\$46.00
Directory Listing Management Fee	\$6.00	

Taxes, fees and other charges		\$6.52
Other charges		\$6.52
Regulatory Cost Recovery	\$2.53	
Federal Universal Service Fund	\$3.99	

# Additional information

Voice Network Investment

Broadcast TV Fee

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

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



TV: Keep your employees informed and customers entertained

Voice Numbers: (904)599-9093, (904)342-7936

Visit business.comcast.com/myaccount for more details

You've saved \$128.95 this month with your voice credit and bundle discounts.





# Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



Y	our	bill	at	a g	lan	ce
ж.	The same of			-	-	

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

	\$654.98
Dec 29	-\$654.98
	\$0.00
Page 3	\$652.40
Page 3	\$8.34
	\$660.74
	Page 3

Amount due Jan 25, 2024 \$660.74

# Your bill explained

- Any payments received or account activity after Jan 04, 2024 will show up on your next bill.
   View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Need help?

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

001.320.57200.41000 \$660.74 January 2024 \*\*Separate Check\*\*

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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20240104 NNNNNNNY 0000617 0003

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

ոլվիրիվիգոնիներեն ժորկիկվիգույնգրն

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Jan 25, 2024

\$660.74

\$

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

հրիկրիննվերհիմիներկիունգիովորդիրիիլվորկից



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

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

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



### Faster speeds. More solutions. Bigger savings

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

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



## Need help? We're here for you



#### Visit us online

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



#### Call us anytime

800-391-3000

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

#### Useful information

#### Moving?

We can help ensure it's a smooth transition.

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

#### Accessibility:

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



#### Ways to pay



#### No more mailing monthly checks

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



#### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



Regular monthly charges	\$	652.40
Comcast Business		\$364.95
Packaged services		\$479.00
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and Wifi Pro Expanded Coverage.	\$429.00	
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90	
Discounts		-\$189.00
Bundle Discount	-\$189,00	
Comcast Business services		\$74.95
TV Standard Business Video.	\$74.95	

Add ons	\$0.0
Public View Service	\$0.00
Business Video.	
Includes \$20.00 Service Discount	

Equipment & services		\$229.95
CableCARD	0	
Service To Additional TV.		
Digital Adapter		
CableCARD	\$0.00	
Service To Additional TV.		
Qty 6 @ \$0.00 each		
Includes \$43.50 Service Discount		
Equipment Fee	\$200.00	
TV Box.		
Equipment Fee	\$29.95	
Voice and Wifi Pro Expanded Coverage.		

Service fees	\$5	7.50
Directory Listing Management Fee	\$6.00	
Voice Network Investment	\$6.00	
Broadcast TV Fee	\$34.00	
Regional Sports Fee	\$11.50	

Taxes, fees and other charges		\$8.34
Other charges		\$8.34
Regulatory Cost Recovery	\$3.43	
Federal Universal Service Fund	\$4.91	

# What's included?



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



TV: Keep your employees informed and customers entertained

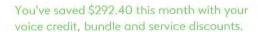


Voice Numbers: (904)599-9094, (904)819-9956, (904)217-8268

This shows a service is included in your package: 🕢



Visit business.comcast.com/myaccount for more details





# Additional information

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

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





# INVOICE

DATE:

12/13/2023

DUE DATE: INVOICE #

01/12/2024 6127-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4

Jacksonville, FL, 32256 Phone: 904-478-0072

Email: chood@fitnessmachinetechnicians.com



## BILL TO:

St Johns Golf and Country Club Douglas Macke 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

### SERVICE TO:

St Johns Golf and Country Club 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
PM Service	Preventive Maintenance Service	1.00	\$295.00	Item	\$295.00	N
27717				SUBTOTAL	\$295.00	
	W	1	N	TAX RATE*	0.0000%	
	0,0	(no		TAX	\$0.00	
	r (<	5 V		OTHER		
001.320.57200.54500	200.54500			TOTAL	\$295.00	
				PAID	\$0.00	
				BALANCE (	\$295.00	,

## МЕМО

Fitness Center PM Service Work Order #6127-1, 12/13/2023 10:30 AM, 12/13/2023 11:30 AM, Josh Hood

## **TERMS & CONDITIONS**

Payment due at time of service unless agreed upon otherwise by a contract.

Warranty for new parts and new parts installation is 30 days. General service for equipment lubrication, adjustments and cleaning are not warranty items.



# INVOICE

DATE:

01/04/2024

DUE DATE:

02/03/2024

INVOICE #

6220-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4

Jacksonville, FL, 32256 Phone: 904-478-0072

Email: chood@fitnessmachinetechnicians.com



### **BILL TO:**

Douglas Macke 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

### SERVICE TO:

Douglas Macke 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
Parts	Arc Trainer - Battery + Cable	1.00	\$75.00	Item	\$75.00	N
Parts	Leg Press - Seat Bushing	1.00	\$19.16	Item	\$19.16	N
Parts	LAT/ROW - Cable Assembly	1.00	\$105.28	Item	\$105.28	N
Parts	Hip Abduction - Ball Joint	2.00	\$49.75	Item	\$99.50	N
Parts	Cable Machine - Hand Grip	2.00	\$15.50	Item	\$31.00	N
Shipping	Shipping and Handling	1.00	\$55.44	Item	\$55.44	N
General Service Commercial	Delivery and Isntallation	1.00	\$155.00	Item	\$155.00	N

001.320.57200.54500



SUBTOTAL	\$540.38
TAX RATE*	0.0000%
TAX	\$0.00
OTHER	
TOTAL	\$540.38
PAID	\$0.00
BALANCE	\$540.38

## **МЕМО**

Fitness Center Repairs Work Order #6220-1, 01/04/2024 02:00 PM, 01/04/2024 03:00 PM, Josh Hood

### **TERMS & CONDITIONS**

Payment due at time of service unless agreed upon otherwise by a contract.

Warranty for new parts and new parts installation is 30 days. General service for equipment lubrication, adjustments and cleaning are not warranty items.

# Sampson Creek CDD

**FPL Electric** 

Code to 001.320.54100.43000

# **December-23**

		*	***V#16
Total		\$	6,569.37
33381-88364	1574 Drury Court #1	\$	318.73
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,163.57
80369-00598	205 St. John's Golf Drive #Swimclub	\$	426.16
61084-35154	944 Leo Maguire Parkway #1	\$	28.67
59216-52565	205 St. John's Golf Drive	\$	66.74
55613-33054	2125 County Road 210 W	\$	101.29
46974-44356	9402 Leo Maguire Pkwy #2	\$	28.73
19350-09421	211 St. John's Golf Drive #LITES	\$	177.12
16229-99512	219 St. John's Golf Drive #Pool	\$	1,232.70
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



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

#### **CURRENT BILL**

\$28.67

TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay® today. FPL.com/ABP



Amount of your last bill	28.36
Payments received	-28.36
Balance before new charges	0.00
Total new charges	28.67
Total amount you owe	\$28.67
	(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

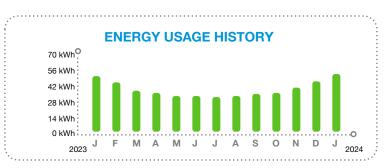


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**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

130461084351548768200000

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:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001



#### **BILL DETAILS** Amount of your last bill 28.36 Payment received - Thank you -28.36 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$8.37 \$4.81 Non-fuel: (\$0.087490 per kWh) Fuel: (\$0.037710 per kWh) \$2.07 Electric service amount 27.93 Gross receipts tax (State tax) 0.72 Taxes and charges 0.72 Regulatory fee (State fee) 0.02 \$28.67 Total new charges \$28.67 Total amount you owe

#### **METER SUMMARY**

Meter reading - Meter AC94705. Next meter reading Feb 6, 2024.

Usage Type	Current	<ul> <li>Previous</li> </ul>	=	Usage
kWh used	19566	19511		55

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	55	48	53
Service days	31	29	31
kWh/day	2	2	2
Amount	\$28.67	\$28.36	\$28.11

#### **KEEP IN MIND**

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

Download now >

## Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

Start saving >

## A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

Learn more >

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.



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

#### **CURRENT BILL**

**\$2**8.73

TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay® today. FPL.com/ABP



Amount of your last bill	28.12
Payments received	-28.12
Balance before new charges	0.00
Total new charges	28.73
Total amount you owe	\$28.73
(See page 2 for bill details.,	

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

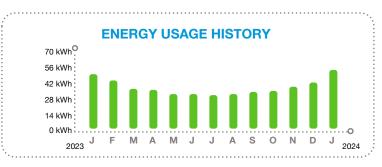


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**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

130446974443566378200000

SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 The amount enclosed includes the following donation: **FPL Care To Share:** 

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**GENERAL MAIL FACILITY** MIAMI FL 33188-0001



#### **BILL DETAILS** Amount of your last bill 28.12 Payment received - Thank you -28.12 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$8.30 \$4.90 Non-fuel: (\$0.087490 per kWh) Fuel: (\$0.037710 per kWh) \$2.11 Electric service amount 27.99 Gross receipts tax (State tax) 0.72 Taxes and charges 0.72 Regulatory fee (State fee) 0.02 \$28.73 Total new charges \$28.73 Total amount you owe

**Customer Name:** 

SAMPSON CREEK CDD

#### **METER SUMMARY**

Meter reading - Meter AC94682. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	16115		16059		56

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	56	44	52
Service days	31	29	31
kWh/day	2	2	2
Amount	\$28.73	\$28.12	\$28.07

#### **KEEP IN MIND**

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

#### **CURRENT BILL**

**\$25.66** TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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Amount of your last bill 25.66 Payments received -25.66 Balance before new charges 25.66 Total new charges Total amount you owe \$25.66 (See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

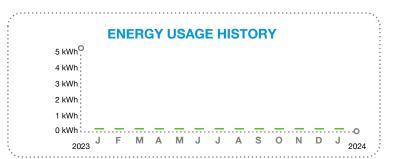


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number: 08744-67061** 

Service Address:

380 SAINT JOHNS GOLF DR #IRR SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**Customer Service:** Outside Florida:

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08744-67061

Jan 29, 2024

ACCOUNT NUMBER

\$25.66 TOTAL AMOUNT YOU OWE



#### **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: \$0.087490 per kWh Fuel charge: \$0.037710 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, 2024.

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

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	0	0	0
Service days	31	29	31
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

#### **KEEP IN MIND**

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

#### **CURRENT BILL**

\$177.12 TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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Amount of your last bill 182.76 Payments received -182.760.00 Balance before new charges Total new charges Total amount you owe \$177.12 (See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

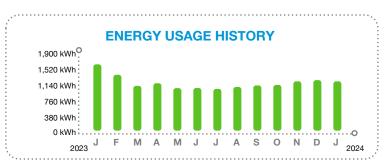


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 Account Number: 19350-09421

Service Address:

211 SAINT JOHNS GOLF DR # LITES SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

Customer Service: Outside Florida:

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19350-09421 ACCOUNT NUMBER

\$177.12

Jan 29, 2024

TOTAL AMOUNT YOU OWE



#### **BILL DETAILS** Amount of your last bill 182.76 Payment received - Thank you -182.76 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.087490 per kWh) \$111.72 Fuel: (\$0.037710 per kWh) \$48.16 Electric service amount 172.56 Gross receipts tax (State tax) 4.43 Taxes and charges 4.43 Regulatory fee (State fee) 0.13 Total new charges \$177.12 Total amount you owe \$177.12

**Customer Name:** 

#### **METER SUMMARY**

Meter reading - Meter KN51244. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	43110		41833		1277

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	1277	1309	1718
Service days	31	29	31
kWh/day	41	45	55
Amount	\$177.12	\$182.76	\$219.28

#### **KEEP IN MIND**

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

# **CURRENT BILL**

\$318.73 TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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Amount of your last bill	281.81
Payments received	-281.81
Balance before new charges	0.00
Total new charges	318.73
Total amount you owe	\$318.73
	(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

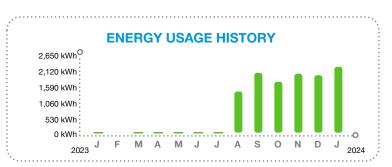


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 Account Number: 33381-88364

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

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**Customer Service:** Outside Florida:

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#### **BILL DETAILS** Amount of your last bill 281.81 Payment received - Thank you -281.81 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.087490 per kWh) \$208.14 Fuel: (\$0.037710 per kWh) \$89.71 Electric service amount 310.53 Gross receipts tax (State tax) 7.97 Taxes and charges 7.97 Regulatory fee (State fee) 0.23 Total new charges \$318.73 Total amount you owe \$318.73

**Customer Name:** 

#### **METER SUMMARY**

Meter reading - Meter AC94707. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	50171		47792		2379

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	2379	2073	0
Service days	31	29	31
kWh/day	77	71	0
Amount	\$318.73	\$281.81	\$25.66

#### **KEEP IN MIND**

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

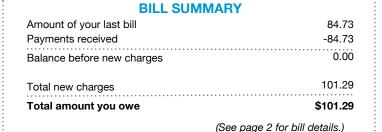
# **CURRENT BILL**

\$101.29

TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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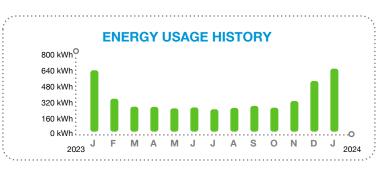


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number: 55613-33054** 

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**Customer Service:** Outside Florida:

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#### **BILL DETAILS** Amount of your last bill 84.73 Payment received - Thank you -84.73 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.087490 per kWh) \$60.10 Fuel: (\$0.037710 per kWh) \$25.91 Electric service amount 98.69 Gross receipts tax (State tax) 2.53 Taxes and charges 2.53 Regulatory fee (State fee) 0.07 Total new charges \$101.29 Total amount you owe \$101.29

**Customer Name:** 

#### **METER SUMMARY**

Meter reading - Meter AC94696. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	90829		90142		687

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	687	553	669
Service days	31	29	31
kWh/day	22	19	22
Amount	\$101.29	\$84.73	\$93.33

#### **KEEP IN MIND**

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

# **CURRENT BILL**

\$426.16 TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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Amount of your last bill	483.59
Payments received	-483.59
Balance before new charges	0.00
Total new charges	426.16
Total amount you owe	\$426.16
	(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.



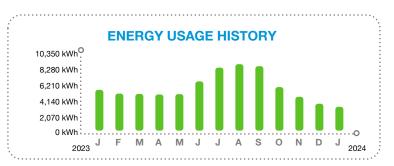
For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number:** 80369-00598

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**Customer Service:** Outside Florida:

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#### **BILL DETAILS** Amount of your last bill 483.59 Payment received - Thank you -483.59 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$29.98 Non-fuel: \$103.24 (\$0.030690 per kWh) Fuel: (\$0.037700 per kWh) \$126.82 Demand: (\$12.93 per KW) \$155.16 Electric service amount 415.20 Gross receipts tax (State tax) 10.65 Taxes and charges 10.65 Regulatory fee (State fee) 0.31 \$426.16 Total new charges \$426.16 Total amount you owe

**Customer Name:** 

SAMPSON CREEK CDD

#### **METER SUMMARY**

Meter reading - Meter KLJ3017. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	19180		15816		3364
Demand KW	11.66				12

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	3364	3799	5760
Service days	31	29	31
kWh/day	108	131	185
Amount	\$426.16	\$483.59	\$736.12

#### **KEEP IN MIND**

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

# **CURRENT BILL**

**\$1,232.70**TOTAL AMOUNT YOU OWE

Jan 29, 2024 NEW CHARGES DUE BY

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Amount of your last bill 991.56 Payments received -991.56 0.00 Balance before new charges 1,232.70 Total new charges Total amount you owe \$1,232.70 (See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

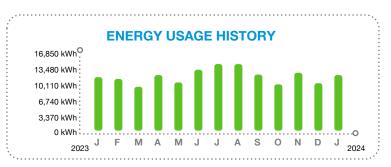


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number:** 16229-99512

Service Address:

219 SAINT JOHNS GOLF DR # POOL SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**Customer Service:** Outside Florida:

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#### **BILL DETAILS** Amount of your last bill 991.56 Payment received - Thank you -991.56 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$29.98 Non-fuel: \$392.04 (\$0.030690 per kWh) \$481.58 Fuel: (\$0.037700 per kWh) Demand: (\$12.93 per KW) \$297.39 Electric service amount 1,200.99 Gross receipts tax (State tax) 30.82 Taxes and charges 30.82 Regulatory fee (State fee) 0.89 \$1,232,70 Total new charges \$1,232.70 Total amount you owe

**Customer Name:** 

SAMPSON CREEK CDD

#### **METER SUMMARY**

Meter reading - Meter KLL8671. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	78220		65446		12774
Demand KW	22.83				23

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	12774	10895	12287
Service days	31	29	31
kWh/day	412	375	396
Amount	\$1,232.70	\$991.56	\$1,090.07

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

# **CURRENT BILL**

\$66.74 TOTAL AMOUNT YOU OWE

Feb 1, 2024 NEW CHARGES DUE BY

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Amount of your last bill 257.88 Payments received -257.88 0.00 Balance before new charges 66.74 Total new charges Total amount you owe \$66.74 (See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

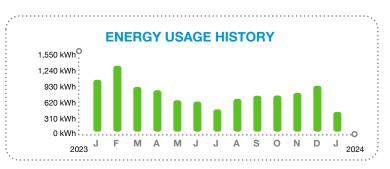


For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 **Account Number: 59216-52565** 

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



#### **KEEP IN MIND**

Payment received after April 03, 2024 is considered LATE; a late payment charge of 0.7575% will apply.

**Customer Service:** Outside Florida:

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**GENERAL MAIL FACILITY** MIAMI FL 33188-0001



#### **BILL DETAILS** Amount of your last bill 257.88 Payment received - Thank you -257.88 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.087490 per kWh) \$36.58 Fuel: (\$0.037710 per kWh) \$15.76 Electric service amount 65.02 Gross receipts tax (State tax) 1.67 Taxes and charges 1.67 Regulatory fee (State fee) 0.05 Total new charges \$66.74 Total amount you owe \$66.74

**Customer Name:** 

SAMPSON CREEK CDD

#### **METER SUMMARY**

Meter reading - Meter MN5481A. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	37143		36725		418

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	418	970	1096
Service days	31	29	31
kWh/day	13	33	35
Amount	\$66.74	\$138.79	\$144.59

#### **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.

# Download the app

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

Download now >

# Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

Start saving >

# A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award

Learn more >

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.



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

## **CURRENT BILL**

**\$4,163.57**TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay<sup>®</sup> today. FPL.com/ABP

# BILL SUMMARY

Amount of your last bill 4,167.46
Payments received -4,167.46
Balance before new charges 0.00

Total new charges 4,163.57

Total amount you owe \$4,163.57

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.



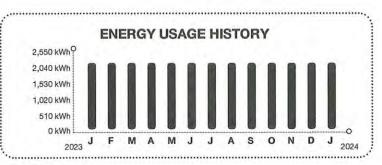
For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024 Account Number: 72556-88074

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS

SAINT AUGUSTINE, FL 32092



## KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 0.7575% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.



Customer Service: Outside Florida: (386) 252-1541 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



/ 27

13047255688074 7536140000

0001 0004 053445

8 10

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.

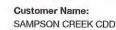
72556-88074 ACCOUNT NUMBER \$4,163.57

TOTAL AMOUNT YOU OWE

163 57

Jan 29, 2024 NEW CHARGES DUE BY \$

AMOUNT ENCLOSED



Account Number: 72556-88074

FPL.com Page 2

0002 0004 053445

E001

BILL DET	AILS	
Amount of your last bill Payment received - Thank you		4,167.46 -4,167.46
Balance before new charges		\$0.00
New Charges Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	4,156.13	
Gross receipts tax (State tax)	4.44	
Taxes and charges	4.44	
Regulatory fee (State fee)	3.00	
Total new charges		\$4,163.57
Total amount you owe		\$4,163.57

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

Non-fuel energy charge:

Fuel charge:

\$0.041370 per kWh \$0.036910 per kWh

Tour electric service amount includ

# **METER SUMMARY**

Next bill date Feb 6, 2024.

Usage TypeUsageTotal kWh used2302

#### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	2302	2302	2302
Service days	31	29	31
kWh/day	74	79	74
Amount	\$4,163.57	\$4,167.46	\$4,151.99

#### 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.

# Download the app

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

FPL.com/MobileApp

# Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

FPL.com/MyBusiness

# A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

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.

**Account Number:** 

72556-88074



For: 12-05-2023 to 01-05-2024 (31 days) kWh/Day: 74 Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

# **Detail of Rate Schedule Charges for Street Lights**

Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
39	3500	F	154	0.400000 9.580000 1.450000	2,002	61.60 1,475.32 223.30
73	6000	F	12	0.800000 9.580000 1.450000	300	9.60 114.96 17.40
			166	9.610000		1,595.26
			11,449	0.048650		556.99
	39	39 3500	Watts Lumens Maint *  39 3500 F	73 6000 F 12	Watts Lumens Maint * Quantity Hate/Unit  39	39 3500 F 154 0.400000 9.580000 1.450000 9.580000 1.450000 9.580000 1.4500000 1.4500000 1.4500000 1.4500000 1.450000 1.4500000 1.4500000 1.450000 1.450000 1

\* 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



For: 12-05-2023 to 01-05-2024 (31 days)

kWh/Day: 74 Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS

SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Rate/Unit	Quantity	Owner/ Maint *	Lumens	Watts	Component Code
71.20 3,983.23		Energy sub total n-energy sub total	No				
4,054.43	2,302	Sub total					
0.87 0.30 1.06 12.59 -7.16 9.07 84.97 <b>4,156.13</b> 4.44		tion cost recovery at recovery charge at recovery charge an recovery charge ansition rider credit an recovery charge Fuel charge Fuel charge c service amount pts tax (State tax) ory fee (State fee)	Capacity paymernvironmental cos Storm restoratio Tra Storm protectio Electric Gross rece	(E			
4,163.57	2,302	Total					

# Douglas W. Macke

From: Darryl Hall <d.hall126@yahoo.com>
Sent: Tuesday, December 26, 2023 8:01 PM

To: Douglas W. Macke
Subject: Scrub aerobic room floor

You don't often get email from d.hall126@yahoo.com. Learn why this is important

12/23/23 Invoice #01200023

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

Bill To

Douglas Macke 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

001.320.57200.45300

Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE

32207

FL

(904) 346-3000

Invoice					
Date 01/01/2024	Number JAK01240020				
Due Date	Cust #				
01/31/2024	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:

For:

SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number		Franchisee RYL HALL ENTERPRISES LLC		Due Date 01/31/2024	
JAK01240020	01/01/2024	126069	GREENWALT		DARRYL I				
Quantity		E	escription			Unit Price	Exte	tended Price	
1	MONTHL			OUNT FOR JANL	צעו	1611.00		1611.00	
						Amount of Sale		\$ 1,611.00	
						Sales Tax		\$ 0.00	
2000			All Checks Payable			Total		\$ 1,611.00	

# KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

Check Remit To: Kutak Rock LLP

PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3338667 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3338667 17923-1

Re:	General			
For Pro	ofessional Legal Service	ces Rendered		
11/02/2	W. Haber	0.30	58.50	Confer with Laughlin regarding agreement for security cameras
11/07/2	W. Haber	0.60	117.00	Confer with Laughlin regarding golf course easement; review proposed agenda for November meeting
11/08/2	W. Haber	0.80	156.00	Participate in call to discuss agenda for November meeting; review and revise agreement for license plate readers and confer with Laughlin regarding same
11/09/2	W. Haber	0.40	78.00	Review and respond to correspondence regarding revisions to golf cart policy
11/10/2	W. Haber	0.50	97.50	Confer with counsel for Vesta regarding indemnification provision
11/14/2	W. Haber	1.40	273.00	Confer with counsel for Vesta regarding agreement
11/16/2	W. Haber	4.70	916.50	Prepare for and attend Board meeting

# KUTAK ROCK LLP

Sampson Creek CDD January 8, 2024 Client Matter No. 17923-1 Invoice No. 3338667 Page 2

11/21/23	W. Haber	0.80	156.00	Confer with counsel for Vesta regarding indemnification provision
11/27/23	W. Haber	0.40	78.00	Review correspondence regarding insurance coverage for mutual indemnification
11/30/23	W. Haber	0.30	58.50	Confer with Laughlin regarding December meeting

TOTAL HOURS 10.20

TOTAL FOR SERVICES RENDERED \$1,989.00

**DISBURSEMENTS** 

Meals 13.18 Travel Expenses 114.61

TOTAL DISBURSEMENTS <u>127.79</u>

TOTAL CURRENT AMOUNT DUE \$2,116.79

001.310.51300.31500

Project Manager Alex Acree



Sharyn Henning Sampson Creek Community Development District 475 West Town Place Suite 114

January 4, 2024 Invoice No:

190285

St Augustine, FL 32092

Project 16080.00 Sampson Creek CDD

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

- Pickle Ball Proposal Coordination
- **Prepare Requisitions**
- Speed Radar Sign Coordination

001.310.51300.31100

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, 2023

Phase	001	General Services				
			Hours	Rate	Amount	
Professional Er	igineer		2.50	135.00	337.50	
Administrative			.25	50.00	12.50	
	Total Lak	oor				350.00
Phase	999	Reimbursable Expenses				
11 x 17 B/W			3.0	Copies @ 0.55	1.65	
8.5 x 11 B/W			6.0	Copies @ 0.27	1.62	
Total Reproductions				3.27	3.27	
			Tota	l Due:	\$353.27	

#### **Outstanding Invoices**

Number	Date	Balance
189995	11/7/2023	336.25
Total		336.25

#### **Billed to Date**

	<b>Current Due</b>	<b>Prior Billed</b>	Billed to Date
Labor	350.00	94,841.52	95,191.52
Expense	3.27	4,236.42	4,239.69

Project	16080.00	Sampson Creek CI	DD .		Invoice	190285	
Interest		0.00	2.35	2.35			
Totals		353.27	99,080.29	99,433.56			

# SEPARATE CHECK

# **Client Information**

Attn:

001.320.57200.34500 \$231.00

# Receipt

Transaction #: 60028

Date:

01/14/2024

Total Amount: \$231.00

Amount Due(USD)	Rate(\$)	Quantity	Officers	Location	Date/Time	Invoice #	Job#
\$220.00	\$55.00/hr	4.00	Casey Romein	St Johns Golf - Leo	01/11/2024 16:08 - 20:08	622616	2854338
\$220.00			Total Officers Pay				
			Coordination				
\$0	\$0/hr	0	Casey Romein				
\$0	<b>\$0/hr</b>	0	Total Coordination Fees				
\$220.00			Subtotal				
\$11.00			RollKall Fees				
\$0.00			Tax				
\$231.00	Total						

# Invoice

INVOICE DATE

1/12/2024

**INVOICE NUMBER** 

622616

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2854338 1/1	1/11/24	05:08 PM 09:08 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
				TOTAL OFFIC	ERS PAY			\$220.00
				SER	VICE FEE			\$11.00
					TAX			\$0.00
				то	TAL DUE			\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039 (edited)

# SEPARATE CHECK

# **Client Information**

Attn:

001.320.57200.34500

# Receipt

Transaction #: 58440
Date: 01/08/2024

Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
2831389	618033	01/05/2024 16:27 - 20:27	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
				Total Officers Pay			\$220.00
				Coordination			
				Casey Romein	0	\$0/hr	\$0
				Total Coordination Fees	0	\$0/hr	\$0
				Subtotal			\$220.00
				RollKall Fees			\$11.00
				Тах			\$0.00
						Total	\$231.00

# Invoice

INVOICE DATE

1/6/2024

**INVOICE NUMBER** 

618033

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2831389 1/5/24	1/5/24	05:27 PM 09:27 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
				TOTAL OFFIC	ERS PAY			\$220.00
				SER	VICE FEE			\$11.00
					TAX			\$0.00
				то	TAL DUE		;	\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039 (edited) This rental was scheduled prior to my arrival. It is a guest of the Golf Course. The gentleman dropped this check off with the Golf Course for \$180. The \$80 is the fee for the room rental. \$100 was for the refundable deposit.

Can we please issue them a refund check of \$100? Her address is:

Alisha Thompson 8568 Thims Ave. Jacksonville, FL 32221

Thank you and sorry for the inconvenience.

001:300.36900.10000 \$100.00



# GMS REVENUE DEPOSIT FORM

Facility: St Johns Golf

Delivered Other	Delivered Via:  Mail Courier In Person		12/31/2023 Jennifer Meadows	Total Deposit	TOTAL TO BE DEPOSITE							12/12/2023 Alisha Thompson	Check #
	d Via: initials	Manager's Signature	eadows	sit \$180.00	\$0.00 \$180.00 S180.00							on \$180.00	Amount
				Ц	\$0.00								event
												Meeting Room Rental	Purpose/ Program



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

# Account Information

Invoice Number: Invoice Date:

Branch: **Account Number:** 

Due Date:

73399907 01/12/2024

72

6415195 02/11/2024

# Account Activity

	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
	3.00	28.27	84.81	0.00	84.81
	3.00	7.28	21.84 106.65	0.00 0.00	21.84 106.65
Section 1	÷				
JAN 17 2024					
	2024 2024 S JAN 17 2004	2024 3.00 2024 3.00	2024 3.00 28.27 2024 3.00 7.28	2024 3.00 28.27 84.81 2024 3.00 7.28 21.84 106.65	3.00 28.27 84.81 0.00 2024 3.00 7.28 21.84 0.00 106.65 0.00

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$106.65	\$0.00	\$106.65	\$0.00	\$106.65

# Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

5SJVK8HF

SAMPSON CREEK CCD

73399907

6415195

\$106.65

01/12/2024

02/11/2024



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

0352000878 PRESORT PBPS003 <B>

նրիլերը բրարկականիսուկության անգագիրի ին

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

# Invoice

**Customer Name:** Invoice Number:

Invoice Date:

**Account Number: Due Date:** 

**Amount Due:** 

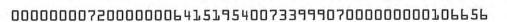
Amount Enclosed:

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

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

իհեկկինիուցկիկիկիհնկուինցիկիսբերկի

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



# **How to Reach Customer Care**

- · For inquiries or online payments: www.vectorsecurity.com
- · By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462





# KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing	address or pho	one numbe	r changed?
Please provide your new bi	lling address and/or tel	ephone number a	and return this portion with your payment. Your records will be updated upon receipt.
Contact Name:			Old Phone Number: () -
New Address:			New Phone Number: ( ) -
			Effective Date:
City:	State:	Zip:	Email Address:
Effective Date:			Signature:

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PO BOX 489 NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	442199298-00001	Past Due
Change your address at http://sso.verizonenterprise.com	Invoice Number	9952490249

# **Quick Bill Summary**

Nov 24 - Dec 23

ժգ/հերո	hilli	dddhaa	Hamill	ullul	հայացան
100.2	40000			0.00	

SAMPSON CREEK 0028281
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092–3649

Previous Balance (see back for details)	\$36.07
No Payment Received	\$.00
Balance Forward Due Immediately	\$36.07
Monthly Charges	\$36.05
Surcharges and Other Charges & Credits	\$.02
Taxes, Governmental Surcharges & Fees	\$.00
Total Current Charges Due by January 15, 2024	\$36.07

# **Total Amount Due**

\$72.14

001.320.57200.41000 \$36.07 Dec 2023



Pay from phonePay on the WebQuestions:#PMT (#768)At b2b.verizonwireless.com1.800.922.0204 or \*611 from your phone



SAMPSON CREEK 475 W TOWN PL STE 114 SAINT AUGUSTINE, FL 32092-3649 Bill Date Account Number Invoice Number December 23, 2023 442199298-00001 9952490249

# **Total Amount Due**

Make check payable to Verizon Wireless. Please return this remit slip with payment. \$72.14

PO BOX 16810 NEWARK, NJ 07101-6810

<u> Ուկաիակիկիսիկիկիկիկիստիմակիկիսիկ</u>



Invoice Number Account Number Date Due Page

9952490249 442199298-00001 Past Due 2 of 5

Get Minutes Used Get Data Used **Get Balance** #MIN + SEND #DATA + SEND #BAL + SEND

# **Payments** Payments, continued

**Previous Balance** \$36.07 No Payment Received **Total Payments** \$.00 **Balance Forward Due Immediately** \$36.07





Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 442199298-00001 SAMPSON CREEK

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

2. Sign name in box below, as shown on the bill and date.

3. Return this slip with your payment. Do not send a voided check.







9952490249 Invoice Number 442199298-00001 Past Due 3 of 5 Account Number Date Due Page

# Overview of Lines

Total Current Charges	904-466-3018 Ryan Barnett	Lines Charges
	4	Page Number
\$36.05	\$36.05	Monthly Charges
\$.00	1	Usage and Purchase Charges
\$.00	1	Equipment Charges
\$.02	\$.02	Surcharges and Other Charges and Credits
\$.00	\$.00	es Taxes, r Governmental nd Surcharges and Fees (
\$.00	1	al Third-Party Charges (includes Tax)
\$36,07	\$36.07	Total Charges
	-	Voice Plan Usage
	-	Messaging Usage
	1	Data Usage
	1	Voice Roaming
	1	Messaging Roaming
	1	Data Roaming





Invoice Number Account Number

Date Due Page

9952490249

442199298-00001 Past Due 4 of 5

# Summary for Ryan Barnett: 904-466-3018

# Your Plan

**Mobile Broadband Unlimited** 

\$36.05 monthly charge \$.25 per minute

**MBB** Unlimited

Unlimited monthly gigabyte

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

# Monthly Chargos

Monthly Charges		
Mobile Broadband Unlimited	12/24 - 01/23	36.05
		\$36.05
Surcharges		
Regulatory Charge		.02
		\$.02
Total Current Charges for 904–466–3018		\$36.07

# Need-to-Know Information

# Subject to Cancellation

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

#### **Bankruptcy Information**

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

# **Explanation of Surcharges**

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

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

# 904 Area Code Notice

# Start Using An Area Code For All Calls

We want to make sure that you are aware of, and prepared for, a calling change coming to anyone with a 904 telephone number. The Florida Public Service Commission has approved the addition of the 324 area code to the geographic region served by the 904 area code. This is called an area code overlay. The 904/324 area code geography covers northeast Florida, and includes communities such as Fernandina Beach, Jacksonville, Jacksonville Beach, Lakeside, Middleburg, Orange Park, and Yulee.

# Here's What's Going To Change

Because there will be two area codes serving the same region, it will be necessary to dial or enter the full number, including the area code, for ALL calls -- even local calls within the same area code. For example, for a local 904 call, instead of entering 555-1212, you will enter 904-555-1212.

#### Important Dates To Know

January 29, 2024 -- The grace period of entering either 7 or 10 digits ends and all calls must include the area code. If only a 7-digit number is entered, the call will not go through and a recording will instruct you to hang up and dial again with the area code.

February 26, 2024 -- New lines of service may be issued numbers with the 324 area code.

#### Here's What Will Not Change

- Your telephone number, which includes your area code, will remain the same.
- The price of a call, your local calling area, and other rates and services will not change due to the overlay.
- 911, 988, 411, 211 and any other 3-digit services in your area will still be reached with just 3 digits.

#### **How To Prepare**

- Update pre-programmed phone numbers in your wireless devices as well as any text or email alert services and any call forwarding to include the area code.
- Check other equipment to ensure the preprogrammed phone numbers include the area code. Some examples include: life safety systems and medical monitoring devices, fire or burglar alarm and security systems, security gates, speed dialers, call-forwarding settings, fax machines, Internet dial-up numbers, voice mail services and other similar functions.
- Update personal or business checks, websites, contact information, stationery, advertising materials, personal or pet ID tags, and other important information containing your phone number to include the area code.

# We're Here To Help

If you have any further questions, please click verizon.com/areacodes or call 1-800-922-0204. We appreciate your business and look forward to continuing to provide you with the support and service you deserve.





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

# Invoice

Invoice # Date 416199 01/02/2024

Terms

Net 30

**Due Date** 

02/01/2024

Memo

# Bill To

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

Description	Quantity	Rate	Amount
January fees	1	14,510.66	14,510.66

**Total** 14,510.66

001.320.54100.34000



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 8753610 Invoice Date: 1/18/2024 Sales Order: 8311714

Cust PO #:

Project Name: Repair 3" Mainline leak that was leaking by storm drain on Leo Mcguire.

Project Description: IRRIGATION IS OFF.. Repair 3" irrigation mainline leak on Leo Mcguire past main entrance on left.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD	1,000	TA	56.76	56.76
	3" Slip fix with coupling	1.000	EA	56.76	
	Irrigation Labor	8.000	HR	85.00	680.0
	001.320.54100.46202				
	ON	( NOW W	١		
		or Stubing	1 1	Total Invoice Amount Taxable Amount	736.7
				Tax Amount Balance Due	736.7

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 #: 8753610 Invoice Date: 1/18/2024 Amount Due: \$736.77

Thank you for allowing us to serve you

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

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

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



SVC/BILLING QUESTIONS

FAX

: (904)562-7000

PAYMENT INQUIRY

: (904)562-7020 : (972)996-7923

ROUTE#

: LOC #0292 ROUTE 0009 T026

VIEW & PAY YOUR BILLS ONLINE WWW.CINTAS.COM/MYACCOUNT

REMIT TO:

CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

### INVOICE

#### PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog:



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

INVOICE# DATE PO# STORE# CUSTOMER # PAYER # SVC ORDER #

CREDIT TERMS

: 5193336457 2024-01-17 N/A

10552255 10552255 : 8036720245 : NET 30 DAYS

MATERIAL #		DESCRIPTION		QTY	UNIT PRICE	EXT PRICE	TAX
5150417 OF	FFICE	02635588					
110		SERVICE ACKNOWLEDGEMENT		1	\$0.00	\$0.00	N
120		CABINET ORGANIZED		1	\$0.00	\$0.00	N
130		EXPIRATION DATES CHECKED		Ť	\$0.00	\$0.00	N
132		BBP KIT CHECKED		9	\$0.00	\$0.00	N
44249		ELASTIC STRIP SMALL		1.	\$11.21	\$11.21	N
55555		HARD SURFACE DISINFEC SVC		1	\$10.45	\$10.45	N
130489		1/2 OZ 4 CT EYEWASH BOX		- 1	\$26.41	\$26.41	N
				COMPONEN	IT SUBTOTAL:	\$48.07	
17631113 F	TITNESS	AX22K141422					
110		SERVICE ACKNOWLEDGEMENT		1	\$0.00	\$0.00	N
160		AED CHECKED (NO CHARGE)		1	\$0.00	\$0.00	N
564462		AED BATTERY CHECKED		1	\$0.00	\$0.00	N
564463		AED PADS CHECKED		1	\$0.00	\$0.00	N
				COMPONEN	IT SUBTOTAL:	\$0.00	-
17631116 C	OFFICE	HALLWAY AX22K142978					
110		SERVICE ACKNOWLEDGEMENT		1	\$0.00	\$0.00	N
160		AED CHECKED (NO CHARGE)		1	\$0.00	\$0.00	N
564462		AED BATTERY CHECKED		1	\$0.00	\$0.00	N
564463		AED PADS CHECKED		- 1	\$0.00	\$0.00	N
				COMPONEN	IT SUBTOTAL:	\$0.00	
999900999	Other		06				
400		SERVICE CHARGE	0,000	1	\$20.95	\$20.95	N
REMIT TO:	CINTA	AS.	(((,,,	c	UB-TOTAL:	\$69.02	5
iemi jo.	P.O. B	ox 631025	3.1	3	TAX:	\$0.00	
	CINC	INNATI, OH 45263-1025			TOTAL:	\$69.02	
0101117117		197			17/202	4	
SIGNATURE	5.0		DATE	9	11700		
NAME					270 F	7000	C111
please print of	learly) :				320.5	1900.	3460

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



#3638
Jan 19, 2024
Upon receipt
\$500.00

### **Investment Painting Of North Florida**

Douglas Macke 219 Saint Johns Golf Drive St. Augustine, FL 32092

**(**904) 501-0498

dmacke@vestapropertyservices.com

CONTACT US

229 S Torwood Drive Saint Johns, FL 32259

(904) 307-6649

Investmentpaintingfl@yahoo.com

#### INVOICE

Services	qty	untt price	amount
Interior painting windows, doors and exercise room, trim	1.0	\$1,600.00	\$1,600.00
Prep, prime and paint 2 coats on 6 windows inside and out prime with sherwin Williams p with top of the line S-W emerald paint which is dirt and mildew resistant.	oro block pri	mer and paint	
Prime and paint 2 coats 4 doors in gym with sherwin Williams Emerald urethane trim includes labor materials and taxes.	and ename	el paint. Price	
Prep and paint All trim in yoga room around windows chair rail and baseboards, with top o Emerald Urethane trim and enamel paint.	f the line sh	erwin Williams	and the same
Price includes labor materials and taxes.		menters ph	
Total	المحالة	ix y	\$1,600.00
Deposit	A Th		\$500.00
a ous (4°	001	.320.57200.	54500

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!





**Customer Name: SAMPSON CREEK COMMUNITY** 

Account #: 8274324200

Cycle: 15

Bill Date: 01/17/24

TOTAL SUMMARY OF CHARG	ES
Irrigation\$	675.13
Sewer	69.85
Water	594.30
Other Activities	140.00
(A complete breakdown of charges can be found on the follow	wing pages.)

1,479.28 Total New Charges: .....

> 001.320.54100.43100 Jan 2024



Please pay \$1,479.28 by 02/08/24 to avoid 1.5% late payment fee and service disconnections.

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

#### A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,304.14	-\$1,304.14	\$0.00	\$1,479.28	\$1,479.28

WE APPRECIATE YOUR BUSINESS

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

Additional information on reverse side.



\_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#: 827432420	00 Bill D	ate: 01/17/24	Please pay by 02/0	8/24 to avoid 1.5%	late Payment Fee
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$1,304.14	-\$1,304.14	\$0.00	\$1,479.28	\$1,479.28	

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### վկեցվանգիկիկըինցյիկեներգովիլիսկկինիկ



122 2 MB 0.558 SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761

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



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SERVICE DETAILS			
Account Name:	Account #:	Bill Date:	Cycle:
SAMPSON CREEK COMMUNITY	8274324200	01/17/24	15

Service Add	iress:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
1054 EAGLE F Detail Charges:	POINT DR Basic Monthly Charge	1	18.90 18.90	Irrigation 1 - Commercial  Meter Nbr 74457419	12/11/23 - 01/11/24 Current Reading 487	Commercial Irrigat Consumption O GAL		Reading Type Regular
1148 STONE Detail Charges:	IEDGE TRAIL LN APT 1 Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8	1 (31)	77.22 31.50 45.72	Irrigation 1 - Commercial  Meter Nbr 64314540	12/08/23 - 01/10/24 Current Reading 4145	Commercial Irrigate Consumption 12000 GAL		Reading Type Regular
1401 CRESTE Detail Charges:	D HERON CT  Basic Monthly Charge  Tier 1 Consumption (1-14 kgal @ \$3.8  Tier 2 Consumption (> 14 kgal @ \$4.3		181.29 63.00 53.35 64.94	Irrigation 1 - Commercial  Meter Nbr 62253178	12/11/23 - 01/11/24 Current Reading 8809	Commercial Irrigat Consumption 29000 GAL		Reading Type Regular
219 SAINT JO Detail Charges:	HNS GOLF DR Basic Monthly Charge	S	31.73 31.73	Commercial - Water/Sewer  Meter Nbr 60873506	12/11/23 - 01/11/24 Current Reading 1931	Commercial Sewe Consumption 0 GAL		Reading Type Regular
219 SAINT JO Detail Charges:	HNS GOLF DR Basic Monthly Charge Water Consumption Charge	W	554.64 100.80 453.84	Swimming Pool - Water  Meter Nbr  74759589  94648188	12/12/23 - 01/17/24 Current Reading 22706 0	Commercial Water Consumption 244000 GAL 0 GAL		Reading Type Regular Regular
219 SAINT JO Detail Charges:	HNS GOLF DR Basic Monthly Charge	W	18.90 18.90	Commercial - Water/Sewer  Meter Nbr 60873506	12/11/23 - 01/11/24 Current Reading 1931	Commercial Water Consumption O GAL		I Reading Type Regular
219 SAINT JO Detail Charges:	HNS GOLF DR APT 1 Basic Monthly Charge Sewer Usage Charge	S	38.12 31.73 6.39	Commercial - Water/Sewer  Meter Nbr 86955411	12/11/23 - 01/11/24 Current Reading 80	Commercial Sewer Consumption 1000 GAL	* (Z) * () * () * () * () * ()	I Reading Type Regular
219 SAINT JO Detail Charges:	HNS GOLF DR APT 1  Basic Monthly Charge  Water Consumption Charge	W	20.76 18.90 1.86	Commercial - Water/Sewer  Meter Nbr 86955411	12/11/23 - 01/11/24 Current Reading 80	Commercial Water Consumption 1000 GAL		l Reading Type Regular
380 SAINT JO Detail Charges:	HNS GOLF DR Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8	l 31)	30.33 18.90 11.43	Irrigation 1 - Commercial  Meter Nbr 67063459	12/11/23 - 01/11/24 Current Reading 1321	Commercial Irrigation 3000 GAL		l Reading Type Regular



Service Add	lress:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:	
825 HAMPTON Detail Charges:	N CROSSING WAY Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$2.9	7)	39.69 18.90 20.79	Irrigation 1 - Residential <u>Meter Nbr</u> 83711246	12/11/23 - 01/11/24 Current Reading 317	Residential Irrigati Consumption 7000 GAL	Reading Type Regular
884 EAGLE PO Detail Charges:	INT DR APT 1 Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8	1)	61.98 31.50 30.48	Irrigation 1 - Commercial <u>Meter Nbr</u> 83715860	12/11/23 - 01/11/24 Current Reading 326	Commercial Irriga Consumption 8000 GAL	Reading Type Regular
885 EAGLE PO Detail Charges:	INT DR Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8 Tier 2 Consumption (> 14 kgal @ \$4.3		119.87 18.90 53.35 47.62	Irrigation 1 - Commercial Meter Nbr 81849996	12/11/23 - 01/11/24 Current Reading 172	Commercial Irriga Consumption 25000 GAL	Reading Type Regular
982 EAGLE PO Detail Charges:	INT DR Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8 Tier 2 Consumption (> 14 kgal @ \$4.3		145.85 18.90 53.35 73.60	Irrigation 1 - Commercial Meter Nbr 82580203	12/12/23 - 01/11/24 Current Reading 670	Commercial Irriga Consumption 31000 GAL	Reading Type Regular



225 North Pearl Street, Jacksonville, FL 32202-4513 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

TOTAL OTHER ACTIVITIES			
Account Name:	Account #:	Bill Date:	Cycle:
SAMPSON CREEK COMMUNITY	8274324200	01/17/24	15

Service Address	Budget Number	Service Type	Adjustment Description Service Perio	d Current Charges
219 SAINT JOHNS GOLF DR		W	Backflow Testing Fee	40.00
219 SAINT JOHNS GOLF DR		W	Environmental Inspection/Service Fee	100.00
			Total Other Activities	140.00







**Customer Name: SAMPSON CREEK COMMUNITY** 

Account #: 1487324200

Cycle: 15

Bill Date: 01/17/24

#### TRITAL SUMMARY OF CHARGES

Irrigation .....\$

166.13

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

Total New Charges: .....\$

166.13



Please pay \$166.13 by 02/08/24 to avoid 1.5% late payment fee and service disconnections.

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

001.320.54100.43100 Jan 2024



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$24.40	-\$24.40	\$0.00	\$166.13	\$166.13

**WE APPRECIATE** YOUR BUSINESS

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

Additional information on reverse side.



to my monthly bill: \$\_ for Neighborto 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		ate: 01/17/24	Please pay by 02/0	8/24 to avoid 1.5%	late Payment Fee
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$24.40	-\$24.40	\$0.00	\$166.13	\$166.13	

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I=10010000

### վարդուննեկցցիրներիկիկնիրիրիորովումինել



121 1 MB 0.558 SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761

իիպ||իվիկելիվըիցըիկեկիցըցրկերկիհիշնոհմ \*\* JEA \*\* PO BOX 45047 JACKSONVILLE FL 32232-5047



**Customer Name: SAMPSON CREEK COMMUNITY** 

Account #: 1487324200

Cycle: 15

Bill Date: 01/17/24

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Reading Date: 01/11/2024 Service Period: 12/11/23 - 01/11/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption
73470057	31	2880	Regular	3/4	16000 GAL
Basic Month	ly Charg	е			\$ 18.90
Tier 1 Consu	imption (	1-14 kgal @	9 \$3.81)		53.35
Tier 2 Consu	imption (	> 14 kgal @	9 \$4.33)		8.65
TOTAL CUI	RENTI	RRIGATIO	N CHARGES		\$ 80.90

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

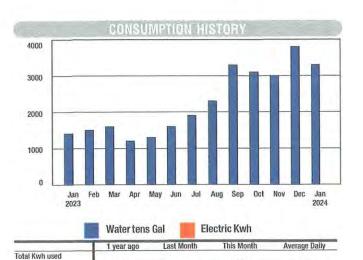
Service Period: 12/11/23 - 01/11/24 Reading Date: 01/11/2024

Service Point: Irrigation 1 - Commercial

Total Gallons used

14,000

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size		Consumption
72802699	31	2352	Regular	3/4		17000 GAL
Basic Month	ly Charg	е			\$	18.90
Tier 1 Consu	imption (	1-14 kgal @	9 \$3.81)			53.35
Tier 2 Consu	imption (	> 14 kgal @	2 \$4.33)			12.98
TOTAL CUI	RENTI	RRIGATIO	N CHARGES		Ŝ	85.23



38,000

33,000

## Invoice

INVOICE DATE

1/21/2024

**INVOICE NUMBER** 

630188

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2885519	1/20/24	09:43 PM 01:43 AM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
001.320.57200.34 \$231.00 **Separate Check				TOTAL OFFIC	ERS PAY			\$220.00 \$11.00
		parate Check**			TAX			\$0.00
				то	TAL DUE			\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039

### **Client Information**

Attn:

### Receipt

Transaction #: 60837
Date: 01/22/2024

Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
2885519	630188	01/20/2024 20:43 - 00:43	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
				Total Officers Pay			\$220.00
				Coordination			
				Casey Romein	0	\$0/hr	\$0
				Total Coordination Fees	0	\$0/hr	\$0
				Subtotal			\$220.00
				RollKall Fees			\$11.00
				Тах			\$0.00
						Total	\$231.00

## Invoice

INVOICE DATE

1/24/2024

**INVOICE NUMBER** 

632335

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2896686	1/23/24	05:00 PM 09:00 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
	01.320.57 31.00	<b>7</b> 200.34500	)	TOTAL OFFIC	ERS PAY			\$220.00
**	Separate	Check**		SER	VICE FEE			\$11.00
					TAX			\$0.00
				ТО	TAL DUE			\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039

### **Client Information**

Attn:

### Receipt

Transaction #: 61161
Date: 01/24/2024

Total Amount: \$231.00

Amount Due(USD)	Rate(\$)	Quantity	Officers	Location	Date/Time	Invoice #	Job#
\$220.00	\$55.00/hr	4.00	Casey Romein	St Johns Golf - Leo	01/23/2024 16:00 - 20:00	632335	2896686
\$220.00			Total Officers Pay				
			Coordination				
\$0	\$0/hr	0	Casey Romein				
\$0	\$0/hr	0	Total Coordination Fees				
\$220.00			Subtotal				
\$11.00			RollKall Fees				
\$0.00			Tax				
\$231.00	Total						

# TRUIST HH

SAMPSON CREEK CDD

**Business Rewards Mastercard** 

JAN 18 2024

**Account summary** 

Previous balance		\$1,977.67
Payments & other credits	7	\$2,035.45
Purchases & other charges		\$1,314.99
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,257.21
Creditlimit		\$10,000.00
Available credit		\$8,742.79
Available for cash advance		\$3,000.00
Statement closing date		01/09/2024

Questions?

Days in billing cycle

truist.com



Call 844-4TRUIST (844-487-8478)



International collect 910-914-8250



Write TRUIST CARD SERVICES PO BOX 200 WILSON,NC 27894-0200



Page 1 of 4 Billing cycle 12/10/23 - 01/09/24 Account number ending in 3470

**Payment information** 

New balance \$1,257.21

Minimum payment due \$20.00

Payment due date 02/03/24

#### Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

31

When calculating your Minimum Payment due for each Statement, we have previously not included Past Due and Overlimit amount(s) in that calculation. This message is to inform you that, starting January 2, 2024, Past Due and Overlimit amounts will be calculated as part of the New Balance that we use as a factor in determining your Minimum Payment due.

Please detach bottom portion and submit with payment using enclosed envelope

TRUIST BANK PO BOX 400 WILSON NC 27894-0400 Account number ending in 3470
Statement closing date 01/09/24
New balance \$1,257.21
Minimum payment due \$20.00
Payment due Date 02/03/24
Amount enclosed \$

480000057924500000000000002000000000125721

Pay online at: TRUIST.COM Pay by phone: 844-487-8478 Make checks payable to: TRUIST BANK

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

\*\*N0008804

TRUIST BANK

<u> Կոսթիլկորդիստորգորիրիկիստիուգորաին</u>

# 50347034##561301756#55836503470#

Card Holder:	Douglas	Macke	Month: December		Sampson Creek CDD
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
constant Contact	12/9/23	1-320-57200-41050	\$81.00	\$81.00	email delivery service
Home Depot	12/13/23	1-320-57200-54505	\$55.38	\$55.38	Weatherproof electric outlet cover
Ace Hardware	12/18/23	1-320-57200-54505	(\$5.91)	(\$5.91)	maintenance supplies - return
ebay	12/18/24	1-320-57200-54505	\$129.98	\$129.98	toilet paper
Ace Hardware	12/18/24	1-320-57200-54505	\$62.11	\$62.11	maintenance supplies
Home Depot	12/18/23	1-320-57200-54502	\$83.72	\$83.72	lawn fertilizer and sand
Pinch a Penny	12/18/23	1-320-57200-54502	\$15.99	\$15.99	ph indicator
ebay	12/19/23	1-320-57200-54502	\$24.74	\$24.74	pool ladder hand rail replacemenet
Home Depot	12/19/23	1-320-57200-54505	\$78.74	\$78.74	maintenance supplies
Girly-Girl Parteas	12/20/23	1-320-57200-49402	\$78.75	\$78.75	Character rentals for event in January
ebay	12/20/23	1.330.57200.54505	\$35.00	\$35.00	backup battery for vacuum
ebay	12/20/23	1.330.57200.54505	\$9.00	\$9.00	maintenance supplies
ebay	12/20/23	1.330.57200.54505	\$28.99	\$28.99	Insulated wire connectors
ebay	12/20/23	1.330.57200.54505	\$24.99	\$24.99	Insulated wire connectors
ebay	12/20/23	1.330.57200.54505	\$35.55	\$35.55	Multi-tab connector
ebay	12/21/23	1-320-57200-54504	\$126.25	\$126.25	LED tube light bulb replacement
Home Depot	12/21/23	1.330.57200.54505	\$65.99	\$65.99	Soccer field hole repair supplies
walmart	12/22/23	1.330.57200.54505	\$69.21	\$69.21	Gym wipes
Home Depot	12/22/23	1-320-57200-54504	\$204.78	\$204.78	7 LED can lights
ebay	12/27/23	1.330.57200.54505	\$35.61	\$35.61	paper towels
walmart	1/9/24	1.330.57200.54505	\$69.21	\$69.21	Gym wipes

\$1,309.08

\$124.45 \$331.03
\$124.45
\$78.75
\$693.85
\$81.00
(\$51.87)



# TRUIST HH

SAMPSON CREEK CDD

#### **Business Rewards Mastercard**

Page 2 of 4 Billing cycle 12/10/23 - 01/09/24 Account number ending in 3470

#### Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account. Address Change? Call us at 844-487-8478

#### Making payments

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

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

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

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

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

#### Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

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

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

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the Payment must not include restrictive language (e.g., "payment in full") or other language error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

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

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

#### Sharing of information

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

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SAMPSON CREEK CDD

**Business Rewards Mastercard** 

Page 3 of 4
Billing cycle 12/10/23 - 01/09/24
Account number ending in 3470

#### Important information - continued

Starting 3/17/2024, if your New Balance is less than \$20.00, your Minimum Payment will be the same as the New Balance.

### Organization account activity

Tran	Post	Reference		
date	date	number	Transaction description	Amount
SAMPSON CREEK CDD		Acco	unt number ending in 3470	Total: -\$2,029.54
12/04	12/11	2023121116310003	PAYMENT RECEIVED THANK YOU	-\$211.03
12/11	12/11		LATE PAYMENT FEE ADJUSTMENT	-\$29.00
12/11	12/11		INTEREST CHARGE ADJUSTMENT	-\$22.87
12/28	01/02	2024010216440116	PAYMENT RECEIVED THANK YOU	-\$1,766.64

### Cardholder activity

### Total cardholder new activity: \$1,309.08

Tran	Post	Reference	a Carranton and	
date	date	number	Transaction description	Amount
DOUGLA	SMACKE	Account n	number ending in 7342	Total: \$1,309.08
12/09	12/10	75418233343189008777668	EIG*CONSTANTCONTACT.CO WALTHAM MA	\$81.00
12/13	12/15	52707153348010185478405	HOMEDEPOT.COM 800-430-3376 GA	\$55.38
12/18	12/19	55506293353400073000456	CRONIN ACE HARDWARE SAINT JOHNS FL	-\$5.91
12/18	12/19	15270213352001043362047	eBay O*26-10935-97767 San Jose CA	\$129,98
12/18	12/19	55506293353400073000464	CRONIN ACE HARDWARE SAINT JOHNS FL	\$62.11
12/18	12/20	55432863353209814374560	THE HOME DEPOT 1324 ST. JOHNS FL	\$83.72
12/18	12/19	05314613352300297833699	PINCH A PENNY - STORE SAINT JOHNS FL	\$15.99
12/19	12/20	15270213353000381556086	eBay O*23-10942-24547 San Jose CA	\$24.74
12/19	12/21	52707153354010191732846	THE HOME DEPOT #1324 ST. JOHNS FL	\$78.74
12/20	12/24	85353353356350142213889	PAYPAL*GIRLYGIRLPA 4029357733 CA	\$78.75
12/20	12/21	15270213354001035847037	eBay O*13-10953-81459 San Jose CA	\$35.00
12/20	12/21	15270213354001042271031	eBay O*19-10949-63797 San Jose CA	\$9.00
12/20	12/21	15270213354001051150035	eBay O*21-10948-22256 San Jose CA	\$28.99
12/20	12/21	15270213354001052325040	eBay O*25-10945-72013 San Jose CA	\$24.99
12/20	12/21	15270213354000755947076	eBay O*15-10952-56543 San Jose CA	\$35.55
12/21	12/22	15270213355001023697039	eBay O*06-10962-07053 San Jose CA	\$126.25
12/21	12/24	52707153356010190508385	THE HOME DEPOT #1324 ST. JOHNS FL	\$65.99
12/22	12/24	55500363356083329255217	WALMART.COM WALMART.COM AR	\$69.21
12/22	12/24	52707153357010177165919	THE HOME DEPOT #6334 ST AUGUSTINE FL	\$204.78
12/27	12/28	15270213361000745900061	eBay O*08-10979-76943 San Jose CA	\$35.61
01/08	01/09	55432864008205933079350	WALMART.COM 800-966-6546 AR	\$69.21

## Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.					
Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	21.49% (V)	0.05872% (D)	\$1,257.21	\$0.00	
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

<sup>(</sup>V) = Variable Rate

<sup>(</sup>D) = Daily, (M) = Monthly



# TRUIST HH

SAMPSON CREEK CDD

**Business Rewards Mastercard** 

Page 4 of 4 Billing cycle 12/10/23 - 01/09/24 Account number ending in 3470

#### Rewards summary

Previous balance	\$1,880.39	About the rewards summary
Earned	+\$12.06	The rewards balance listed here is valid as of your statement closing date.
Bonus earned		To redeem rewards or to check your up-to-date rewards balance, sign
Redeemed		into Truist Online Banking.
Other adjustments	-\$246.28	Property of the state of the s
Ending balance	\$1,646.17	

#### Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

#### Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

From:

eBay <ebay@ebay.com>

Sent:

Tuesday, December 19, 2023 7:59 AM

To:

Douglas W. Macke

Subject:

Order confirmed: Set Of 2 Chrome Plastic Deck Pool Ladder Hand Rail Split Escu...



## Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: Douglas Macke 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL **United States** 

Estimated delivery:

Fri, Dec 22 - Tue, Dec 26

Your order details

We'll let you know when your order has shipped.





Set Of 2 Chrome Plastic Deck Pool Ladder Hand Rail Sp...

s eBay Money Back Guarantee

Price:

\$24.74

Item ID:

182693037332

Order number:

23-10942-24547

Seller:

laneabbey

99.9% positive (10,636)

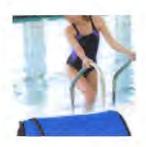
Explore more from this seller

## Sponsored items to complement your purchase









2Pcs Swimming Pool Ladder ...

Escutcheon Plate, CMP, 1.9...

Swimming Pool Ladder Step ...

Pool Grips Cover Anti-slip...

\$16.99

\$21.70

\$15.61

\$15.13

Or Best Offer

Buy it now Buy it now Buy it now

Order total:

\$24.74 Subtotal Free Shipping

Total charged to x -7342



\$24.74



### **Money Back Guarantee**

With the eBay Money Back Guarantee, we've got you covered. Receive your order or your money back - it's that easy.

Learn more

From:

eBay <ebay@ebay.com>

Wednesday, December 20, 2023 11:33 AM Sent:

Douglas W. Macke To:

Order confirmed: Morse Hole Saw Arbor (1 1/4"- 6") 1/2" chuck size Subject:



## Thanks for shopping! Your order is confirmed.

View order details

**Browse deals** 

Your order will ship to: **Douglas Macke** 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL **United States** 

Estimated delivery:

Tue, Dec 26 - Thu, Dec 28

Oper 2012 San spectage Ciental Central Moder Com spectage Ciental Central Contral Cont

### Your order details

We'll let you know when your order has shipped.



Morse Hole Saw Arbor (1 1/4"- 6") 1/2" chuck size

eBay Money Back Guarantee

Price:

\$6.00

Item ID:

285198751254

Order number:

19-10949-63797

Seller:

glstone-5

100% positive (27)

Explore more from this seller

Order total:

Subtotal	\$6.00
Shipping	\$3.00
Total charged to x -7342	\$9.00



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eBay Inc., 2025 Hamilton Avenue, San Jose, CA 95125, United States

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From:

eBay <ebay@ebay.com>

Sent:

Monday, December 18, 2023 9:30 AM

To:

Douglas W. Macke

Subject:

Order confirmed: 12 Rolls Scott Essential Coreless 1150ft Jumbo 2-Ply Toilet T...



# Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: **Douglas Macke** 

219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL

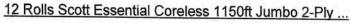
**United States** 

Estimated delivery:

Wed, Dec 20 - Fri, Dec 22

### Your order details

We'll let you know when your order has shipped.





eBay Money Back Guarantee

Price:

\$129.98 (2 x \$64.99)

Item ID:

256310853816

Order number:

26-10935-97767



Seller:

hallbauer5

99.8% positive (2,864)

Explore more from this seller

Order total:

Subtotal (2 items) \$129.98 Shipping Free

Total charged to x -7342

\$129.98



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Email Reference ID: [#eb84b3e927144d7eb6f3df57ebce0e96]

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From:

eBay <ebay@ebay.com>

Sent:

Wednesday, December 20, 2023 12:13 PM

To:

Douglas W. Macke

Subject:

Order confirmed: Insulated Wire Connectors Polaris Connector Lugs Taps for Wi...



# Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: Douglas Macke 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL **United States** 

Estimated delivery:

Tue, Dec 26 - Wed, Dec 27

Of Mal round in entrie

### Your order details

We'll let you know when your order has shipped.



Insulated Wire Connectors Polaris Connector Lugs Tap...

eBay Money Back Guarantee

Price:

\$28.99

Item ID:

126147913126

Order number:

21-10948-22256

Number of items:

2

Seller:

greenl-ight

99.5% positive (1,486)

Explore more from this seller

Order total:

 Subtotal
 \$28.99

 Shipping
 Free

 Total charged to x -7342
 \$28.99



### **Money Back Guarantee**

With the eBay Money Back Guarantee, we've got you covered. Receive your order or your money back — it's that easy.

Learn more













Email Reference ID: [#5821a27e14724f11bfb59105f96eff41]

Update your <u>email preferences</u>, <u>unsubscribe</u> or learn about <u>account protection</u>. If you have a question, <u>contact us</u>.

From:

eBay <ebay@ebay.com>

Sent:

Wednesday, December 20, 2023 12:31 PM

To:

Douglas W. Macke

Subject:

Order confirmed: Multi-Tap Connector; 2-Port; Gray; 14-4 AWG; Aluminum



## Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: Douglas Macke 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL United States Estimated delivery:

Tue, Dec 26 - Sat, Dec 30

details

## Your order details

We'll let you know when your order has shipped.

Multi-Tap Connector; 2-Port; Gray; 14-4 AWG; Aluminum...

eBay Money Back Guarantee

\$30

\$30.00 (2 x \$15.00)

Item ID:

134290487649

Order number:

15-10952-56543

Seller:

rackelectricsales

100% positive (47)

Explore more from this seller

Order total:

Subtotal (2 items) \$30.00 Shipping \$5.55

Total charged to x -7342



\$35.55



## **Money Back Guarantee**

With the eBay Money Back Guarantee, we've got you covered. Receive your order or your money back - it's that easy.

Learn more













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From:

eBay <ebay@ebay.com>

Sent:

Thursday, December 21, 2023 9:09 AM

To:

Douglas W. Macke

Subject:

Order confirmed: T8 4FT LED Tube Light Bulb 11.5W G13 4000K~5000K 4 FT LED Sho...



# Thanks for shopping! Your order is confirmed.

View order details

Browse deals

four order will ship to:
Douglas Macke
219 Saint Johns Golf Dr
Saint Augustine, 32092-1053 FL
United States

Estimated delivery:

Wed, Dec 27 - Tue, Jan 02

Your order details

We'll let you know when your order has shipped.

T8 4FT LED Tube Light Bulb 11.5W G13 4000K~5000K 4 FT...

s eBay Money Back Guarantee

Price:

\$126.25

Item ID:

285537449117

Order number:

06-10962-07053

Color temperature:

4000 - cool white

Qty:

25

Seller:

ergi-mehm

100% positive (88)

Explore more from this seller

# Sponsored items to complement your purchase









6 BULB/LAMP T8 LED HIGH BA ...

Linkable 4FT LED Shop Ligh...

\$142.00

**4FT Shop Light Utility** LED...

4FT LED Shop Light 100W 13...

\$139.99

Or Best Offer Buy it now \$82.00

Buy it now

\$60.00

Or Best Offer

Order total:

Subtotal Shipping \$126.25

Free

Total charged to



x -7342

\$126.25

From:

eBay <ebay@ebay.com>

Sent:

Wednesday, December 20, 2023 11:04 AM

To:

Douglas W. Macke

Subject:

Order confirmed: Ryobi PBP005 ONE+ 18V Lithium-Ion 4.0 Ah Battery \*OPEN BOX\*



## Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to:

Douglas Macke 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL

**United States** 

Estimated delivery:

Fri, Dec 22 - Tue, Dec 26

Elected Decree of Section )

### Your order details

We'll let you know when your order has shipped.



Ryobi PBP005 ONE+ 18V Lithium-lon 4.0 Ah Battery

\*OPE...

eBay Money Back Guarantee

Price:

\$35.00

Item ID:

234915716601

Order number:

13-10953-81459

Seller:

imacconstruct 72

99.6% positive (6,236)

Explore more from this seller

Order total:

Subtotal	\$35.00	
Shipping	Free	
Total charged to x -7342	\$35.00	



### **Money Back Guarantee**

With the eBay Money Back Guarantee, we've got you covered. Receive your order or your money back - it's that easy.

Learn more













Email Reference ID: [#e2621fa485ff4c33a0fd476cd5d5a81d]

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If you have a question, contact us.

eBay Inc., 2025 Hamilton Avenue, San Jose, CA 95125, United States



\$78.75

#### Paid with

Mastercard (MasterCard Credit Card x-7342) You'll see "PAYPAL \*GIRLYGIRLPA" on your card statement.

#### Transaction ID

25553151E5711380H

### Need help?

If there's a problem, make sure to contact the seller through PayPal by June 17, 2024. You may be eligible for purchase protection

#### Seller info

Girly-Girl Partea' Inc 904-770-5447 info@girlygirlparteas.com

### **Purchase details**

Reservation	\$75.00
Booking Fee	

Tax \$3.75

Total \$78.75

From:

eBay <ebay@ebay.com>

Sent:

Wednesday, December 20, 2023 12:13 PM

To:

Douglas W. Macke

Subject:

Order confirmed: Insulated Wire Connectors Polaris Connector Lugs Taps for Wir...



## Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: Douglas Macke 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL

Tue, Dec 26 - Wed, Dec 27

Estimated delivery:

Your order details

**United States** 

We'll let you know when your order has shipped.

Open 10 (2027) and and in



Insulated Wire Connectors Polaris Connector Lugs Taps...

seBay Money Back Guarantee

Price:

\$24.99

Item ID:

126153021672

Order number:

25-10945-72013

Number of items:

2

Seller:

greenl-ight

99.5% positive (1,486)

Explore more from this seller

Order total:

Subtotal \$24.99 Shipping Free

Total charged to ( x - 7342 \$24.99



### **Money Back Guarantee**

With the eBay Money Back Guarantee, we've got you covered. Receive your order or your money back — it's that easy.

Learn more









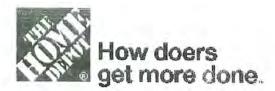




Email Reference ID: [#f432d4ba710e43b69dc545cd30ca2c28]

Update your email preferences, unsubscribe or learn about account protection.

If you have a question, contact us.



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

1324 00028 02825 SALE CASHIER NICK

12/18/23 11:30 AM

764661156505 50# SAND <A-**50LB SAKRETE PLAY SAND** 

406.57 26.28N 071645522172 VIG LAWN 15M <A> 25.26N VIGORO FLORIDA LAWN FERTILIZER 5M 032247210300 5M SCOTTS TU <A> 33.47N 5M SCOTTS TURF BUILDER BONUS 5 FL

> SUBTOTAL TAX + PIF

TAX EXEMPT TOTAL

\$83 72

XXXXXXXXXXXXXX7342 MASTERCARD AUTH CODE 00642E/0283075

USD\$ 83.72

Chip Read ATD A0000000041010

MASTERI ARI)

P.O.#/JOB NAME: SOCCER

30 AM

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

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 03/17/2024 A

### DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: HLM 7263 5967 PASSWORD: 23618 5939

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



# How doers get more done.

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

1324 00028 04540 112/19/23 10:44 AM SALE CASHIER KAYLA -3

764661156505\_50# SAND <A> 50LB SAKRETE PLAY SAND 3@6.57 764661160601\_60AWBLACK <A>

19.71N 18.33N

/64661160601 60AWBLACK <A> 18
60LB SAKRETE BLACKTOP PATCH
056198677494 GLN INT SG <A> 25
GLID PREM INT SG PURE WHITE 1240Z
BXG HEX BOLT <A>
HEX BOLT STNLSS 3/8 X 2 1/2 (BXG)
401.74
AMC 1/20LTECUSCO 6 25 98N

6.96N

1/2CUTWSHRSS <A> FLAT WASHER STNLSS 1/2 (AMC) 800.51

4.08N 3/8CUTWSHRSS <A> FLAT WASHER STNLSS 3/8 (AKB)

400 34 1 36N

M 3/8HEXNUTSS <A= HEX NUT STNLSS 3/8 (AWM) 400 58 2 32M

> 78 74 SULTUFAL TAA PIF 0 00

TAX EXEM !

TOTAL \$78.74 XXXXXXXXXXXXXXX73:12 MASTERCARD

USD\$ 78.74 AUTH CODE 09926E/9283169

Chip Read AID A0000000041010

MASTERLARD

P.O. #/JOB NAME SOCUER

# 1324 12/19/



PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A U.SOX PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT THE FEE IS COLLECTED AND USITE OF FINANCE PUBLIC IMPROVEMENTS IN THE UISTRICT THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS POLTCY ID DAYS POLICY EXPIRES ON 90 03/18/2024

## DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: HLM 10693 9397 PASSWORD: 23619 9369

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



The Perject People For A Perject Pool



Like Us on Facebook For Our Special Offers!

> Pinch A Penny 210 3055 CR 210 West Suite 103 St. Johns FL 32259 9042177827

#### Sales Receipt

Transaction #:

316916

Account #: Customer:

9045999093 New Customer

Date: 12/18/2023

Time: 11:53 AM

Cashier: Chris Soohoo Register #:

Item 

Description

Amount

09921164 TAYLOR RGNT #4 PH INDCTR

\$15.99

. 2 OZ

\_\_\_\_\_\_ \$15.99

Sub Total Exempt

\$0.00

Total

\$15.99

SIDE TERMINAL Tendered

Change Due

\$15.99 \$0.00

Thank you for shopping Pinch A Penny 210 We hope you'll come back soon! THANK YOU FOR SHOPPING AT CRONIN ACE HARDWARE 2843 COUNTY ROAD 210 WEST SULIE TOT SAINT JOHNS, FL 32259 (904) 217-3324

12/18/23 10:24AM MT 553 SALE 5302344 \$3.99 EA N BARREL BULT 2" BB \$7.98 6406391 \$16.99 EA N FA FLEX TAPE BLACK 4"X5 \$16.99 13192 EA 2 \$4.59 EA N WINDEX URIGINAL 2302 \$9.18 1010115 4 FA \$6.99 EA N ACE RSTP SPRY SAFETY ORG \$27.96 SUB-TOTAL:\$ .00 62 11 TAX: \$ TOTAL: \$ 62.11 BC AMT: 62.11

Authorizing Network: MASTERCARD

Chip Read

CARD TYPE:MASTERCARD EXPR: XXXX

ATD : A0000000041010 TVR : 0000008000

TAD : 1910607003220000018A000000000000

TSI = E800 ARC : 00 MODE : Issuer CVM :

Name : MASTERCARD

ATC :0006

AC : AF18E9EB90646587 TxmID/ValCode: 273428

Bank card

USO\$ 62.11

Total Items: 9



==>> JRNL#J95989/1 CUST NO:\*6 <<==

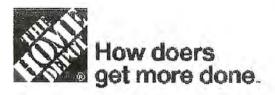
THANK YOU DOUGLAS MACKE FOR YOUR PATRONAGE

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

Customer Copy

\* Visit: TalkTo.AceHardware.com or text HELPFUL to 223439

\* This survey invitation is valid for 72 hours



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

1324 00028 07626 12/21/23 11:42 AM SALE CASHIER HANNAH

764661156505 50# SAND <A>
50LB SAKRETE PLAY SAND
3@6.57 19.71N
764661160601 60AWBLACK <A> 18.33N
60LB SAKRETE BLACKTOP PATCH
887480403589 METRIC NUT <A>
METRIC HEX NUT 8.8 ZINC 18M-2.5
2@1.25 2.50N
638060659762 SB SHARP 3PK <A> 25.45N
SCOTCHBLUE 1.88" SHARP LINES 3PK

AUTH CODE 00761E/7283324 TA Chip Read AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: SOCCER



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

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 03/20/2024

## 

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

Opine en español

www.homedepot.com/survey

User ID: HLM 16865 15569 PASSWORD: 23621 15541

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

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

12/18/23 10:21AM MT 553 2.39 3425238 1/2" CLOSR PLUGS GRY 4PK Orig: J85289/1 11/11/23 TX: 3182763 -3 EA 1/2" KNOCKOUT SEAL Orig: J85289/1 11/11/23 TX: .79 3182763 -1 EA 1/2" KNOCKOUT SEAL Orig: J85289/1 11/11/23 TX: TAX: \$ -5.55 SUB-TOTAL:\$

BK CARD#: XXXXXXXXXXXXXXX7342 MID:\*\*\*\*\*\*\*\*\*683 TID:\*\*\*4607 AUTH: 0 AMT: \$ Host reference #:995988 Bal# MANUAL CARD TYPE:MASTERCARD EXPR: XX TxnID/ValCode: 273425

BC AMT:

TOTAL: \$

-5.91

Bank card USD\$



==>> JRNL#J9598B/1 CUST NO:\*49970 ACE REWARDS ID # 199902253

I agree to pay above total amount according to card issuer agreemen (merchant agreement if credit vou Acct: DOUGLAS MACKE

Custome: Copy







32084

## Order #WG51184887

Placed on: Dec 22, 2023

# Billing Information

### **Douglas Macke**

1133 Kerri Lynn Rd SAINT AUGUSTINE FL 32084

Payment Method: MC \*\*\*7342

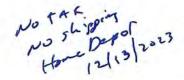
Item	Price/Item	Qty	Line Total
Scheduled Delivery (1 item)			
1133 Kerri Lynn Rd , SAINT AUGUSTINE, FL 32084			
HALO RL 6 in. Selectable CCT Direct Mount Canless	\$27.97	7	\$195.79
Recessed LED Downlight, 600-Lumens with D2W			n (245)
Option, Indoor, White		W1.20	1 20 Cm
Expect it on Dec 22, 2023		000	for ge
6am - 8pm		(2/22/20)	53.5
	Subtotal	( X-Che	\$195.79
	Delivery		\$8.99
	Sales Tax		\$0.00
	Total		\$204.78
	You Saved		\$0.00

Shop All

Services

TP DIY A Me Order Number: #WJ46606753

Order Total: \$55.38



# **Delivery**

# Delivering to:

# **Douglas Macke**

1133 Kerri Lynn Rd SAINT AUGUSTINE, FL 32084 (904) 501-0498

# Arriving:

# Thursday, Dec 14



Commercial Electric 1-Gang Extra Duty
Horizontal/Vertical Non-Metallic
Weatherproof In-Use Cover (16-in-1Configurations), Clear



### Douglas W. Macke

From:

eBay <ebay@ebay.com>

Sent:

Wednesday, December 27, 2023 11:15 AM

To:

Douglas W. Macke

Subject:

Order confirmed: Hardwound Paper Towels Nonperforated 1-Ply Natural 800 Ft (6 ...



# Thanks for shopping! Your order is confirmed.

View order details

Browse deals

Your order will ship to: **Douglas Macke** 219 Saint Johns Golf Dr Saint Augustine, 32092-1053 FL **United States** 

Estimated delivery:

Tue, Jan 02 - Sat, Jan 06

Operation of Mentonels

## Your order details

We'll let you know when your order has shipped.



Hardwound Paper Towels Nonperforated 1-Ply Natural 80...

eBay Money Back Guarantee

Price:

\$35.61

Item ID:

404575510005

Order number:

08-10979-76943

Seller:

dlaor online

99.4% positive (818)

Explore more from this seller

# Sponsored items to complement your purchase









Boardwalk 700W Hard Wound ...

JRT Jr. Toilet Paper, Jumb... Boardwalk JRT Jr. Toilet P...

GEORGIA PACIFIC White Jumb...

\$41.60

Buy it now

**\$42.02**Buy it now

\$42.56

Buy it now

\$39.11

\$56.24 30% off Buy it now

Order total:

Subtotal Shipping \$35.61

Free

Total charged to



x -7342

\$35.61



**Money Back Guarantee** 



Dec 21, 2023 order Order# 2000115-73726847

GERMISEPT Multipurpose Gym Wipes & Wellness Center Cleaning Wipes/Cart Wipes (4 Rolls)

\$64.99

Subtotal

\$79.99

Savings

-\$15.00 \$64.99

Tax

\$4.22

Total

\$69.21



Charge history Your transaction activity for this order

Ending in 7342

Payment method

Children book rikes

## Douglas W. Macke

From:

Walmart.com <help@walmart.com> Thursday, December 21, 2023 9:35 AM

Sent: To:

Douglas W. Macke

Subject:

Douglas, thanks for your order

You don't often get email from help@walmart.com. Learn why this is important





Order date: Thu, Dec 21, 2023 Order number: 2000115-73726847

# Thanks for your order, Douglas!

View order



# What to expect



Shipping

Arrives Mon, Jan 8

1133 Kerri Lynn Rd St Augustine, FL 32084

1 item See all

# Order total

Includes all fees, taxes, discounts and driver tip

You saved a total of

\$69.21

\$15.00

# Constant Contact Payment Receipt for Douglas Macke

# Constant Contact Billing <notification@constantcontact.com>

Tue 1/9/2024 3:42 AM

To:Jennifer Meadows <jmeadows@vestapropertyservices.com>

# Payment Receipt for January 9, 2024

Thank you for your recent payment. Your payment receipt is found below.

Attention: Douglas Macke Sampson Creek CDD 5385 N Nob Hill Rd Sunrise, FL 33351 US 904-599-9093

User Name: Itincher

Today's Date: January 9, 2024

Payment Date: January 9, 2024

Payment Method: MC (last 4 digits: 7342)

Amount: \$81.00

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

Important Notice: To help maintain Constant Contact's strong sending reputation, we have implemented a monthly email send allowance and overage fee if the allowance is exceeded. This charge will be reflected on your next invoice, if you exceed the allowance. While most of our customers won't be impacted, click here to learn more.

We appreciate your business. Best Regards, Constant Contact Billing 1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call! US / Canada Toll Free: (855) 229-5506 UK Toll Free: 0808-234-0942

Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!

US / Canada Toll Free: 855-229-5506

UK Toll Free: 0808-234-0945

Outside US / Canada: +1 781-472-8120

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <a href="https://www.constantcontact.com/help">https://www.constantcontact.com/help</a>.

©2023 Constant Contact

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306 Jacksonville, Florida 32218

Phone: 904-338-5394 Fax: 904-751-6583

# **INVOICE** #231222

Date: 12-20-2023

To:

St. Johns Golf & Country Club

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

Phone: 904-940-3200

Email: jbaci@stjohnsgolf.com

Attn:

# WORK COMPLETED @ 12-20-2023 @ St. Johns Golf CC

Labor and materials to complete electrical work per Beacon Electrical Contractors, Inc. Proposal dated 12-6-2023 (copy attached).

TOTAL INVOICE AMOUNT



1-320-57200-54504

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



# Commercial & Residential State Certified Electrical Contractor EC 13003971

December 6, 2023

Sampson Creek – St Johns Golf & Country Club 219 St Johns Drive St Augustine, FL 32092 Phone: 904-501-0498

Re: Warranty Tennis Court Light Fixture Replacement - Labor & Lift Rental Proposal

Attn: Mr. Douglas Macke

Mr. Macke,

We are pleased to present our proposal for labor and lift rental to replace one tennis court pole mounted light fixture. The existing light fixture's replacement cost is covered under the manufactures warranty. Our proposal is as detailed in the following scope of work.

#### Scope

- Provide labor and lift rental to replace one existing pole mounted light fixture located at the tennis courts.
- The replacement light fixtures cost is covered under the manufactures warranty.

# Total Proposal Amount.....\$1,548.00

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

Sincerely, Shawn Heath Beacon Electrical 904-868-9386



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 8762538 Invoice Date: 2/1/2024

Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD	13,206.03
	Exterior Maintenance	
	For February	
	001.320.54100.46200	
	601102010110200	
	Total invoice amount Tax amount	13,206.03
	Balance due	13,206.03

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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact <a href="mailto:autopay@brightview.com">autopay@brightview.com</a> or your branch point of contact for more information on how to sign up on Auto Pay.

**Payment Stub** 

Customer Account#: 14846146

Invoice #: 8762538 Invoice Date: 2/1/2024 Amount Due: \$13,206.03

Thank you for allowing us to serve you

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

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

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

### Invoice 1444 from C Buss Enterprises

C Buss Enterprises <quickbooks@notification.intuit.com>

Fri 1/26/2024 12:35 PM

To:Douglas W. Macke <dmacke@vestapropertyservices.com>

**INVOICE 1444 DETAILS** 



001.320.57200.45200 FEB 2024

DUE 02/01/2024

\$2,105.83

Print or save

The front

Powered by QuickBooks

Dear Sampson Creek CDD,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day! C Buss Enterprises Bill to

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

Ship to

Sampson Creek CDD

St. Johns Golf and Country Club

219 St Johns Golf Dr. Saint Augustine, FL 32092

Terms

Due on receipt

01/26/2024

DOC BOX

\$63.58

NEW DOC-BOX FOR POOL LOG SHEETS

1 X \$63.58

01/26/2024

STENNER TUBE #5

\$75.00

REPLACE SANTOPRENE STENNER TUBE (SPLASH PAD)

1 X \$75.00

01/26/2024

**POOL PARTS** 

\$117.25

REPLACE ROLLER HEAD (SPLASH PAD)

1 X \$117.25

02/01/2024

### **POOL SERVICE**

\$1,850.00

### FEBRUARY POOL SERVICE

1 X \$1,850.00

Subtotal \$2,105.83

Tax \$0.00

Total \$2,105.83

Balance due \$2,105.83

Print or save

152 Lipizzan Trail Saint Augustine, FL 32095

clayton@cbussenterprises.com https://www.cbussenterprises.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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#### **Upcoming Delivery Dates**

January 2024 Wednesday 31 February 2024 Wednesday 14 Wednesday 28

March 2024 Wednesday 13 Wednesday 27





Bottled Water \* Filtration \* Coffee

Time to set your hydration goals for the new year! We have a variety of water to help you reach your goals and to keep you motivated. Drinking water is important, even in cold weather. Add an extra 5-gallon bottle, or two, to your order! Visit water.com/myaccount.

#### Customer Account#:980956523356477

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092

Invoice Date: Invoice #: Purchase Order #:

01-24-24 23356477 012424

Date	Transaction #	Details	Qt y	Each	Amount
01-02-24 01-10-24		Previous Balance Payment - Thank You Payment - Thank You Remaining Balance			<b>461.33</b> -191.71 -269.62 0.00
01-03-24	T240032472043	CRYSTAL SPRINGS 5G PURIFIED WATER CRYSTAL SPRINGS 5G SPRING WATER	7 9	5.99 6.99	41.93 62.91
		5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN	9 7 -16	6.00 6.00 6.00	54.00 42.00 -96.00
		DELIVERY FEE Sales Tax	1	13.99	13.99 0.00 <b>118.83</b>

Rec'd By:

001.320.57200.54600

Or (26 rope out

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.

\$461.33 Write the complete account number on your check, Detach remittance and mail with payment in the enclosed or

\$461.33

\$242.64 pe. To pay online go to www.water.com \$242.64



200 Eagles Landing Blvd Lakeland, FL 33810

Customer Account#: Due By: Late Fees May Apply After:

**Total Amount Due:** 

980956523356477 **Upon Receipt** 02-16-24 \$242.64

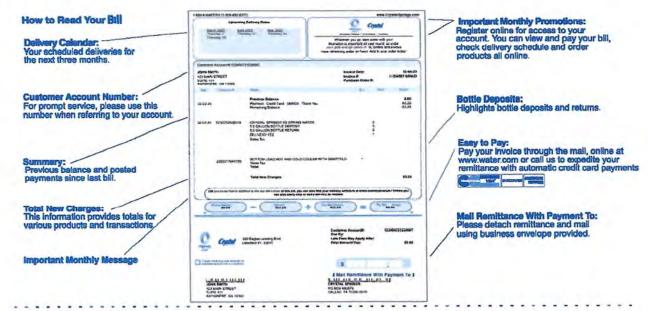
Check here and see reverse for address and phone corrections.

المالمالسالمالسالمالمالما SAMPSON CREEK CDD **Douglas Macke** 5385 N NOB HILL RD SUNRISE, FL 33351



**CRYSTAL SPRINGS** PO BOX 660579 DALLAS, TX 75266-0579

1-17-24		The state of the s	Qty.	Each	Amount
	T240176970042	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT	16	5.99 6.00	95.84 96.00
		5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		Total			109.83
	R2402221541052	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	142 102221011002	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
		Sales Tax			0.00
		Total			13.98
		Total New Charges:			242.64
	100				
· ·					



#### **Billing Rights Summary**

In case of Errors or Questions About Your Bill:

If you think your bill is incorrect, or if you need more information about a
transaction on your bill, write us as soon as possible on a separate sheet, at
P.O. Box 660579, Dallas,TX 75266-0579. We must hear from you no later
than 60 days after we sent you the first bill on which the error or problem
appeared. Your bill shall be deemed correct unless disputed within 60 days
from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
   Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

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

#### **Electronic Funds Transfer Notice**

if you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: if you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

#### Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of

#### We appreciate your business.

As a lood product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).

For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Address Changes			
Mailing address only [	Mailing and delivery address [		
Name			
Address			
City	State	Zip Code	
( )			
Phone Number	E-mail Addr	ress	
Customer Account Number		Do Not Forget To:	

@ 2019 DS Services of America, Inc. All rights reserved

- ✓ Detach this remittance and return with your payment. ✓ Write the complete account number on your check.
- ✓ Mail remittance and payment using the enclosed envelope.

# Invoice

INVOICE DATE

1/27/2024

**INVOICE NUMBER** 

635176

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2911949	1/27/24	05:56 AM 09:56 AM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E	4.00	\$55.00	\$220.00
001.320.5 \$231.00	57200.34	500			0.00 V 0.00 M			
				TOTAL OFFIC	ERS PAY			\$220.00
				SER	VICE FEE			\$11.00
					TAX			\$0.00
				то	TAL DUE		;	\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

#### RollKall Technologies LLC

600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039

## **Client Information**

Attn:

## Receipt

Transaction #: 61592
Date: 01/29/2024

Total Amount: **\$231.00** 

lr	nvoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
	635176	01/27/2024 04:56 - 08:56	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
				Total Officers Pay			\$220.00
				Coordination			
				Casey Romein	0	\$0/hr	\$0
				Total Coordination Fees	0	\$0/hr	\$0
				Subtotal			\$220.00
				RollKall Fees			\$11.00
				Tax			\$0.00
						Total	\$231.00



NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	442199298-00001	Past Due
Change your address at http://sso.verizonenterprise.com	Invoice Number	9954961676

# **Quick Bill Summary**

Dec 24 - Jan 23

SAMPSON CREEK 00151699 475 W TOWN PL STE 114 N112 SAINT AUGUSTINE, FL 32092-3649

> 001.320.57200.41000 \$36.07

Previous Balance (see back for details)	\$72.14
Payment - Thank You	-\$36.07
Balance Forward Due Immediately	\$36.07
Monthly Charges	\$36.05
Surcharges and Other Charges & Credits	\$.02
Taxes, Governmental Surcharges & Fees	\$.00
Total Current Charges Due by February 15, 2024	\$36.07

**Total Amount Due** 

\$72.14



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



SAMPSON CREEK 475 W TOWN PL STE 114 SAINT AUGUSTINE, FL 32092-3649 Bill Date **Account Number** Invoice Number

January 23, 2024 442199298-00001 9954961676

## **Total Amount Due**

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

\$72.14

PO BOX 16810 NEWARK, NJ 07101-6810

ՈւգլուկքինՈրՈւյի Որիկութինութինի Որիկոլինի Ու



Invoice Number Account Number Date Due Page

9954961676 442199298-00001

Past Due

2 of 5

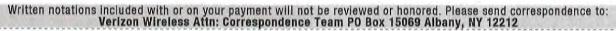
\$36.07

**Get Minutes Used Get Data Used** Get Balance #MIN + SEND #DATA + SEND #BAL + SEND

Payments	
Payments,	continued

**Balance Forward Due Immediately** 

**Previous Balance** \$72.14 Payment - Thank You Payment Received 01/02/24 -36.07**Total Payments** -\$36.07



Automatic Payment Enrollment for Account: 442199298-00001 SAMPSON CREEK

By signing below, you authorize Verizon Wireless to electronically debut bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

2. Sign name in box below, as shown on the bill and date.

3. Return this slip with your payment. Do not send a voided check.







Overview of Lines

Invoice Number Account Number

Date Due Page

9954961676

2199298-00	The state of the s	
00001 Past Due	The state of the s	
3 of 5		•

Total Current Charges	904-466-3018 Ryan Barnett	Lines Charges
	4	Page Number
\$36.05	\$36.05	Monthly Charges
\$.00	1	Usage and Purchase Charges
\$.00	1	Usage and Purchase Equipment Charges Charges
\$.02	\$.02	Surcharg and 0th Aharges a Credity
\$.00	\$.00	les Taxes, er Governmental and Surcharges and Fees
\$.00	1	tal Third-Party s Charges (includes Tax)
\$36.07	\$36.07	Total Charges
	1	Voice Plan Usage
	ı	Messaging Usage
	1	Data Usage
	1	Voice Roaming
	1	Messaging Roaming
	1	Data Roaming





Invoice Number Account Number

Date Due Page

9954961676

442199298-00001 Past Due 4 of 5

# Summary for Ryan Barnett: 904-466-3018

# Your Plan

**Mobile Broadband Unlimited** 

\$36.05 monthly charge \$.25 per minute

**MBB** Unlimited

Unlimited monthly gigabyte

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

B /				OL			1
IV/	ınr	ıtn	I٧	Ch	ar		29
			ı v	OH	ч.	v	$\mathbf{o}$

Monthly Charges		
Mobile Broadband Unlimited	01/24 - 02/23	36.05
H al		\$36.05
Surcharges		
Regulatory Charge		.02
		\$.02
Total Current Charges for 904–466–3018		\$36.07

# Need-to-Know Information

#### Subject to Cancellation

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

#### **Bankruptcy Information**

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

#### **Explanation of Surcharges**

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

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

#### 904 Area Code Notice

#### Start Using An Area Code For All Calls

We want to make sure that you are aware of, and prepared for, a calling change coming to anyone with a 904 telephone number. The Florida Public Service Commission has approved the addition of the 324 area code to the geographic region served by the 904 area code. This is called an area code overlay. The 904/324 area code geography covers northeast Florida, and includes communities such as Fernandina Beach, Jacksonville, Jacksonville Beach, Lakeside, Middleburg, Orange Park, and Yulee.

#### Here's What's Going To Change

Because there will be two area codes serving the same region, it will be necessary to dial or enter the full number, including the area code, for ALL calls -- even local calls within the same area code. For example, for a local 904 call, instead of entering 555-1212, you will enter 904-555-1212.

#### Important Dates To Know

January 29, 2024 -- The grace period of entering either 7 or 10 digits ends and all calls must include the area code. If only a 7-digit number is entered, the call will not go through and a recording will instruct you to hang up and dial again with the area code.

February 26, 2024 -- New lines of service may be issued numbers with the 324 area code.

#### Here's What Will Not Change

- Your telephone number, which includes your area code, will remain the same.
- The price of a call, your local calling area, and other rates and services will not change due to the overlay.
- 911, 988, 411, 211 and any other 3-digit services in your area will still be reached with just 3 digits.

#### **How To Prepare**

- Update pre-programmed phone numbers in your wireless devices as well as any text or email alert services and any call forwarding to include the area code.
- Check other equipment to ensure the preprogrammed phone numbers include the area code. Some examples include: life safety systems and medical monitoring devices, fire or burglar alarm and security systems, security gates, speed dialers, call-forwarding settings, fax machines, internet dial-up numbers, voice mail services and other similar functions.
- Update personal or business checks, websites, contact information, stationery, advertising materials, personal or pet ID tags, and other important information containing your phone number to include the area code.

#### We're Here To Help

If you have any further questions, please click verizon.com/areacodes or call 1-800-922-0204. We appreciate your business and look forward to continuing to provide you with the support and service you deserve.

#### **Telecommunications Relay**

To contact Verizon Wireless using a TTY device, dial 711 to reach a Telecommunications Relay Service (TRS) operator to assist you in completing your call.

#### **FUSC Change**

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On January 1, 2024, the FUSC increased to 10.66% of assessable wireless charges, other than separately billed interstate and international telecom charges, The FUSC on separately billed interstate and international telecom charges increased to 34.60%. For more details, please call 1-888-684-1888.





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

## Invoice

Invoice # Date 416720 02/01/2024

Terms

Net 30

**Due Date** 

02/29/2024

Memo

#### Bill To

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

Description	Quantity	Rate	Amount
February fees	1	14,510.66	14,510.66

**Total** 14,510.66

001.320.54100.34000

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306 Jacksonville, Florida 32218

Phone: 904-338-5394 Fax: 904-751-6583

# **INVOICE** #240112

Oper 1202 of

Date: 1-11-2024

To:

St. Johns Golf & Country Club

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

Phone: 904-940-3200

Email: jbaci@stjohnsgolf.com

Attn:

001.320.57200.54500

WORK COMPLETED @ 1-11-2024 @ St. Johns Golf CC

Labor and materials to complete electrical work per Beacon Electrical Contractors, Inc. Proposal dated 12-5-2023 (copy attached)..

TOTAL INVOICE AMOUNT

\$ 545.00

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



# Commercial & Residential State Certified Electrical Contractor EC 13003971

December 5, 2023

Sampson Creek – St Johns Golf & Country Club 219 St Johns Drive St Augustine, FL 32092 Phone: 904-501-0498

Re: Camera Power at the Basketball Court - REVISED

Attn: Mr. Douglas Macke

Mr. Macke,

We are pleased to present our proposal for the camera power at the basketball court. Our proposal is based on our understanding of the owner's request and as detailed in the following scope of work.

#### Scope

- Provide labor and material to provide 120-volt power for the new camera located at the light pole closest to the basketball court.
- The new circuit will be connected to the existing circuitry located in the power Perma-post located next to the light pole.
- Conduit will be installed exposed on the exterior of the base of the light pole to connect to the existing circuitry.

## Total Proposal Amount.....\$545.00

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

Sincerely, Shawn Heath Beacon Electrical

### **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 19-1257** 

**DATE** 02/01/2024 **TERMS** Net 15

**DUE DATE** 02/16/2024

#### 001.320.57200.34501

ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
Sampson Creek Officer	January Week 1		32	32.00	1,024.00T
Sampson Creek Officer	January Week 2		40	32.00	1,280.00T
Sampson Creek Officer	January Week 3		40	32.00	1,280.00T
Sampson Creek Officer	January Week 4		40	32.00	1,280.00T
Sampson Creek Officer	January Week 4		16	32.00	512.00T
Sampson Creek Patrol Vehicle	Monthly Direct Billed		1	500.00	500.00T
	osing us as your security provider. reciate the opportunity.	SUBTOTAL TAX			5,876.00 0.00
FEIN #46-3475	536	TOTAL			5,876.00
		TOTAL DUE		9	55,876.00

Subject: RE: Invoice 19-1257 from CENTRAL SECURITY AGENCY

**Date:** Friday, February 2, 2024 at 8:28:09 AM Eastern Standard Time **From:** Douglas W. Macke <dmacke@vestapropertyservices.com>

**To:** Sharyn Henning <shenning@gmssf.com> **Attachments:** ~WRD0000.jpg, image002.jpg, image003.gif

Yes this invoice is approved and thank you!

#### Best regards,

# **Douglas Macke**General Manager Sampson Creek CDD



219 St Johns Golf Dr. St. Augustine, FL 32092 P. 904 599 9093

www.VestaPropertyServices.com

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From: Sharyn Henning < <a href="mailto:shenning@gmssf.com">shenning@gmssf.com</a>>

Sent: Friday, February 2, 2024 7:57 AM

**To:** Douglas W. Macke < <a href="mailto:dmacke@vestapropertyservices.com">dmacke@vestapropertyservices.com</a> <a href="mailto:subject: FW: Invoice 19-1257">Subject: FW: Invoice 19-1257</a> from CENTRAL SECURITY AGENCY

Is this approved for payment?

#### Sharyn Henning, CPA\*

GMS-SF, LLC 5385 North Nob Hill Road Sunrise, FL 33351 (954) 721-8681 x205 www.govmgtsvc.com shenning@gmssf.com

<sup>\*</sup>Regulated by the State of Florida



From: Central Security Agency < <a href="mailto:quickbooks@notification.intuit.com">quickbooks@notification.intuit.com</a>

Reply-To: "billing@centsec.us" < billing@centsec.us >

Date: Thursday, February 1, 2024 at 10:02 PM

To: "SJGCCmanager@gmssf.com" <SJGCCmanager@gmssf.com>, Sharyn Henning

<shenning@gmssf.com>

Subject: Invoice 19-1257 from CENTRAL SECURITY AGENCY

**INVOICE 19-1257** 



## **Central Security Agency**

DUE 02/16/2024

\$5,876.00

Review and pay

Powered by QuickBooks

Dear Sampson Creek Community Development District,

Thank you for choosing CENTRAL SECURITY AGENCY, LLC as your trusted security provider. If you have any questions or concerns, please call us directly at 904-458-5555 or email us at <a href="mailto:billing@centsec.us">billing@centsec.us</a>

# Thanks for your business! CENTRAL SECURITY AGENCY, LLC

Central Security Agency

2131 A State Road 16 St Augustine, FL 32084

billing@centsec.us www.centsec.us 904-458-5555

If you receive an email that seems fraudulent, please check with the business owner before paying.

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CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax #

(904)562-7000 (904)562-7020

Payment Inquiry # (97

(972)996-7923

Invoice

Ship To Pool

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

Invoice # 9241726001 Invoice Date 10/01/2023 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Quantity	Unit Price	Ext Price Ta
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2 EA	\$140.00	\$280.00
			Invoice Sub-total	\$280.00
			Tax	\$0.00
			Invoice Total	\$280.00
Pomit To CINITAS				

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

1.320.57200.54600

Note



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax #

Payment Inquiry #

(904)562-7000 (904)562-7020

(972)996-7923

Invoice

Ship To Pool

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

Invoice # 9245884377 Invoice Date 11/01/2023 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Quantity	Unit Price	Ext Price Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2 EA	\$140.00 Invoice Sub-total Tax	\$280.00 \$280.00 \$0.00
			Invoice Total	\$280.00

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

1.320.57200.54600

Note



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax #

Payment Inquiry #

(904)562-7000

(904)562-7020 (972)996-7923

Invoice

Ship To Pool

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

Invoice # 9249986279
Invoice Date 12/01/2023
Credit Terms NET 30 DAYS
Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Quantity	Unit Price	Ext Price Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2 EA	\$140.00	\$280.00
			Invoice Sub-total	\$280.00
			Tax	\$0.00
			Invoice Total	\$280.00

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

1.320.57200.54600

Note



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

Service / Billing # Fax #

Payment Inquiry #

(904)562-7000 (904)562-7020

(972)996-7923

Invoice

Ship To Pool

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

Invoice # 9253808877 Invoice Date 01/01/2024 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Quantity	Unit Price	Ext Price Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2 EA	\$140.00	\$280.00
			Invoice Sub-total	\$280.00
			Tax	\$0.00
			Invoice Total	\$280.00

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

1.320.51200.54600

Note



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

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

(972)996-7923

Invoice

Ship To Pool

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

Invoice # 5193336457 Invoice Date 01/17/2024 Credit Terms NET 30 DAYS

PAID 01.24.24 #8376

Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7045374736 Payer # 10552255

Bill To Pool

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

Material #		Description		Qu	antity	Unit Price	Ext Price Tax
Unit	000000000005150417	Unit Description:	OFFICE				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
20		CABINET ORGANIZED		1	EA	\$0.00	\$0.00
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00
32		BBP KIT CHECKED		1	EA	\$0.00	\$0.00
14249		ELASTIC STRIP SMALL		1	BAG	\$11.21	\$11.21
5555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45
30489		1/2 OZ 4 CT EYEWASH BOX		1	BOX	\$26.41	\$26.41
						Unit Subtotal:	\$48.07
Jnit	000000000017631113	Unit Description:	FITNESS				
10		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
60		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00
64462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00
64463		AED PADS CHECKED		1	EA	\$0.00	\$0.00
						Unit Subtotal:	\$0.00
Init	000000000017631116		OFFICE HALLWA		ā.	20.50	40744
10		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00
64462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00
64463		AED PADS CHECKED		1	EA	\$0.00	\$0.00
						Unit Subtotal:	\$0.00
Jnit	000000000999900999		Other	.50	e.	400.05	****
00		SERVICE CHARGE		1	EA	\$20.95	\$20.95
						Unit Subtotal: Invoice Sub-total	\$20.95 \$69.02
						Tax	\$0.00
						Invoice Total	\$69.02

1.320.57200.54600

# Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

	The same of	-	
Your		$\alpha$	nca
N COLUMN	9 0	ulu	
		The second	

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE,

New charges		\$357.25
Taxes, fees and other charges	Page 3	\$6.50
Regular monthly charges	Page 3	\$350.75
Balance forward		\$0.00
Payment - thank you	Jan 24	-\$357.27
Previous balance		\$357.27

Amount due Feb 18, 2024

\$357.25



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



### Your bill explained

- Any payments received or account activity after Jan 28, 2024 will show up on your next bill.
   View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000 Feb 2024

FEB 0 5 2024



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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20240128 NNNNNNNY 0000620 0004

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

սիկիկիսիներիներինիկիներինիրերին

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110618

Feb 18, 2024

\$357.25

ċ

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28

**CHARLOTTE NC 28272-1211** 

իրակահանդերիարդի ինկանությիրնարկիի



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- Pay your bill and customize billing options
- · View upcoming appointments

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

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



### Need help? We're here for you



#### Visit us online

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



#### Call us anytime

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

#### Useful information

#### Moving?

We can help ensure it's a smooth transition.

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

#### Accessibility:

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



### Ways to pay



### No more mailing monthly checks

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



#### Go paperless and say goodbye to clutter

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

### Additional billing information

#### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



### Comcast Business App

Download the Comcast Business App



#### In-Store

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



\$6.00

\$34.00

Regular monthly charges	\$350.75		
Comcast Business		\$264.85	
Packaged services		\$284.00	
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and Wifi Pro Expanded Coverage.	\$259.00		
Mobility Voice Line Business Voice.	\$44.95		
Voice Credit	-\$19.95		
Discounts		-\$109.00	
Bundle Discount	-\$109.00		
Comcast Business services		\$89.85	
TV Select Business Video.	\$39.95		
Music Choice	\$29.95		
Static IP - 1	\$19.95		

Equipment & services		\$39.90
TV Box + Remote	\$9.95	
Equipment Fee Voice and Wifi Pro Expanded Coverage	\$29.95	
Service fees		\$46.00
Directory Listing Management Fee	\$6.00	

Taxes, fees and other charges	\$6.50
Other charges	\$6.50
Regulatory Cost Recovery	\$2.52
Federal Universal Service Fund	\$3.98

### What's included? Internet: Fast, reliable internet on our Gig-speed network TV: Keep your employees informed and customers entertained Voice Numbers: (904)599-9093, (904)342-7936 Visit business.comcast.com/myaccount for more details You've saved \$128.95 this month with your voice credit and bundle discounts.

### Additional information

Voice Network Investment

Broadcast TV Fee

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.

TV Update: Effective March 31, 2024, TV Japan is ceasing operations and will no longer be available with Xfinity and Comcast Business. The monthly charge for this channel will be removed from your bill.

Great news: There is a new Xfinity Store located at 840 Nautica Drive, Suite 107, Jacksonville, FL 32218. Open: Monday - Saturday 9AM - 8PM, Sunday 10AM - 6PM. This store supports all your Xfinity needs. Find the closest store to you at xfinitystores.com.

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



### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 405

Invoice Date: 2/1/24
Due Date: 2/1/24

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 -February 2024	001.310.51300.34000		5,216.67	5,216.67
Information Technology - February 2024	001 310 51300 35100		88.33	88.33
Dissemination Agent Services - February 2024	001.310.51300.31300		176.67	176.67
Postage	001.310.51300.42000		21.70	21.70
Copies	001.310.51300.42500		13.65	13.65
Telephone	001.310.51300.4100		17.59	17.59

Total	\$5,534.61	
Payments/Credits	\$0.00	
Balance Due	\$5,534.61	

### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024

Check Remit To: Kutak Rock LLP PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016 First National Bank of Omaha

> Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3351114 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3351114 17923-1

Re: General

For Professional Legal Services Rendered

TOTAL CURRENT AMOUNT DUE

12/01/23	W. Haber	0.80	156.00	Participate in call with insurance representative to address indemnification clause for Vesta agreement; review resident correspondence regarding tennis court usage and confer with Laughlin
12/03/23	G. Lovett	0.50	125.00	regarding same Monitor legislative session for CDD related issues
TOTAL HOU	JRS	1.30		
TOTAL FOR	SERVICES RENI	DERED		\$281.00

001.310.51300.31500

\$281.00

MAKE CHECK PAYABLE TO:



Post Office 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 VESTA PROPERTY SERVICES 219 St Johns Golf Dr St. Augustine, FL 32092

0000000014920001000000015649700000023600079

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD VISA CARD NUMBER EXP. DATE SIGNATURE AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
707136	2/1/2024	\$2,360.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

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

SAMPSON CREEK CDD SJGCC Invoice Due Date 3/2/2024

219 St Johns Golf Dr St. Augustine, FL 32092 Invoice

156497B

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2024	Water Management - Zone 1, Water Management - Zone 2, Water Management - Zone 3, Water		\$393.35	\$0.00	\$393.35
Management - Zone 4, Water Management - Zone 5, Water Management - Zone 6		\$393.33	\$0.00	\$393.33	
		\$393.33	\$0.00	\$393.33	
			\$393.33	\$0.00	\$393.33
Please remit payment for this month's invoice.			\$393.33	\$0.00	\$393.33
	mane for districted anyone.		\$393.33	\$0.00	\$393.33
Please remit payr	ment for this month's invoice.				

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00 Adjustment \$0.00

Total Account Balance including this invoice:

\$4720.00

**This Invoice Total:** 

**AMOUNT DUE** \$2360.00

Click the "Pay Now" link to submit payment by ACH

**Corporate Address** 

Portal Registration #: AF01BA4E

Customer #:

Customer E-mail(s):

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

1.320.54100.4

dmacke@vestapropertyservices.com,jmasters@vestapropertyservices.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

707136

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

Project Manager Alex Acree



Sharyn Henning Sampson Creek Community Development District 475 West Town Place Suite 114

November 7, 2023

Invoice No:

189995

St Augustine, FL 32092

Project 16080.00 Sampson Creek CDD

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

- CDD Meeting Conference Call
- · Pickle Ball Proposal Coordination
- Prepare Requisitions
- Glenfield Curb Drainage Review

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

For billing inquiries, please contact our Accounting Department.

#### Professional Services through October 31, 2023

Phase	001	General Services				
			Hours	Rate	Amount	
Profession	nal Engineer		1.75	135.00	236.25	
Administr	ative		2.00	50.00	100.00	
	Total Lab	oor				336.25
				-	Total Due:	\$336.25

Billed to Date 001.310.51300.31100

	Current Due	Prior Billed	Billed to Date
Labor	336.25	93,286.52	93,622.77
Expense	0.00	4,224.18	4,224.18
Interest	0.00	2.35	2.35
Totals	336.25	97,513.05	97,849.30





Account Number: 0011587045 Invoice Number: Activity From: Billing Date: Delivery Address:

04A0011587045 12/27/23 - 01/26/24 01/30/24 SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE FL 32092 Previous Balance Payments / Credits Current Activity from 12/27/23 - 01/26/24

Total Account Balance as of 01/30/24

\$120.56

\$120.56

\$0.00

\$0.00

YOUR ACCOUNT IS SERIOUSLY DELINQUENT and is subject to additional late fees. Failure to make immediate payment will result in third party collection action. For your convenience you can pay by phone. Please call today!



### News for You

Take AC+ION this New Year! AC+ION is an ion-charged alkaline water that is obsessed with optimizing hydration when you need it most. From now through Feb 29, buy 1 case of AC+ION 1L, get 1 case free. Automatic coupon at checkout-10 case max per delivery.

Date

Ticket #

Qty

Description

Amount

PREVIOUS BALANCE

120.56

Per your request, we attempted to apply this balance to your credit card. Unfortunately, the transaction was rejected. Please contact customer service to update your credit card information.

001.320.57200.54600



Total Account Balance as of 01/30/24

\$120.56

Detach below stub and return with your payment



PO Box 30080 College Station, TX 77842

Get the App today! Just use your camera or QR app to scan.



ACCOUNT NUMBER - 0011587045 INVOICE NUMBER - 04A0011587045

S120.56

Amount Enclosed:

\$

Total Amount Due by 02/17/24

987000115870450 0000000 00120568 5

#### Please send payment to:

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

ՈսիվիդերիակնիլուՄիլիկիկիկիկիլոդրելիլովի



ADDRESS SERVICE REQUESTED

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

դժժրթժիկկինիկիաիրիկիլնիՍինիստմնի<u>դ</u>



#### BILLING RIGHTS SUMMARY

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR BILL, OR FOR A REPORT ON WATER QUALITY, NUTRITIONAL FACTS OR FLUORIDE INFORMATION, PLEASE VISIT OUR WEBSITE AT READYREFRESH.COM OR WRITE US AT:

READY REFRESH PO BOX 30139 COLLEGE STATION, TX 77842

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us on a separate sheet of paper. We must hear from you in writing no later than thirty (30) days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- · Your name, address, telephone and account numbers.
- · The dollar amount of the suspected error.
- · Describe the error and explain if you can, why you believe there is an error.

You are obligated to pay the parts of your bill that are not in question. You do not have to pay the disputed amount while it is being investigated. During the investigation, we cannot report your account as delinquent or take any action to collect the amount in question.

#### GENERAL INFORMATION

- Past due invoices (not paid within 30 days of billing date) may be assessed a late fee as allowed by law not to exceed \$20 per month. Additionally, third party collection/attorney expenses may be assessed at a rate not to exceed 100% of the unpaid balance or the maximum allowed by law.
- 2. Each returned check is subject to a service charge subject to the maximum check return charge allowable in your State.
- 3. Equipment replacement costs will be charged for bottles lost, stolen, damaged or not returned.
- 4. Register or log-in to ReadyRefresh.com to manage your account, see the variety of beverages and exciting promotions.

#### YOUR INVOICE - 4 WAYS TO HELP US SERVE YOU BETTER

- 1. Please remember payment is due by the "pay by" date noted to ensure the smoothest service.
- 2. Remember, if you are renting equipment, your equipment rental is charged one month in advance. That means your first invoice will include a pro-rated fee for the current month, plus the next month's rental.
- 3. Kindly fill in the amount enclosed, include your account number on your check and do not send cash. If you prefer, you can pay your bill online at: ReadyRefresh.com
- 4. Never hesitate to call us at 1-800-274-5282 with comments, questions, or concerns.





### Never forget another bill!

Sign up for automatic payments and paperless billing today!

Life gets busy - Enjoy the ease and convenience of automatic payment and paperless billing.

Visit ReadyRefresh.com or the ReadyRefresh mobile app to sign up for automatic payments:

- 1. Log in to ReadyRefresh.com and sign into your account
- 2. At the top right, click the My Account icon and open the dropdown menu.
- Select 'Saved Payment Methods'
- 4. Add a new payment method
- 5. Select 'Manage Auto-Pay' to set your new credit card as your auto-payment method

First time user of our online service? Set up is easy, you'll just need to have your account number, delivery phone number, and zip code handy.



If sending a check payment,

Please be sure to:

- 1. Make check payable to ReadyRefresh
- 2. Write your account number on the check
- 3. Make sure the check is signed

## Invoice

INVOICE DATE

2/4/2024

**INVOICE NUMBER** 

640929

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2935461	2/3/24	04:58 PM 08:58 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A	4.00	\$55.00	\$220.00
		06.56 FIVI			0.00 A 0.00 E			
004 220	E7200	24500			0.00 V			
001.320	.57200.	34300			0.00 M			
				TOTAL OFFIC	ERS PAY			\$220.00
				SER	VICE FEE			\$11.00
					TAX			\$0.00
				то	TAL DUE			\$231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039

### **Client Information**

Attn:

### Receipt

Transaction #: 62459

Date: 02/05/2024

Total Amount: \$231.00

Amount Due(USD)	Rate(\$)	Quantity	Officers	Location	Date/Time	Invoice #	Job#
\$220.00	\$55.00/hr	4.00	Casey Romein	St Johns Golf and CC	02/03/2024 15:58 - 19:58	640929	2935461
\$220.00			Total Officers Pay				
			Coordination				
\$0	\$0/hr	0	Casey Romein				
\$0	\$0/hr	0	Total Coordination Fees				
\$220.00			Subtotal				
\$11.00			RollKall Fees				
\$0.00			Тах				
\$231.00	Total						



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

### Invoice

Invoice # Date 417185 01/31/2024

Terms

Net 30

**Due Date** 

02/29/2024

Memo

### Bill To

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

Description	Quantity	Rate	Amount
CDD Meeting - Jennifer Meadows	4.18	27.00	112.86

Thank you for your business.

**Total** 

112.86

001.320.57200.49400

# AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/14/24 PAGE 18 \*\*\* CHECK NOS. 000255-050000 SAMPSON CREEK - CAPITAL PESERV

BANK B SAMPSON CREEK CDD

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

\* 18,450.00 1/18/24 00096 12/18/23 1137 202312 600-53800-60000 SVCS 12/23

PRO COURT SURFACING 18,450.00 000255

> TOTAL FOR BANK B 18,450.00

TOTAL FOR REGISTER 18,450.00

### Pro Court Surfacing, LLC

740 Oakland Hills Cir suite#200 Lake Mary, FL 32746 US procourtsurface@gmail.com

BILL TO Doug Macke Sampson Creek CDD SHIP TO
Doug Macke
Sampson Creek CDD

**INVOICE 1137** 

DATE 12/18/2023 TERMS Due on receipt

**DUE DATE 12/18/2023** 

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Court Resurfacing	Resurface 4 tennis courts - includes 650 If of fiberglass, replace net posts	0.50	36,900.00	18,450.00

034.600.53800.60000

TOTAL DUE \$18,450.00