Sampson Creek

Community Development District

October 17, 2024



Sampson Creek Community Development District

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

October 8, 2024

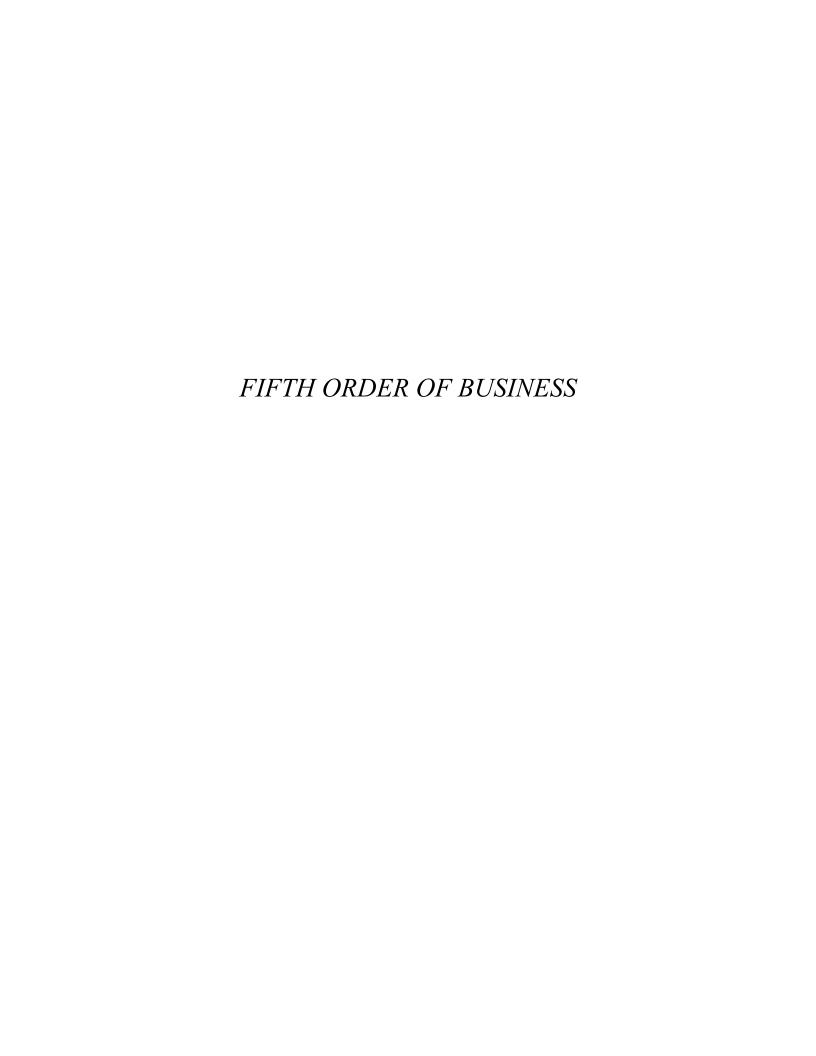
Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, October 17, 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. Amenities Booking Requests
- IV. Update on Splash Pad Surface Issues
- V. Discussion with M&G Lighting Regarding Christmas Lights
- VI. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
 - C. Landscape Enhancements along Leo Maguire
 - D. Landscape Enhancements on Eagle Point Drive
 - E. Sod Entrance Island of St. Johns Golf
 - F. Landscape Enhancement next to Basketball Court
 - G. Sod Proposal Between Holes 4 &5

- VII. Staff Reports
 A. Attorney
 - B. Engineer
 - C. Manager
 - D. General Manager
 - 1. Report
 - 2. Athletic Field Maintenance Reports
 - E. Field Operations Manager Report
- VIII. Consideration of Hold Harmless and License Agreement with United Parcel Service
- IX. Future Amenity Capital Improvements
- X. Consideration of Proposal from Matthews Regarding Rates
- XI. Discussion of Sidewalk Repair
- XII. Discussion Items
 - A. Bulk Head Repair
 - B. 420 St. Johns Golf Drive Control Structure Washout
- XIII. Supervisors' Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
 - A. Approval of Minutes of the September 19, 2024 Meeting
 - B. Balance Sheet as of September 30, 2024 and Statement of Revenues & Expenditures for the Period Ending September 30, 2024
 - C. Check Register
- XVI. Next Scheduled Meeting November 21, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVII. Adjournment





M&G Holiday Lighting

52 Tuscan Way Ste 202-439 St. Augustine, FL 32092 904-679-1150 | Holidayandeventlights@gmail.com

M&G Holiday Lighting, as part of the services to the customer, will install and remove all lighting, décor and other miscellaneous equipment. Removal will begin on January 2nd and will be completed no later than Jan 15th. Please advise if there are any conflicts with dates in this period.

M&G Holiday Lighting agrees to inspect the holiday lighting display on a weekly basis. Any necessary adjustments or maintenance will be addressed promptly to ensure optimal performance and safety of the lighting installation throughout the holiday season.

M&G Holiday Lighting agrees to acknowledge any maintenance needs of the holiday lighting display within 24 hours of notification. Furthermore, M&G Holiday Lighting will make a service call to address any identified issues within 48 hours of the initial acknowledgment.

M&G Holiday Lighting is not responsible for any products damaged/missing due to vandalism or theft, wiring cut by landscapers, extreme weather conditions or acts of God. M&G Holiday Lighting will replace product for an additional cost in these instances.

Unless specifically stated the customer acknowledges that M&G Holiday Lighting will not be responsible for the removal of any pre-existing lighting, décor, or miscellaneous equipment that was not installed by M&G Holiday Lighting.

Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights

50% deposit is due at time of scheduling. Remaining 50% will be due at time of install. The full amount for materials (lighting and accessories) installation and removal must be paid in full upon completion of the installation.

ESTIMATE

M&G Holiday Lighting 52 Tuscan Way Ste 202-349 Saint Augustine, FL 32092 holidayandeventlights@gmail.com +1 (904) 679-1150

Bill to

Saint Johns Golf and Country Club -Sampson Creek CDD 205 St. Johns Drive St. Augustine, FL 32095

Estimate details

Estimate no.: 1009

Estimate date: 08/23/2024

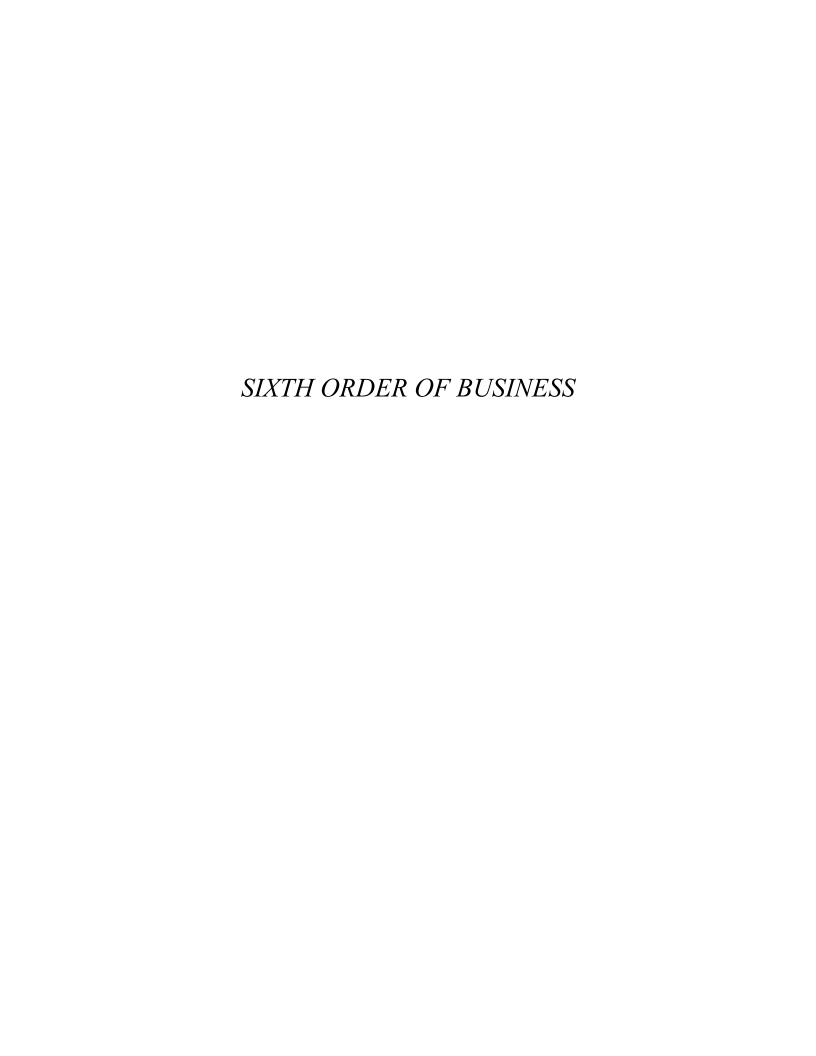
#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Clubhouse/Amenity Center - Reinstall 2, 36" pre-lit wreaths with custom bows to both the clubhouse as well as the amenity building.	1	\$125.00	\$125.00
2.		Holiday Lighting Reinstall	Reinstall WW C7 lighting to clubhouse and amenity building facia/gutter line.	1	\$1,350.00	\$1,350.00
3.		Holiday Lighting Reinstall	Courtyard/ Neighborhood Entrances - Reinstall 36" pre-lit wreaths with custom bows and pre-lit garland to 24 light posts.	1	\$2,250.00	\$2,250.00
4.		Holiday Lighting Reinstall	Entrance - Reinstall 1, 48" pre-lit wreath with custom bow to the bridge at entrance of community.	1	\$62.50	\$62.50
5.		Holiday Lighting Reinstall	Entrance - Reinstall C7 WW lights to bridge at entrance of community.	1	\$87.50	\$87.50
6.		Holiday Lighting Reinstall	Rewrap 4 tree trunks on the west shoulder of the main entrance and 5 in the median of the main entrance with WW mini lights up to 11' (3" spacing).	1	\$855.00	\$855.00
7.		Holiday Lighting Reinstall	Reinstall 24, 10" WW LED spheres 8 per tree in center median of community entrance/exit. These would be affixed into the lower branches all at similar height just above the trunk.	1	\$625.00	\$625.00
8.		Holiday Lighting Reinstall	Reinstall 20, 15" WW LED snowflakes 4 per tree on the entrance side of community.	1	\$781.25	\$781.25

These would be affixed just above the trunk
at similar heights just above the trunk.

		Total		\$11,9	946.50
17.	Storage	Storage of lights and decor until 2025 holiday season.	1	\$625.00	\$625.00
16.	Take Down	Take down of lights and decor at the end of the season.	1	\$1,500.00	\$1,500.00
15.	Equipment Charge	Boom rental for install and takedown.	1	\$825.00	\$825.00
14.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous consumable installation products	1	\$125.00	\$125.00
13.	New Install	Eagle Point and Stone Hedge Trail Monuments - 4, 36" Pre-lit wreaths with bows. One on each side of both monuments.	1	\$550.00	\$550.00
12.	Holiday Lighting Reinstall	Reinstall 5 custom holiday flags.	1	\$781.25	\$781.25
11.	Holiday Lighting Reinstall	Reinstall 6, 5' snowflakes and pre-lit garland to front entrance posts.	1	\$1,125.00	\$1,125.00
10.	Holiday Lighting Reinstall	Reinstall C7 WW lights to the neighborhood signs at the entrance.	1	\$154.00	\$154.00
9.	Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths with pre-lit garland to the 2 front entrance median light posts.	1	\$125.00	\$125.00

Accepted date

Accepted by



A.

BRIGHTVIEW'S TASK FREQUENCIES																							1 1										
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Quality Site Assessment

Prepared for: Sampson Creek CDD

General Information

DATE: Wednesday, Oct 02, 2024

NEXT QSA DATE: Wednesday, Jan 01, 2025

CLIENT ATTENDEES: Jim maters, Haley Hadd

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

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



QUALITY SITE ASSESSMENT





Notes to Owner / Client









- An enhancements proposal and rendering of concept for Eagle Point will be submitted for the board to review.
- A section on Eagle Point was under construction with AT&T. Once their equipment and vehicles were removed, we came behind them and serviced the area. We will continue to work around the flags until we hear its okay to remove them. Please note there is a sections of dead sod, about 80' square feet in diameter. That looked to be caused by something sitting in that area for a prolong period of time.
- This is a picture of one out of two ornamental grass beds that we will be performing hard cutbacks to and weed control.
- A section of the
 Ligustrum hedge is
 declining near the
 boarder of the soccer
 field. I have reached out
 to our agronomy
 specialist for advice on
 how to proceed.

QUALITY SITE ASSESSMENT





Notes to Owner / Client









- 5 New fall flower rotation has been completed.
- Recommend working on pushing back wood-lines along the perimeter of the main road ways. This will help with the nature vegetation from growing over and covering the planned landscaping.
- 7 An enhancement proposal and rendering for the exiting beds on Leo Maguire as you head towards 210. All will be submitted for the board to review.
- Recommend removing the underbrush and Kudzu vines along the lake at the corner of Eagle Point and Leo Maguire. This will open up the view to the lake and the edge of the golf hole.

C.



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 -Leo Maguire beds along exiting side.

Project Description Upgrade landscape beds along the exiting side of Leo Maguire

Scope of Work

QTY	UoM/Size	Material/Description
 1.00	LUMP SUM	Demo, perp and dispose of debris.
18.00	EACH	Deliver and install 18 Shell Ginger 3 gal
150.00	LUMP SUM	Deliver and install 150 Liriope 1gal Emerald Goddess
450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod to close in beds.
1.00	LUMP SUM	Irrigation tech to retro fit the system to make sure we have proper water coverage and new scheduled run times.
29.00	BAG	Deliver and install 23 bags of brown colored mulch to freshen up the areas after install is complete.

For internal use only

 SO#
 8528438

 JOB#
 346100574

 Service Line
 130

- 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 II 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 \$1,00000limit 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.
- 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 r e lated 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.
- 11. 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 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 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 hild 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.

 Cancellation: Notice of Cancellation of work must be received in writing before the orew 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

- 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, metall 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 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

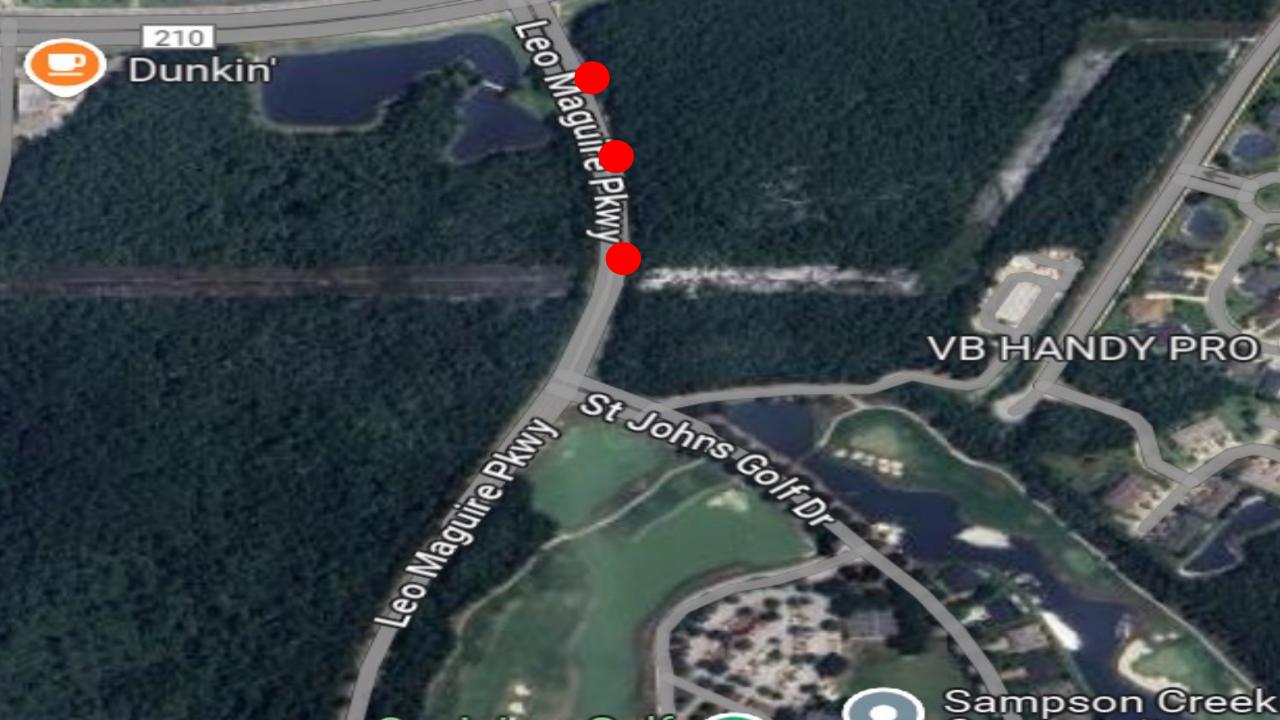
Signature	Title	Property Manager
Daniel Laughlin	Date	October 07, 2024

BrightView Landscape Services, Inc. "Contractor"

		Account Manager
Signature	Title	
Daniel Bauman		October 07, 2024
Printed Name	Date	

Job #: 346100574

SO #: 8528438 Proposed Price: \$3,697.29









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

219 St Johns Golf Dr To Sampson Creek CDD
St Augustine, FL 32092 Billing Address 475 West Town Pl Ste 114

St. Augustine, FL 32095

Daniel Laughlin

Project Name Sampson Creek - Eagle Point enhancement upgrades

Project Description Eagle Point enhancement upgrades

Scope of Work

	QTY	UoM/Size	Material/Description
•••••	1.00	LUMP SUM	Demo , prep unwanted plant material. Price will include hauling and deposing of debris.
	46.00	EACH	Deliver and install 48 Shell Ginger 3gal
	7.00	EACH	Deliver and install 7 Purple Crinum 15gal
	30.00	BAG	Deliver and install 30 bags of brown colored mulch to freshen up areas after install is complete.
	1.00	LUMP SUM	Irrigation tech, retro fit system to make sure we have proper water coverage and new scheduled run times.

For internal use only

 SO#
 8528588

 JOB#
 346100574

 Service Line
 130

- 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 II 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.
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- 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 \$1.00000limit 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.
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Customer

Signature	Title	Property Manager
Daniel Laughlin	Date	October 07, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager
Signature Title

Daniel Bauman October 07, 2024
Printed Name Date

Job #: 346100574

SO #: 8528588 Proposed Price: \$4,556.90



Before & After



Before & After







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

St Augustine, FL 32092 Billing Address

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

Sampson Creek CDD

Daniel Laughlin

Project Name Sampson Creek - Sod entrance island of St. johns golf

Project Description Install sod on entrance island.

Scope of Work

QTY	UoM/Size	Material/Description
 1.00	LUMP SUM	Labor to demo, prep area and dispose of debris.
450.00	SQUARE FEET	Deliver and install 1 pallets of St. Augustine sod.
1.00	LUMP SUM	Irrigation tech to follow up and retro fit system to for proper water coverage and new scheduled run times.

Images

Pic 1



For internal use only

 SO#
 8531490

 JOB#
 346100574

 Service Line
 130

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- 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.
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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 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.
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Customer

Signature	Title	Property Manager
Daniel Laughlin	Date	October 10, 2024

BrightView Landscape Services, Inc. "Contractor"

		Account Manager
Signature	Title	
Daniel Bauman		October 10, 2024
Printed Name	Date	

Job #: 346100574

SO #: 8531490 Proposed Price: \$866.58





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

219 St Johns Golf Dr St Augustine, FL 32092

Sampson Creek CDD

Daniel Laughlin

Billing Address

Contact

То

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

Project Name Sampson Creek - Runoff issues between basketball & St. Johns Golf

Project Description Proposal to help with runoff issues between basketball & St. Johns Golf

Scope of Work

QTY	UoM/Size	Material/Description	Total
Section #1			\$4,066.48
1.00	LUMP SUM	Labor to demo and prep areas for install.	
1.00	EACH	Deliver and install 1 Holly tree 30gal	
19.00	EACH	Deliver and 15 Fashion Azaleas 3gal	
2.00	EACH	Deliver and install 2 Camellia Japonica 15gal	
40.00	EACH	Deliver and install 40 Holly Ferns 3gal	
24.00	EACH	Deliver and install 24 bags of Brown cypress mulch 2cf bags	
1.00	LUMP SUM	Irrigation tech to retro fit the system for proper layout for maximum coverage, with new scheduled run times.	
Section #2			\$4,245.32
1.00	LUMP SUM	Labor to demo and prep areas for install	
3.00	EACH	Deliver and install 3 Camellia Japonica 15gal	
56.00	EACH	Deliver and install 56 Holly Ferns 3gal	
22.00	EACH	Deliver and install 22 bags of Brown Cypress mulch 2cf bags	
1.00	LUMP SUM	Irrigation tech to retro fit the system for proper layout for maximum coverage, with new scheduled run times.	
Sod between sidewalk & curb		\$2,309.52	
1.00	LUMP SUM	Labor to prep and grade area for sod install.	
800.00	SQUARE FEET	Deliver and install 2 pallets of Bermuda turf	
1.00	LUMP SUM	Irrigation tech to make there is proper adjustments adjustments new scheduled run times	

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 SO#
 8278718

 JOB#
 346100574

 Service Line
 130

Total Price

\$10,621.32

- 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 II 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 \$1.00000limit 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.
- 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 r e lated 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.
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Customer

Property Manager

Daniel Laughlin

Property Manager

October 10, 2024

BrightView Landscape Services, Inc. "Contractor"

Signature Title

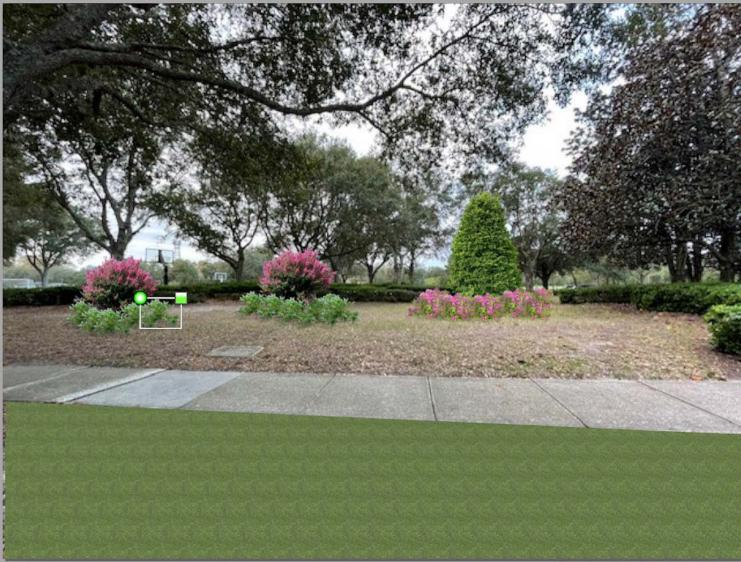
Daniel Bauman October 10, 2024

Printed Name Date

Job #: 346100574

SO #: 8278718 Proposed Price: \$10,621.32









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 near holes 4 & 5

Project Description Requested sod proposal near hole 4 & 5

Scope of Work

	QTY	UoM/Size	Material/Description
884 eagle point drive			
	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
	800.00	SQUARE FEET	Deliver and install 2 pallets of Bermuda turf between curb and sidewalk
	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 use only

 SO#
 8531503

 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.
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Signature	Title	Property Manager
Daniel Laughlin	Date	October 10, 2024

BrightView Landscape Services, Inc. "Contractor"

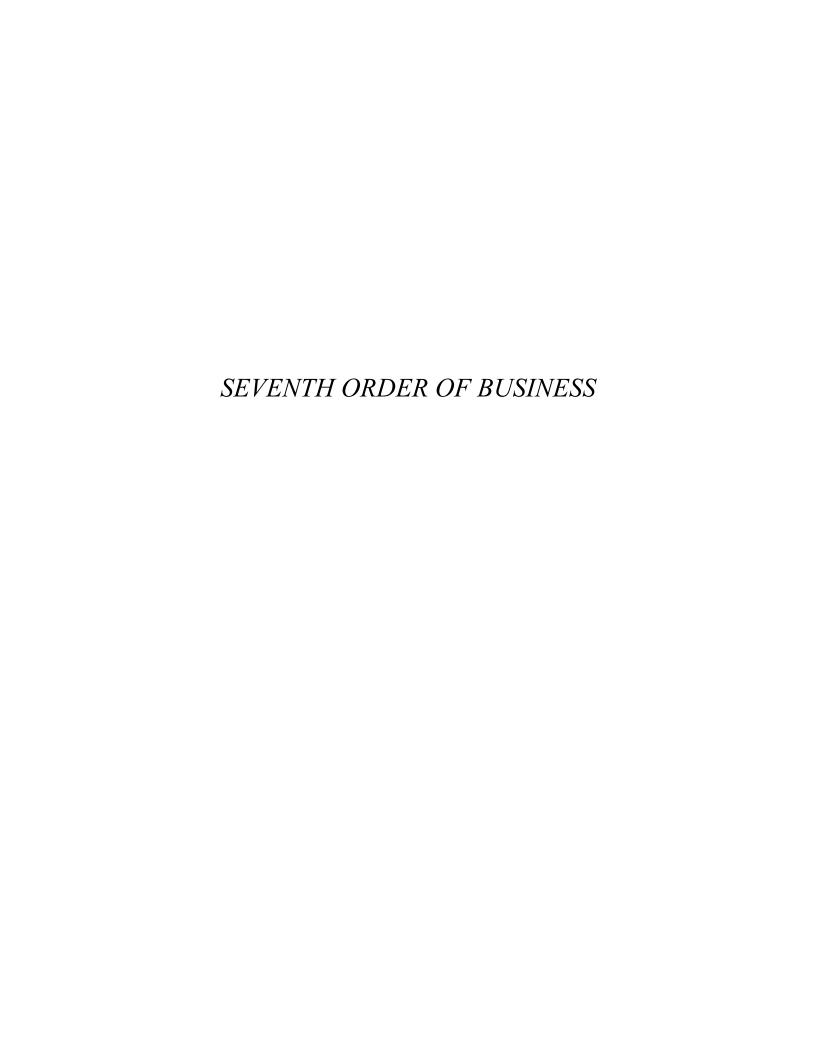
Signature Title

Daniel Bauman October 10, 2024

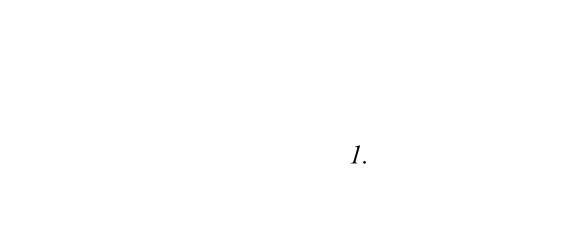
Printed Name Date

Job #: 346100574

SO #: 8531503 Proposed Price: \$2,322.08









VestaPropertyServices.com



SAMPSON CREEK CDD GENERAL MANAGER REPORT

10/17/2024

Prior Events:

September 21st: The Duathlon with Florida Race Day was a big success! Kids had a blast swimming and running, with plenty of support and energy throughout. The event was well-organized, and everyone left with smiles and a sense of accomplishment.

October 4th: The Movie on the Lawn event with Star Wars inflatables was a big hit, especially the obstacle course, which the kids really enjoyed! However, not as many people stayed for the movie. Given the success of the obstacle course, we're considering switching to a "Fun at the Field" format next time, focusing more on active activities instead of the movie.

Upcoming Events and Programs:

October 17th: Golden Mornings from 11am – 12pm. This is the rescheduled date, following the postponement due to Hurricane Milton.

October 19th: Fall Festival from 11am – 2pm. We'll have a vibrant vendor village, Dan the Loopman, a fun hayride, human hamster balls and track, plus a host of other exciting activities!

General Topics:

Lake Doctors: Each time they visit our facility, we receive a work order outlining the ponds they visited, and the work completed. To improve tracking, I've created a monthly chart that combines resident, and staff concerns with a summary of the work orders. This will help us monitor which ponds may need additional attention and ensure we maintain the highest quality for all ponds.

Sidewalk Repair V. Replacement: Slab repairs (based on more severe areas) by Precision Sidewalk on average cost \$110–\$260, last 5+ years, and take 5–12 minutes per slab. Full replacements by 2Men Concrete cost \$600, last around 10 years, and take 1–3 days due to the more intensive process.

Neighborhood Sign Work: All needs mentioned in the September board meeting have been addressed. The stop sign at Eagle Point Drive and Red Hawk needs a new base. Since this part has to be ordered, the repair has not yet been completed.

Implementing Policy Changes: So far, there have been no complaints about either of the policy changes. Many residents who frequent the gym are grateful for the age change and have mentioned seeing a positive impact.

Submitted by Haley Hadd



Pond Number	Week 1 Date Inspected & Comments	Week 2 Date Inspected & Comments	Week 3 Date Inspected & Comments	Week 4 & 5 Date Inspected & Comments			
1			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
2		9/9/2024		9/23/2024			
		Treated for shoreline weeds and invasive aquatic weeds		Looking Good			
3		9/9/2024 Treated for shoreline weeds and invasive aquatic weeds		9/23/2024 Looking Good			
4		9/9/2024		9/23/2024			
		Looked good 9/9/2024		Treated for emergent shoreline weeds 9/23/2024			
5		Treated for shoreline weeds and invasive aquatic weeds		Looking Good			
6							
7		9/9/2024 Looked good		9/23/2024 Looking Good			
0		9/9/2024		9/23/2024			
8		Looked good		Looking Good			
9			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
10		9/9/2024		9/23/2024			
		Treated for shoreline weeds		Looking Good			
11				9/23/2024			
12			9/16/2024 Looking Great	Treated for algae and emergent weeds as needed. Looking really good			
12A			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
13			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
14			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
14A			9/16/2024 Looking Great				
15			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
16			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
17			9/16/2024 Looking Great	9/23/2024 Treated for algae and emergent weeds as needed. Looking really good			
19				9/30/2024 Treated for algea, invasice aquatic weeds, and shoreline weeds as needed			

20	9/25/2024 Treated ponds as needed. Some ponds too wet or too high to launch boat. 9/30/2024 Treated for algea, invasice aquatic weeds, and shoreline weeds as needed
21	9/25/2024 Treated ponds as needed. Some ponds too wet or too high to launch boat. 9/30/2024 Treated for algea, invasice aquatic weeds, and shoreline weeds as needed
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25A	9/25/2024 Treated ponds as needed. Some ponds too wet or too high to launch boat. 9/30/2024 Treated for algea, invasice aquatic weeds, and shoreline weeds as needed
26	9/25/2024 Treated ponds as needed. Some ponds too wet or too high to launch boat. 9/30/2024 Treated for algea, invasice aquatic weeds, and shoreline weeds as needed

 $\label{eq:Notes} Notes$ Ponds 6 and 11 were not serviced the whole month of Septmeber.

Repairing Sidewalk V Replacing Sidewalk

	Precision Sidewalk	2Men Concrete
Cost Per Slab	One-sided: \$110 to \$120Two-sided (uncommon): \$240 to \$260	- \$600 per slab
Repair Lifetime	- Typically lasts 5+ years (depends on tree age, root size, and placement)	- Usually lasts 10+ years (due to root removal and rock foundation)
Time of	- 5 to 12 minutes per slab	- 1 to 3 days per slab (more
Repair/Replacement	- 50 to 70 repairs per day on average	labor intensive)
Labor Intensity	- Less labor-intensive	- More labor-intensive due
	(faster process)	to slab replacement procedures
Scope of Work	- Elevation correction	- Complete slab
	(minor adjustments)	replacement (more involved)
		ilivolveu)

Precision Sidewalk

- **One-sided** (only one side is elevated while the other side remains flush with surrounding areas): \$110 to \$120 per slab
- **Two-sided** (both sides are elevated, however this case is more uncommon): \$240 to \$260 per slab

Repair lifetime is based upon tree age, root size, and tree placement. On average, these repairs have lasted upwards of 5 years and even longer in some cases.

Time of repair: A large repair can take anywhere from **5 to 12 minutes** and on average 50 to 70 repairs can be done in a day.

2Men Concrete

Overall cost per slab is currently \$600

Replacement lifetime again is reliant on tree age, root size, and tree placement but since the roots are removed and rock is laid before the concrete slab is poured, replacements normally last **upward of 10 years.**

Time of replacement: Replacing the slab can take anywhere from **one to three days**, as this method is significantly more labor-intensive.

^{*}All estimates are made using more severe areas or 1-inch of elevation. Overall average repair costs could be lower based on what level of repair is needed.*







SAMPSON CREEK CDD FIELD OPERATIONS REPORT

10/17/2024

BRIGHTVIEW LANDSCAPE

• Haley and I met with Rodney and Daniel on October 8th and discussed all things concerning landscaping. I believe we have a good game plan moving forward. Will discuss at meeting.

PRECISION SIDEWALK

• Haley and I met with Andrew on October 7th and discussed the upcoming work for the community. We believe this next round of sidewalk repairs will start in a few weeks (discussion).

2MEN CONCRETE

• They have the locations of the next six slabs to be replaced and will start in the next few weeks.

SOLITUDE

• The replacement motor was installed and is working fine at this time.

SJGCC PRESERVE

 Haley and I met with several residents to discuss preserve trees and the procedure to follow concerning dead and dying trees in the preserve.

PROJECTS IN PROGRESS

• Unfortunately spending a lot of time prepping before and cleaning up after the hurricanes has been time consuming. We have taken precautions to secure CDD property and assets. (pool furniture, tennis wind nets, storm drains throughout community, securing signs, etc.)



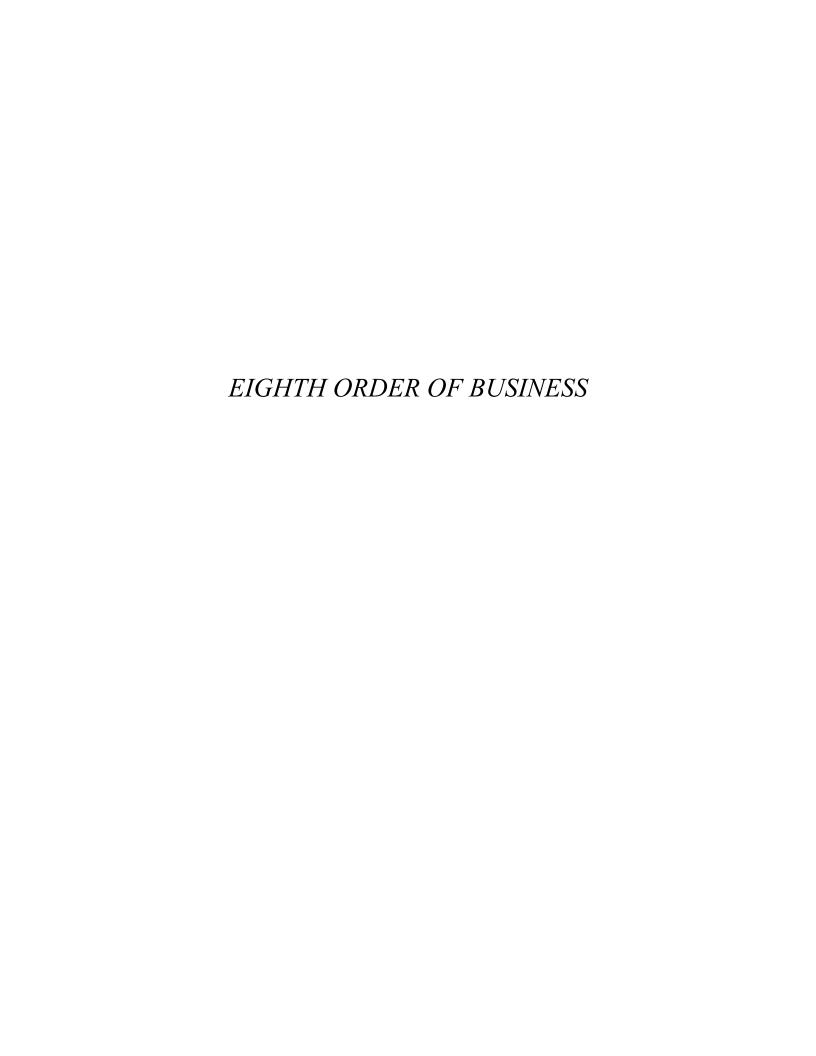


Vested in your community.

- Repairing several holes in the Fitness Center walls.
- Trimming up vegetation around signage.
- Will be leveling pavers at the entrance to the basketball court.

REGULAR WEEKLY SERVICES

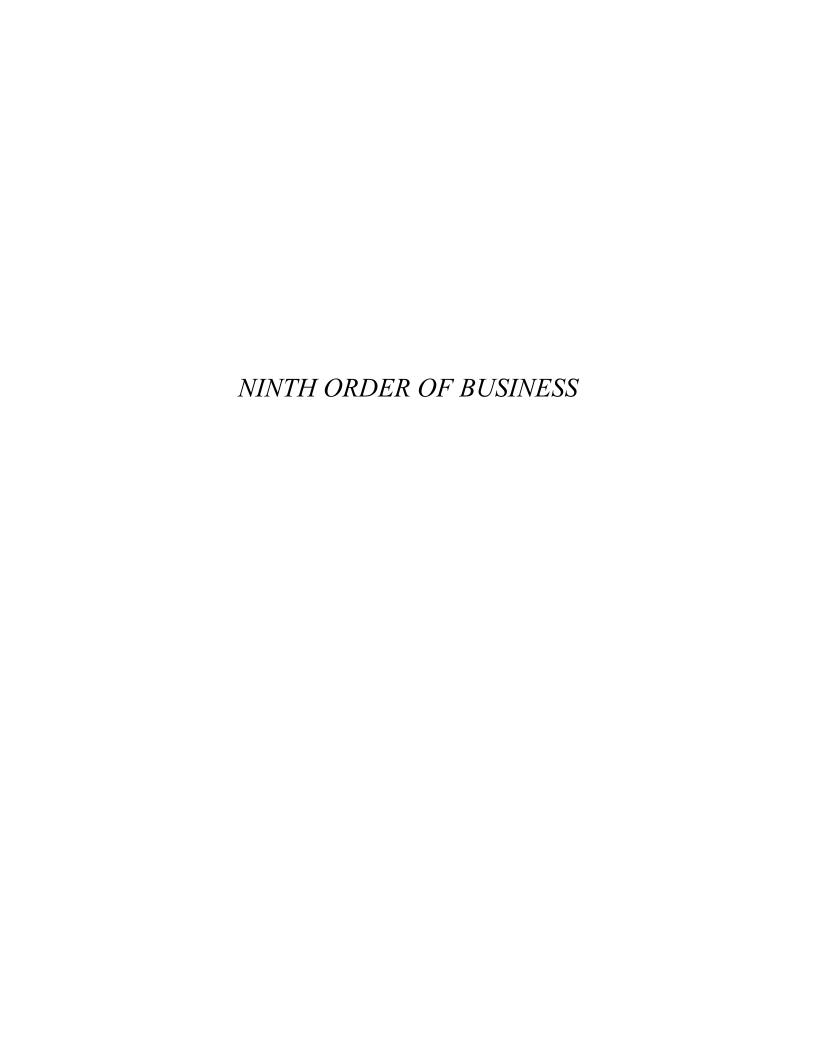
- Blow tennis courts and surrounding areas
- Trash pickup: Leo Maguire, amenity property and property entrance off CR210
- Chemical checks of the pools
- Inspection of electrical issues
- Safety inspection of playgrounds
- Updating the Marquee
- Fitness center and meeting room walkthrough and inspections





Hold Harmless and License Agreement

	License Agreement ("License") is entered into this
day of, 2024	between
("Licensor"), address:	, and, and c., an Ohio corporation ("Licensee"), address: 2855
Industry Center Road, St.	Augustine, FL.
The parties agree as follow	vs:
	n. Licensor hereby agrees to allow Licensee to
place Storage Container lo	ocated at for the ser10/15/24 and ending on or before
period beginning on or aft	$er_{\underline{\underline{}}} 10/15/24_{\underline{\underline{}}}$ and ending on or before
1/15/25_ (the "Expiration	on Date").
2. Hold Harmless and Ger	neral Liability Insurance. Licensee hereby agrees
to indemnify and hold har	mless Licensor from and against any liability for
	y damage caused by the Licensee. Licensee shall
	n of this License carry commercial general liability
•	see's operations on the Premises, insuring against
	y, bodily injury, including death and property \$\footnote{1}\text{\$1,000,000.00 per occurrence.}\$
damage for a minimum of	\$1,000,000.00 per occurrence.
Licensor:	Licensee:
LICCHSUI.	United Parcel Service, Inc.
	omicu i arcti sti vice, inc.
By:	By:
Name:	_ Name:_Steven Smitn
Title:	Its: UPS St Augustine



Sampson Creek CDD Potential Future Capital Improvements					
Item		Description		Estimated Cost	
Amenity Room Enhancement	F	Remodel Amenity Center meeting room to be more versitle and aesthetically pleaseing		To be Determined	
Pool Area Enhancement		Remodel pool area deck to utilize more space that is currently not being used		\$338,400	
Pickleball Courts		Construct pickleball courts within the community		\$259,699 - \$293,940	
Tennis Court Enhancement		Add pass through between courts as well as shaded sitting areas		To be Determined	
Playground Enhancement	R	Replace old decling wooded playground with modern plastic components		To be Determined	
Fence around Playground		Add fence and access card system around playground area		To be Determined	
Upgade to Fitness Equipment	U	Jpgrade old fitness equipment with new modern machines		To be Determined	

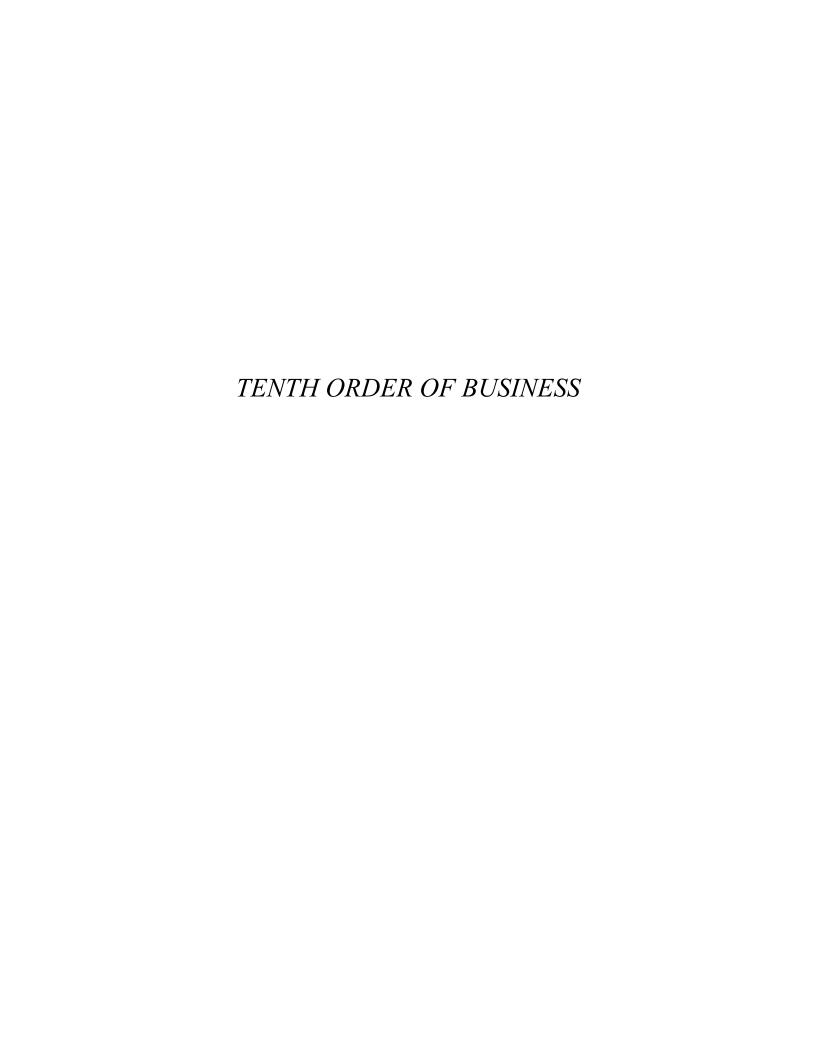




EXHIBIT B GENERAL TERMS & CONDITIONS

Revised: 08/22/2023

- a) Scope of Work. The Scope of Work details the services Matthews | DCCM is agreeing to provide along with the associated costs for these services and assumes normal engineering and design services along with up to up to two submittals. Additional submittals, work performed outside the scope of services detailed in this proposal, or changes due to requests or revisions from the Client or any government agency will require a signed Change Order that defines the additional scope and billing terms PRIOR to the out-of-scope work commencing. Costs will be based on the current schedule of fees/rates or renegotiation of this Agreement to the satisfaction of both parties. Unless specifically noted otherwise, service fees proposed in this Agreement exclude costs for the following fees and work types, but are not limited to: all permit application and governing agency fees, consumptive use permitting, wetlands mitigation, threatened/endangered species studies, geotechnical studies, traffic studies, shared parking studies, landscape architecture, irrigation designs, site lighting, structural/MEP engineering, architecture, agency construction inspection and as-built reviews, impact and clearance sheet fees, construction stakeout, other inspection services, other subconsultant fees, and reimbursable items as outlined in General Terms & Conditions.
- b) Estimates. The rates quoted in this proposal are good for 90 days. If a signed contract is not executed within this 90-day period, lump sum amounts will be revised, and time and material billing rates will change to reflect Matthews | DCCM's standard hourly rates in effect at the time the contract is signed and executed. Current billing rates are listed in bullet 'g' below. All billing rates are subject to change according to our annual billing rate increases. For lump sum contracts lasting more than a year, Matthews | DCCM reserves the right to adjust the lump sum contract amounts in accordance with the annual bill rate increase. Prior to any such rate changes, Matthews | DCCM will provide the Client with a 30-day notification of any rate changes.
- c) **Documents**. All plans, drawings, reports, information, etc. prepared or assembled by Matthews | DCCM's data creator [Engineer] under this Contract are for the Client's use in completing scope of work identified for use on the Project. The Client further agrees that they shall not be made available to any individual or organization for any other use, or reuse by others, without the prior written approval of Matthews | DCCM.
- d) Compensation & Payments. The Client agrees to pay Matthews | DCCM the compensation for its services as described under Scope of Services of this Agreement, with hourly rates computed based upon the established billing rates. Billing occurs monthly and is based on documented project progress. Payments may be made by check, ACH deposit, or credit card (a 3.5% transaction fee is assessed for credit card payments). Payment is due upon receipt of the invoice. DELAYS IN MAKING PAYMENTS WILL CAUSE DEFINITE DELAYS IN PROJECTS BEING COMPLETED.
 - PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE INVOICE DATE ARE CONSIDERED DELINQUENT AND ALL SUBMITTALS WILL BE PUT ON HOLD FOR THE CLIENT'S PROJECTS UNTIL FULL PAYMENT IS RECEIVED.
 - Interest at the rate of 1.5% per month (or 18% per annum) will be added to any unpaid balance
 after 30 days from the invoice date. All work will cease until full payment is received, and the
 project will be delayed with new milestone dates being reassigned once payment in full is received.
 - Delinquencies lasting more than 70 days will result in a Claim of Lien recorded against the property.

- Invoice balances aged over 90 days will incur a reinstatement fee of 15% of the total outstanding invoice balance. This reinstatement fee must be paid in full in addition to the full outstanding invoice balance in order for Matthews | DCCM to resume work on the project.
- Matthews | DCCM will stop all work and hold submittals in the case of a bounced check until a replacement check has cleared the bank.
- The Client will be responsible for payment of any legal, collection, application, and permitting fees.
 Clients are responsible for paying application and permit fees prior to Matthews | DCCM making submittals.
- Subcontractor services and fees paid by Matthews | DCCM on behalf of the client will include a 15% surcharge. Services performed by Project staff on a time and materials basis will be billed at the hourly rates listed herein.
- e) **Certification.** Represented by a signed or sealed statement of a professional landscape architect or engineer means that services performed were based upon his/her knowledge, information, and belief in accordance with commonly accepted procedures and applicable standards of practice but is not a guarantee or warranty.
- f) **Work Performed.** All plans, designs, and documents will be prepared consistent with normal professional standards of care but does not guarantee success, approval, or issuance of permits. Matthews | DCCM will not accept back charges on corrective action without written agreement of both parties.
- g) Billing Rates. Below are the current billing rates. Billing rates are revised annually.

Personnel Classification	Rate Range			
PRINCIPAL/SENIOR LEADS				
Principal	\$365.00			
VP	\$275.00 - \$300.00			
Division Lead	\$260.00 - \$285.00			
Program Manager	\$240.00 - \$265.00			
SENIOR PROFESSIONAL				
Senior Professional Engineer	\$200.00 - \$270.00			
Senior Planner	\$210.00 - \$230.00			
Senior Landscape Architect	\$220.00 - \$260.00			
Senior Construction Inspector	\$195.00 - \$210.00			
PROFESSIONAL				
Professional Engineer	\$230.00 - \$240.00			
Project Engineer	\$160.00 - \$190.00			
Planner	\$160.00 - \$190.00			
Landscape Architect	\$170.00 - \$190.00			
Construction Inspector	\$170.00 - \$180.00			
DESIGNER				
Senior CAD Designer and Senior Engineering Tech	\$180.00 - \$200.00			
Senior Landscape Designer	\$180.00 - \$200.00			
CAD Designer and Engineering Tech	\$130.00 - \$170.00			



SUPPORT STAFF				
Controller	\$150.00 - \$200.00			
Graphic Designer	\$100.00 - \$140.00			
Senior Graphic Designer	\$140.00 - \$180.00			
Project Administrator and Project Coordinator	\$95.00 - \$120.00			
ARCHITECTURE				
Project Manager, Architect	\$200.00 - \$255.00			
Project Architect	\$170.00 - \$190.00			
Project Coordinator, Architect	\$140.00 - \$170.00			
Intern Architect	\$115.00 - \$140.00			
CA, Architect	\$220.00 - \$240.00			
Specifications Writer	\$220.00 - \$240.00			
SURVEYING				
Project Director, Survey	\$215.00 - \$245.00			
Senior Surveyor	\$170.00 - \$200.00			
Senior GIS Enterprise Administrator	\$170.00 - \$200.00			
Project Surveyor	\$155.00 - \$185.00			
Project GIS Developer, Survey	\$155.00 - \$185.00			
Staff Surveyor	\$135.00 - \$165.00			
Staff GIS Analyst	\$135.00 - \$165.00			
Four Man Field Crew	\$215.00 - \$245.00			
Three Man Field Crew	\$195.00 - \$215.00			
Two Man Field Crew	\$170.00 - \$200.00			
One Man Field Crew	\$150.00 - \$180.00			
One Man Crew (GPS/RTK)	\$200.00 - \$230.00			
Two Man Crew (GPS/RTK)	\$215.00 - \$245.00			
CADD Technician, Survey	\$115.00 - \$145.00			
GIS Technician	\$115.00 - \$145.00			
Field Technician, Survey	\$95.00 - \$125.00			

- h) **Reimbursable/Direct Expenses.** Unless specifically stated, direct expenses will be billed in addition to our lump sum fees. Examples of expenses include, but are not limited to:
 - Mileage will be billed per current IRS rates.
 - Production costs will be billed at the following rates:
 - o Paper copies:
 - 8½"x11" B&W \$0.27 each
 - 8½"x11" Color \$0.50 each
 - 11"x17" B&W \$0.55 each
 - 11"x17" Color \$0.88 each
 - Plots 24" x 36":
 - Black line plots \$2.20 each
 - Color plots \$55.00 each
 - Mylar \$44.00 each
 - o Binding: \$5.50 per book
 - o Foam Board Mounted Color Plots: \$71.50 each
 - o CD containing project data (i.e., CAD files, photographs, documents, etc.): \$13.20/each



The following will be billed at cost plus 15%:

- Travel and hotel expenses
- Shipping and delivery, including UPS shipping and courier services
- i) **Compliance.** All work will be performed in accordance with appropriate city, county, and state or other governmental regulations.
- j) **Transfer or Termination.** The Client or Matthews | DCCM may terminate this Agreement by notifying the other party in writing. Termination will become effective one (1) calendar day after receipt of the termination notice. Irrespective of which party shall initiate termination or the cause therefore, the Client shall, within thirty (30) calendar days of termination, remunerate Matthews | DCCM for services rendered and costs incurred, in accordance with Matthews | DCCM's prevailing fee schedule and expense reimbursement policy. Services shall include those rendered up to the time of termination, as well as any travel or demobilization costs associated with termination itself.
- k) Retainer. If a retainer is required, it will be kept for the duration of the Project and applied to the final invoice. Any remaining balance after applying the retainer will be refunded to the Client. At the completion of the Project, if no monies are remaining due in which to apply the retainer, Matthews | DCCM will refund the full retainer amount.
- l) Supplemental Owner's responsibilities Surveying Services.
 - If an owner / client elects to contract directly with the surveyor, it must be understood surveys directly affect the accuracy and quality of the engineering design. Therefore, Owners / Clients that choose to contract directly with the surveyor are responsible for the following:
 - Obtaining a detailed survey scope from Matthews | DCCM to provide to the surveyor that describes in detail what Matthews | DCCM requires of the surveyor in order to correctly complete the engineering services for the project.
 - Providing Matthews | DCCM with the surveyor's service agreement to review and approve prior to
 engagement of the surveyor to ensure the surveyor's service agreement includes the items outlined in
 the survey scope provided by Matthews | DCCM.
 - Agreeing work from Matthews | DCCM will not commence until a complete survey is provided to Matthews | DCCM.
 - Providing Matthews | DCCM the signed and sealed copies of the survey documents prior to the production of final construction plans.
 - Agreeing changes to the scope of design services may require additional survey information and deliverables resulting in modification to the scope of the survey, thus requiring the owner/client to contract with the surveyor for additional required services
 - Agreeing the schedule of completion for engineering design is directly affected by the receipt of the accurate and complete survey deliverables.
 - Alternatively; Agreeing if Matthews | DCCM is supplied with previously surveyed information, additional or updated survey information prior to commencement of engineering services may be required. The owner/client takes responsibility and liability for the supplied survey being a correct representation of the current existing conditions of the project site.
- m) **Liability.** Any claims made by the Client for losses, injuries, expenses, or damages shall not exceed the total fee of the project and shall include, but is not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.



n) **Terms Acceptance**. Regardless of if this proposal is signed, the verbal or written acceptance, approval, notice to proceed, or request for services performed by Matthews Design Group, LLC (Matthews | DCCM) constitutes acceptance of the prices and terms contained in this proposal and agreement to pay for services rendered by Matthews | DCCM.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.



AGREEMENT BETWEEN SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT AND MATTHEWS DESIGN GROUP, INC. FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT ("Agreement") made and entered into effective the 2134 day of April, 2016, by and between:

Sampson Creek Community Development District, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and

Matthews Design Group, Inc., a Florida corporation, with a mailing address of 7 Waldo Street, St. Augustine, Florida 32084 ("Engineer").

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"); and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited statements of qualification from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a statement of qualification to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - 3. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - 1. Periodic visits to the site, or full time construction management of District projects, as directed by District.
 - 2. Processing of contractor's pay estimates.
 - 3. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4. Final inspection and requested certificates for construction including the final certificate of construction.
 - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.
- Article 2. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project bring authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.
- **Article 3.** Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:
 - A. Lump Sum Amount The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the

work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Schedule A** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.
- Article 4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:
 - A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
 - B. Expense of reproduction, postage and handling of drawings and specifications.
- Article 5. Term of Contract. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant to Article 21.
- Article 6. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.
- Article 7. Books and Records. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida's public records law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

Article 8. Ownership of Documents.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.
- **Article 9. Accounting Records.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.
- Article 10. Independent Contractor. Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of District. Engineer shall not have authority to hire persons as employees of District.
- Article 11. Reuse of Documents. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They

are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory	
General Liability		
Bodily Injury	\$1,000,000/\$2,000,000	
(including Contractual)		
Property Damage	\$1,000,000/\$2,000,000	
(including Contractual)		
Automobile Liability Bodily Injury / Property Damage	Combined Single Limit \$500,000	
Professional Liability for		
Errors and Omissions	\$1,000,000	

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice of cancellation to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

- Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.
- Article 15. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.
- Article 16. Indemnification. Engineer shall indemnify and hold harmless the District, and its officers, employees and staff, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, which may come against the District and the District's officers and staff to the extent caused by negligent, reckless, or intentionally wrongful acts or omissions by the Engineer or persons employed or utilized by Engineer in the course of any work done in connection with any of the matters set out in this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*, or any other statute or law.
- **Article 17. Public Records.** The Engineer agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein.
- Article 18. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.
- Article 19. Controlling Law; Jurisdiction and Venue. Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in St. Johns County, Florida.
- Article 20. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent

professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

Article 21. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 22. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Sampson Creek Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: Hopping

Hopping Green & Sams, P.A. 119 S. Monroe Street, Suite 300

Post Office Box 6526 Tallahassee, Florida 32314 Attn: Wesley S. Haber

If to Engineer:

Matthews Design Group, Inc.

7 Waldo Street

St. Augustine, Florida 32084

Attn: Rob A. Matthews !!!

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Article 23. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Article 24. Compliance with Professional Standards. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence and professional competency for such work and/or services. Any designs, drawings, reports or specifications prepared or furnished by the Engineer that contain errors, conflicts or omissions will be promptly corrected by Engineer at no cost to the District.

Article 25. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

	SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
JsOlh)	
Secretary/Assistant Secretary	Chairman, Board of Supervisors
	MATTHEWS DESIGN GROUP, INC., a Florida corporation
Mada Renila	Rote a Halle IR
Witness	By: Rob A. Marrieus III
	Its: President
gad in fee	

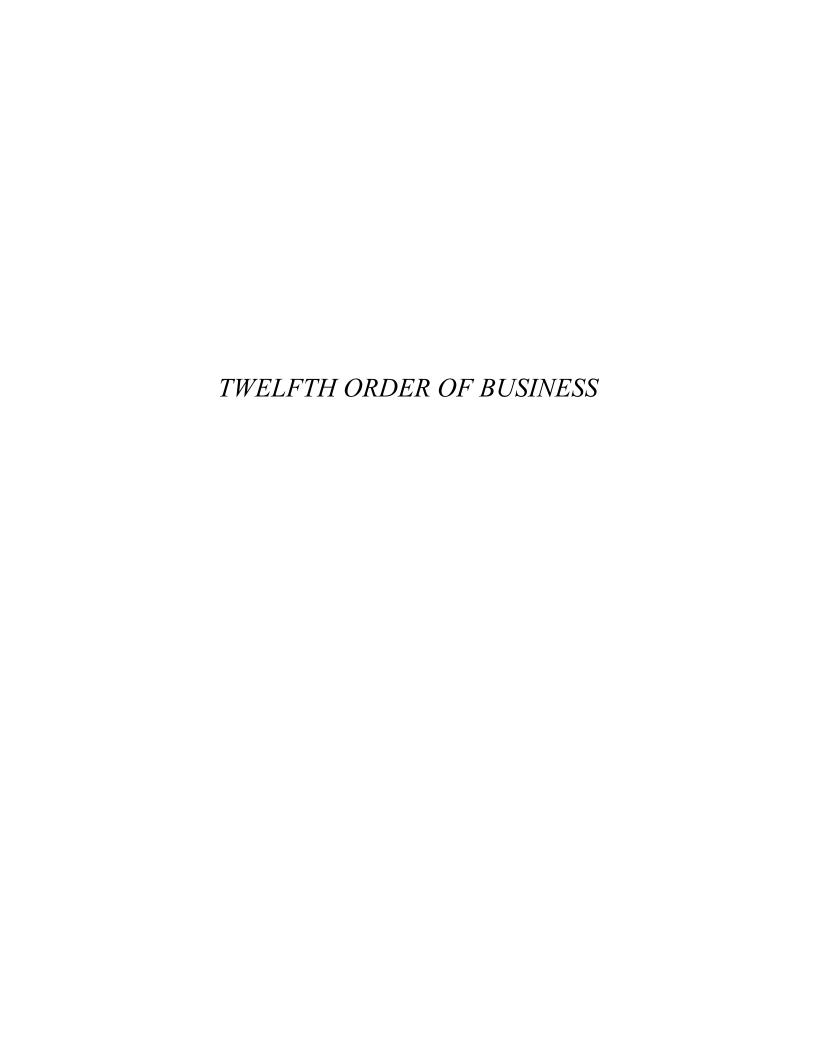
Witness

Schedule A – Rate Schedule

Schedule "A"

2016 Fee Schedule

Principal of Firm	\$165/hr	Project Engineer	\$ 95/hr
Regional Manager	\$165/hr	Planner	\$ 90/hr
Professional Engineer/Project Manager	\$135/hr	Senior Designer	\$ 90/hr
Senior Planner	\$135/hr	Designer	\$ 75/hr
Project Manager	\$115/hr	Administrative	\$ 50/hr



A.

Sampson Creek CDD Bulkhead Replacement Project

Company Name	25' Bulkhead Price	Wood Quoted	Vinyl Quoted	<u>Difference</u>	Replacement Type	Fence Repair	Irrigation	Temporary Construction Fence	Clearing Trees and Shrubs	Sod
Aquatic Weeds	E-mailed 9/25 - No Response	Waiting on proposal	\$ 311,750.00	\$ 274,340.00	Remove existing and replace	✓	~	v	✓	✓
Calusa Builders	Waiting on proposal	Waiting on proposal	\$ 285,000.00	\$ 250,800.00	Build new bulkhead in front of existing.	N/A	N/A	N/A	N/A	N/A
C and H Marine	\$ 16,113.00	Waiting on proposal	\$ 367,420.00	\$ 323,329.60	Remove existing and replace	Excluded	Excluded	Excluded	Excluded	Excluded
Top Dog Marine Construction	E-mailed 9/25 - No Response	\$ 293,683.00	\$ 409,383.00	\$ 115,700.00	Build new bulkhead in front of existing.	~	~	Excluded	~	~
Docks Decks and More LLC	Received call back 9/30 - Waiting on proposal	\$ 220,000.00	\$ 365,000.00	\$ 145,000.00	Build new bulkhead in front of existing.	~	Excluded	Excluded	✓	✓
Barefoot Marine Construction	\$ 13,640.00	\$ 272,575.00			Build new bulkhead in front of existing.	~	✓	Excluded	✓	~
Signature Construction	Contractor to visit site on 10/23	N/A	N/A	N/A						
Gibson Marine										
Ashcraft Marine										
Taylor Marine Construction										
Nature Bridges										
Hurricane Armor										
Ashcraft Marine Construction										
Master Marine Construction										
Bacon Marine Construction										
Maritime Construction										
Cove Points Marine Construction										
Outback Marine Construction	Waiting on proposal - No response for weeks even after follow up									
Riptide Marine Construction	Waiting on proposal - No response for weeks even after follow up									
Farrell Bros Marine Construction	Waiting to setup site visit - No response for weeks even after follow up									

Vegetation Clean Up

Sampson Creek CDD Tyler Smith

Project:

Sampson Creek CDD - Pond # 25A 1929 Glenfield Crossing Ct

St. Augustine, Florida 32092



Service Provider Information

Company Info

Contact Person



Aquatic Weeds 4230 Fanny Bass Rd, St. Cloud, FLORIDA 34772

P: 407-205-2537 http://www.aquaticweeds.com Brett Collins
Captain
brett@aquaticweeds.com
Cell: 407-205-2537
Office 407-205-2537

About Us

THE ENVIRONMENTAL-FRIENDLY ALTERNATIVE TO AQUATIC WEED CLEANUP

We are proud to service Florida homeowners and government agencies by safely cleaning and restoring waterfront properties, lakes, waterways, canals and ponds. With our specialized aquatic work boat equipment, we can quickly remove overgrown vegetation, pond weeds and sediment to restore beauty and clear access. And you can immediately enjoy lakefront living, as it was meant to be.

Our services of mechanical harvesting are 100% chemical-free, and are the only truly safe way to remove aquatic weeds without destroying the environment, wildlife habitats, aquatic and amphibious life, not to mention causing harm to humans as well. Keep your waterways clean and your family safe with mechanical harvesting removal of pond and lake weeds.

Proposal: Sampson Creek CDD - Pond # 25A



SeaWall

1. The bulkhead is behind the following properties: 1945, 1941, 1937, 1933, 1929 Glenfield Crossing Court, and 2109, 2113, 2117, 2121 Fox Tail Court.

2. We will be installing a vinal panel with aluminum cap with drainage.

Total Price: \$269,000.00

Fence

1. Removal of the fence and 2 sections on each property also the vegetation so we can install a new seawall. Also installing a temp fence so the home owners can still use the properties. Also we will be installing a new fence to match.

Total Price: \$33,000.00

irrigation/ Sod

Total Price: \$9,750.00

















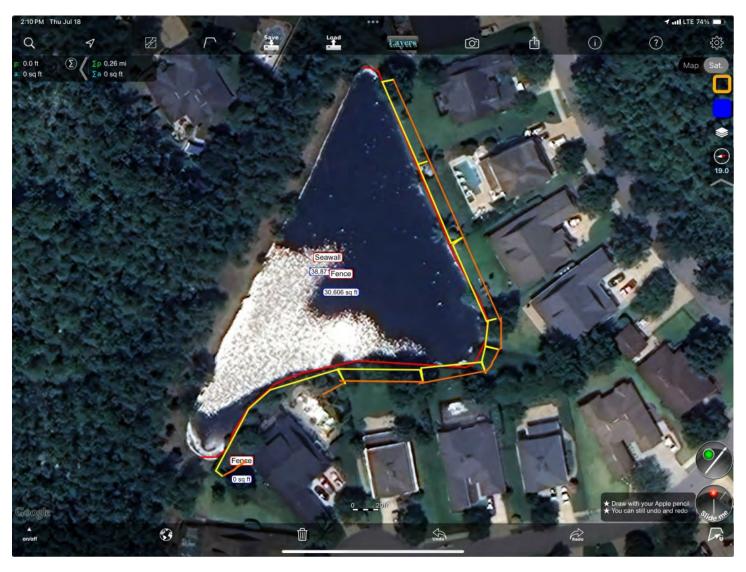
Notes:





Notes:













Price Breakdown: Sampson Creek CDD - Pond # 25A



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on July 03, 2024. Job Number: 2024-2298

Item	Description	Cost
1	SeaWall	\$269,000.00
2	Fence	\$33,000.00
3	irrigation/ Sod	\$9,750.00
	Total:	\$311,750.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal is good for 30 days from date of quote.

Aquatic Weeds Inc. reserves the right to make price adjustments should the square foot of the removal of the vegetation has grown since the last property inspection.

Please see all attachments for special conditions that may pertain to aspects of this project.

Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal.

Date:				

Tyler Smith | Mr. Sampson Creek CDD 1929 Glenfield Crossing Ct St. Augustine, Florida 32092 tcsmith@mdginc.com

C: 484-515-6345 O: 484-515-6345 Brett Collins | Captain Aquatic Weeds 4230 Fanny Bass Rd, St. Cloud, FLORIDA 34772

E: brett@aquaticweeds.com C: 407-205-2537

P: 407-205-2537

http://www.aquaticweeds.com

Additional Info: Sampson Creek CDD - Pond # 25A



Aquatic Weeds Terms and Conditions

- I authorize this work to be done. Prices do not include electrical wiring or connections. Aquatic Weeds does not
 assume any responsibility for damage to driveways, landscaping, sod, sprinkler systems, sidewalks, fences,
 waterlines, concrete areas,underground damages or mound stabilization, unless otherwise agreed to in
 writing.
- 2. Approvals, Permits, Licenses, etc.: Unless otherwise agreed upon in writing Customer shall be responsible for securing, at its expense all necessary permits, approvals, easements, and judicial and/or administrative orders to enable the Company to perform the Services.
- 3. Aquatic Weeds may from time to time, act as an Agent on behalf of the customer to obtain all necessary permits, surveys, measurements, engineering, or any other legal requirement in order to complete this project. I understand that if additional fees or payments are required to complete this project, I fully authorize Aquatic Weeds and agree to pay any costs or fees that may be incurred.
- 4. Time for Performance: Aquatic Weeds (hereafter referred to as, "The Company") will not be responsible for any delay or delays that, indirectly, result from or are contributed to be Customer's failure to perform its obligations hereunder or by any cause beyond the Company's reasonable control, including but not limited to: fire, flood, or other act of god: strike or other labor disagreement: acts or requirements of governmental or other civil actions: riot, war, embargo: shortage of labor, material, or energy. If equipment, materials, personnel, or supplies remain on customer's site at Customer's request during such a period delay, invoices will be rendered in accordance with the description of work set forth herein (the "Scope of Support"), and customer will also pay the Company for all extra costs and expenses by the company.
- Representations and Warranties of the Company: The Company shall perform the Services in material conformance with all applicable Local, State, and Federal Laws, regulations, and guidelines and in conformance with the Scope of Work.
- 6. Exclusion of Other Representations and Warranties: THE REPRESENTATIONS AND WARRANTIES GIVEN IN PARAGRAPH (2) ARE THE ONLY REPRESENTATIONS AND WARRANTIES GIVEN BY THE COMPANY WITH RESPECT TO THE SERVICES TO BE PERFORMED IN CONNECTION HEREWITH AND ARE IN LIEU OF ALL OTHER REPRESENTATIONS ANDWARRANTIES WHETHER EXPRESS, IMPLIED, OR STATUTORY INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
- 7. Limitations of Liability: The Company shall not be liable for any liabilities, claims, demands, expenses, or losses incurred by the Customer or other parties as a result of any claim, suit, or proceeding based on (i) changes in applicable laws or regulations after the Services are completed; (ii) acts or occurrences outside the Scope of the services; (iii) release of toxic materials or hazardous Substances to the equipment which are not a result of the gross negligence or willful misconduct of the Company; or (iv) failure of Customer to obtain required permits, licenses or approvals.
- 8. Terms and Methods of Payment: Unless otherwise agreed in writing, itemized invoices will be submitted for payment to Customer either (i) every week or (ii) upon completion of the Services whichever is the lesser.

 (a) All invoices are due and payable upon receipt.
 - (b) All payments received thirty (30) days after the invoice date will be assessed a late payment service charge of 1.5% per month for each month and amount under such invoice remains unpaid, or, if lower, the maximum allowed by applicable law. All payments received will be applied first to unpaid late payment service charges and then to the invoice balance.
 - (c) The Company may, at any time or time, suspend performance of the Services or require security or other adequate assurance satisfactory to the Company, when in the Company's opinion the financial condition of Customer or other grounds for insecurity warrant such action.
- 9. Delinquent Payments: In the event Customer fails to make any payment when due, the Customer shall pay, in addition to all other sums payable hereunder, the reasonable costs and expenses incurred by the Company in connection with all actions taken to enforce collection or to preserve and protect its rights hereunder, whether by legal proceedings or otherwise, including, without limitation, reasonable attorneys' fees and court costs
- 10. Claims: Unless otherwise agreed in writing, claims relating in any way to any portion of the Services must be made promptly within two (2) days after such Services are performed and must be confirmed in writing within five (5) days thereafter. In no event shall Customer hold back payment for invoices during any period such claims are pending.
- 11. CANCELLATION POLICY AND REFUNDS: If the Customer decides to cancel a job or project prior to the actual work commencement, the Company will deduct all costs incurred for the project (permits, surveys, mobilization, office expenses, etc.) up to and until a written cancellation notice is received. The remaining balance of the deposit received

Proposal: Sampson Creek CDD - Pond # 25A



after expenses will be returned to the customer within 10 business days.

- 12. Taxes: Unless otherwise agreed in writing, Customer shall be responsible for all sales, use, excise, or other taxes.
- 13. Site Conditions: Customer shall furnish the following information to the Company with respect to the site on which the Services are to be performed (the "Site"): (i) the physical characteristics (ii) soil reports and subsurface investigations; (iii) legal limitations and restrictions; (iv) utility locations; (v) legal description and survey; (vi) other reports or documents which may be reasonably requested by the company. Customer shall also advise the Company of any special chemical or physical hazards associated with the Site and materials to be handled by the Company in performance of the Services.

14. Indemnification:

- (a) Customer shall indemnify and hold Company harmless against any and all liabilities, claims, demands, expenses, or losses resulting from (i) the performance of the Services in compliance with the Customer's instructions or specifications, (ii) the negligent or intentional acts or omissions of Customer, its employees, officers, agents, directors or subcontractors, (iii) release of toxic materials or hazardous
- (b) The Company shall indemnify and hold the customer harmless against any and all liabilities, claims, demands, expenses, or losses resulting from the negligent or intentional acts or omissions of the Company, its employees, officers, agents, directors, or subcontractors; provided, however, that the amount of such indemnification is limited to the price of the Services which gave rise to the claim for the indemnification.

15. Change Orders:

- (a) Any changes in the Scope of Services as set forth in the Scope of Work set forth herein shall be agreed to in writing between the customer and company and shall be on only mutually agreed time and financial basis.

 (b) In an emergency affecting the safety of persons or property, the Company shall act in its own discretion, toprevent threatened damage, injury or loss. Within five (5) days after taking such action, the Company shall supply a detailed report to Customer which shall specify the emergency, the action taken, and such other information as the Company shall reasonably feel is necessary to fully explain the emergency. The Company shall invoice Customer, and the Customer shall pay for all extra costs incurred by the company in the event of such emergency unless such emergency was caused by the gross negligence or willful misconduct of Company.
- 16. Records and Data: All records and data generated by the Company in the performance of the Services remain the property of the Company. The Company shall retain such records and data for a period of two (2) years or such longer period required by law. If requested, copies will be provided to the Customer, at the Customer's expense.
- 17. Independent Contractor: Company shall perform the Services in accordance with the attached Scope of Work as approved by Customer. Customer shall have no right to exercise any control or direction over the employees or agents of the Company in connection with the services. Neither party shall have authority: (i) to employ any person as agent or employee for or on behalf of the other party or (ii) to make any representations or assume or create any obligation, expressed or implied, on behalf of the other party.
- 18. Entire Agreement: It is hereby further understood and agreed that the express terms of the attached Scope of Work and the Company's Terms and Conditions constitute the entire Agreement between the Customer and Company and there are no other agreements, representations, or understandings between Company and Customer relating to the Scope of Work or the Services to be performed by the Company in accordance therewith, and that all agreements, representations, and understandings of the parties with respect to the Services to be performed by the Company are merged with and superseded by the terms of the attached Scope of Work and these Terms and Conditions. No provisions of the Company's Scope of Work or the Company's Terms and Conditions may be waived, altered, or modified in any manner unless the same shall be set forth in writing and signed by a duly authorized officer of the Company. In the event that any purchase orders, requisitions, or any other notice of authorization to proceed in accordance with Scope of Work contains any provision, term or condition which is in addition to or inconsistent with any provisions herein, no inconsistent provisions, terms, or conditions shall be deemed to have been tacitly accepted by the Company by reason of the Company's commencement of Services pursuant to any such purchase orders, requisitions, or other authorization to proceed. The Company's Terms and Conditions shall supersede any such purchase orders, requisitions, or other authorization to proceed.
- 19. Governing Law: It is expressly agreed and stipulated that this contract shall be deemed to have been made and to be performed in the State of Florida, and all questions concerning the validity, interpretation, or performance of any of its terms or provisions, or of any rights or obligations of the parties hereto shall be governed by and resolved in accordance with the laws of said state.

Deposit & Payment Terms

1. A deposit of 50% is required on all contracts prior to scheduling. Balance is due upon completion. A 3%Convenience

Proposal: Sampson Creek CDD - Pond # 25A



Fee will be added to all payments made by credit card. This fee will be due at the time of credit card payment and is non-refundable.



H&H Land and Marine, LLC Site Services and Marine Construction

Date: 08/15/2024

Proposed Budget

Owner: Sampson Creek Community Development District

Address: 475 West Town Place, Suite 114

St. Augustine, FL 32092

Owner's Rep.; Tcsmith@mdginc.com

Dear Board of Supervisors,

Thank you for the opportunity to assist your community with this project. We understand that the budget is subject to review by the Engineer and you the Owner. This proposed budget is to install a new bulkhead behind the residents located on Pond 25A with minimal disturbance and disruption.

Our budget is based on our site visit and the site conditions review by Matthews Engineering. Below is our proposed scope of work that describes our plan and our qualifications. Following your review, we would welcome any questions and comments. We are also available to meet with the Committee and the Engineer to discuss the project.

The scope/plan is based on our site visit and understanding of the requirements and challenges.

Scope of work:

- Supply and install approximately 590 linear feet of vinyl sheet pile wall directly in front of the existing wall to minimize disturbing the homeowner properties. Most of the work will be completed from the pond side of the wall.
- Material will be ESP 6.5 or equivalent and 10' long sheets.
- The top of wall, after cap is installed, will be equal to the existing top of wall cap.
- Tie-backs will be 5/8" galvanized all-thread rods at approximately 5'-0" on center.
 These will be secured to Platipus anchors driven into the earth and load tested per Engineers specs. See Qualifications.
- The wall cap will be 2"x 8" 2.50 marine grade treatment wood material.
- Wall drainage relief ports will be installed every 10' to relieve water pressure behind the new wall.
- The void between the existing and new wall will be filled with gravel to promote drainage.
- Irrigation will be repaired as needed in the access area.
- Areas disturbed by construction activities will be graded and sodded if required.
- The budget is based on accessing the wall by dewatering approximately two feet of the pond, not to exceed the permeant pool.

H&H Land and Marine, LLC Site Services and Marine Construction

Qualifications:

- Proposed cost and methodology are subject to review and approval by the Civil Engineer. Any changes will be reviewed and are subject to price modification.
- Engineering was not provided and is not included.
- Permits, if required, are not included.
- Locations will be requested from "Before You Dig" services. The Owner is
 responsible for providing as-built surveys and any known utilities. Should damage
 occur to utilities that were not identified they will be repaired as a change to
 contract.
- The proposed methodology is based on our understanding of the project. We appreciate your consideration of our budget and method and ask that it not be shared outside of the Committee and Engineer of Record.
- A formal contract will be provided after review of the qualifications and scope, if agreed to, will be presented to the Owner.

Total cost of the Budget Proposal:\$285,000.00

Completed previous project information is available upon request.

Sincerely,

H&H Land and Marine, LLC Matt Hanley 904-449-8797 Jeremy Stephenson 904-622-6913 CGC-011931 This Receipt is issued pursuant to County ordinance 87-36

2024/2025 ST. JOHNS COUNTY LOCAL BUSINESS TAX RECEIPT

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

Account

1059488

EXPIRES

September 30, 2025

Business Type

Misc. Public Serv.

Location

4705 Raggedy Pt Rd

Out Of Area 32003

New Business

Transfer

Business Name

H And H Land And Marine

Tax Penalty 22.00

ST. JOHNS COUNTY TAX COLLECTOR

DENNIS W. HOLLINGSWORTH, CFC

Cost

0.00 0.00

Owner Name

H And H Land And Marine LLC

Mailing

4705 Raggedy Pt Rd

Total

22.00

Address

Fleming Island FL 32003

DENNIS W. HOLLINGSWORTH ST. JOHNS COUNTY TAX COLLECTO

This receipt does not constitute a franchise, an agreement, permission or authority to perform the services or operate the business described herein when a franchise, an agreement, or other county commission, state or federal permission or authority is required by county, state or federal law.

This form becomes a receipt only when validated below

Paid by receipt(s) 2023-7539063 on 07/16/24 for \$22.00

ST. JOHNS COUNTY TAX COLLECTOR

2023/2024 Local Business Tax Renewal Notice

RECEIPT EXPIRES SEPTEMBER 30% OF EACH YEAR

Business Information: H AND H LAND AND MARINE LLC 4705 RAGGEDY PT RD MISC. PUBLIC SERV.

DENNIS W. HOLLINGSWORTH, CFC

- 5 9001, St. AUGUSTINE, FL 32085-9001

Account Number: 1059488

Current Amount Due: \$ Arrears/Penalty: \$ 22.00

Total Due By Sept. 30: \$

0.00 22.00

Late Penalty Fees:

20% OCT: 10% DEC: NOV: 15% IAN: 25%

RETURN THIS NOTICE WITH PAYMENT OR

RENEW ONLINE AT: www.sictax.us PIN: 1446865378

> Dennis W. Hollingsworth St. Johns County Tax Collector

THIS IS NOT A RECEIPT UNLESS VALIDATED

H AND H LAND AND MARINE LLC 4705 RAGGEDY POINT RD FLEMING ISLAND FL 32003-7845 գիլինվորի իրի միկանիկանի իրիր իրիրի իրիրի հիրիրի հիրի

104 2023 000001059488 00000002200 00000002200 2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/03/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONL-I-AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

RODUCER

Kelly White & Associates Insurance, LLC

IG22 Hickman Road

RODUCER, AND THE CERTIFICATE HOLDER.

CONTACT HOUSE

PHONE
(AIC, No. Ext):

FAX.
(AIC, No):

FAX.
(AIC, No):

FAMIL
(AIC, No):

FAMIL
(ADDRESS: kelly@kwhiteinsurance.com

PRODUCER		NAME: HOUSE		
Kelly White & Associates Insurance, LLC		PHONE (A/C, No. Ext): 904-880-8881	FAX (A/C, No):	
1622 Hickman Road		E-MAIL ADDRESS: kelly@kwhiteinsurance.com		
		INSURER(S) AFFORDING CO	OVERAGE	NAIC#
Jacksonville	FL 32216	INSURER A: Kinsale Insurance Company	/	
INSURED		INSURER B:		
H & H Land & Marine, LLC		INSURER C:		
PO BOX 9168		INSURER D: American Interstate Ins Co		
		INSURER E: Travelers Property & Casua	Ity Company	
Fleming Island	FL 32006-0024	INSURER F:		
COVERAGES CERTIFICATION	TE NUMBER: H&HL24010	316282592 REVIS	ON NUMBER:	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDL SUBR POLICY EFF POLICY EXP TYPE OF INSURANCE POLICY NUMBER LIMITS X COMMERCIAL GENERAL LIABILITY EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) 1,000,000 CLAIMS-MADE X OCCUR 100,000 Excluded MED EXP (Any one person) 0100167404-2 10/25/2023 10/25/2024 1,000,000 PERSONAL & ADV INJURY 2.000.000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE X POLICY 2,000,000 100 PRODUCTS - COMP/OP AGG \$ OTHER: OMBINED SINGLE LIMIT AUTOMOBILE LIABILITY ANY AUTO BODILY INJURY (Per person) \$ SCHEDULED AUTOS NON-OWNED AUTOS ONLY OWNED AUTOS ONLY HIRED BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) AUTOS ONLY UMBRELLA LIAB OCCUR EACH OCCURRENCE **EXCESS LIAB** AGGREGATE CLAIMS-MADE RETENTIONS WORKERS COMPENSATION Incl USL&H X STATUTE X OTH-AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) 1,000,000 EACH ACCIDENT N AVWCFL3167312023 05/15/2023 05/15/2024 1,000,000 DISEASE - EA EMPLOYE f yes, describe under DESCRIPTION OF OPERATIONS below 1,000,000 E.L. DISEASE - POLICY LIMIT \$75,000 Rented/Leased 6607S641178 10/25/2023 10/25/2024 Unscheduled \$10,000/\$2,500 Contractors Equipment DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER		CANCELLATION
St Johns County Contractor Licensing	•	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
4040 Lewis Speedway		AUTHORIZED REPRESENTATIVE
St Augustine	FL 32084	Hely with

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C & H Marine Construction, Inc. 417 Stowe Avenue Unit B Orange Park, Florida 32073 (904) 264-7500 www.candhmarine.com FL LIC # SCC131153006

VINYL BULKHEAD

St Johns Golf & CC 1929 Glenfield Crossing Ct St Augustine, FL 32092

(484)515-6345

Job Location Pond 25A

tsmith@mdginc.com

We hereby propose to furnish the material and labor necessary for the completion of a bulkhead along your waterfront for approximately 690 ft. This includes a 15 ft wingwall on both sides of the wall.

This Navy Style bulkhead will extend above the ground approximately 4'-5' with ESP8.5, or equal, vinyl sheet piles, with an 8" diameter piling spaced every 5' and anchored to the front of the bukhead. A weep drain will be installed approximately every 6 ft. The sheet pile will extend about 5 feet below ground level. Horizontal members to be pressure treated 6x6's or doubled and laminated 2 x 8's depending on the height and design. The wall will be tied back with 5/8" HDG rods to a "tie-back" piling. A doubled 2x8 bulkhead cap will cover the horizontal member and the top of the sheet piling.

Included is up to twenty-four (24) catch basins/downspout piping to be underground and penetrate through the bulkhead.

All piling and lumber is treated to 2.5# C.C.A., (In fresh water, treatment will be C.A.C., as required by Federal Regulation). All hardware is to be HDG.

Fill dirt is not a part of this estimate, but we will be glad to accomplish the fill, wash in the dirt, and complete the rough grading on time @ \$475.00/ per load.

Electrical wiring and connection are not a part of this proposal, but can be arranged.

We will confine our work to as small an area as possible, however we cannot be responsible for damage to grass, drives, sprinklers, septic systems etc., however we will do our best to avoid any such damage.

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of:

\$367,420.00

Treated 2x6 wood boardwalk cap in place of 2(2x8) bulkhead cap.

Add: \$19,460.00

Add: \$31,899.00

Signed and sealed engineered drawings are included.

Excluded: Sod, irrigation, installation of fencing.

Payments to be made as follows: ---5% non-refundable deposit upon signing of proposal, progressive billings upon commencement of work, and balance due upon completion. Payment is due within 7 days of receipt of invoice. Financing options available. Please inquire for more information.

Permitting, if required, is not included, and will be quoted as needed.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

Acceptance of Proposal

The above prices, specifications, terms and conditions are satisfactory to me and C & H Marine Construction is hereby authorized to do the work as specified above. I/we further agree that payments will be made as outlined above.

signed	date
--------	------

* Price Escalation Clause

The construction industry continues to experience rapid price increases of raw materials. We are no longer able to absorb these escalating price increases. If during the performance of this contract, the price of the materials increases by more than 5%, the price of the contract will be adjusted accordingly.

If it becomes necessary to increase the price of the contract, you will be notified and have the option to terminate the contract by providing within five (5) business days a written notice. If terminated, your deposit will be returned less expenses.

In the event there are additional costs incurred which exceed your deposit amount, you will be provided an invoice with such costs to be paid.

- This agreement and any subsequent project description order made pursuant to it may be terminated at any time by mutual agreement, or as may be provided for in any project description order. Either party may terminate this agreement immediately for cause or by giving thirty (30) days written notice. In the event of termination, owner shall pay for all services performed and disbursements made by C&H Marine Construction, up to the effective date of termination.

**This proposal may be withdrawn if not accepted within 14 days of date shown below.

- **In some rare instances there may be concealed or unknown conditions that were not contemplated in this proposal. We will immediately notify you of any special conditions that will adversely affect our ability to perform the scope of this proposal. Such conditions may require a price adjustment or cancellation of this agreement in our sole judgment.
- ***Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.



C & H Marine Construction, 1 417 Stowe Avenue Unit B Orange Park, Florida 32073 (904) 264-7500 www.candhmarine.com SCC131153006

April 12, 2024

St Johns Golf & CC 1929 Glenfield Crossing Ct St Augustine, FL 32092

This proposal and all work indicated by this proposal are covered under C & H Marine Construction, Inc. workers compensation insurance and product liability Insurance.

When you authorize work done by an independent contractor you, the customer, can under some conditions be held responsible and liable for accidents or damages resulting from the performance of the job authorized if the contractor is not properly insured. C & H Marine Construction, Inc. maintains up-to-date coverage including Workers Compensation, Liability Insurance, USL&H, and Jones Act coverage for your protection.

Appropriate insurance certificates will be furnished upon request.

MARINE GENERAL LIABILITY - RLI Insurance Company (Policy # MRP0200091)
WORKERS COMPENSATION INCLUDING USL & H - American Interstate Ins.
(Policy # AVWCFL3143822023)
FEDERAL E.I.N. # 84-3282896

Sincerely,
C & 7 Marine Construction, Inc.

Unlicensed Contracting -

The Early Warning Signs

- * "Licensed & Insured" doesn't mean a thing by itself: It is a requirement per Florida Statute that an individual/company has their license number displayed on all advertisements, contracts, and business cards.
- * You are asked to obtain your own permit: A licensed contractor will always be able to obtain their own building permits.
- Verbal contract only, no detailed terms in writing: This is usually a sign of a unlicensed individual.
- * Contractor does not have proof of insurance: All contractors must have general liability and workers' compensation exemption current at all times and be able to prove it. Marine Contractors must carry Federal USL&H insurance. If you hire a marine builder who does not carry this coverage, YOU will be legally responsible for any injuries that occur. Call their agent to verify this insurance.
- * The contractor prefers to work weekends or after hours: This is often a sign an individual is not licensed and may be afraid to work when building inspectors are on duty.
- * Contractor displays only a local business tax receipt, (formerly an Occupational License).

 In order to lawfully engage in contracting the individual must hold a County or State Certification, State Registry or Specialty Trade License in the field they are contracting. Each will have a current wallet card bearing his name and scope of the trade.
- * You are asked to make checks payable in the individual contractor's name or asked to make payment in cash, or make the check payable to "cash": Licensed contractors usually have a separate business accounts, so when paying by check the check should reflect the same name as on the contract.
- * Advertisements and contracts should reflect company name, phone number, and contractor's license number: Contractors will have an address, phone number, and license number which you should verify with your local Contractor Licensing Department.



170-B Industrial Loop South • Orange Park, FL 32073 • Phone: (904) 545-4156

John Westcott, PE / Sampson Creek CDD Phone: +1 904 374 4667 Cell: +18502581430

2121 Foxtail Ct. St Augustine, FL 32092 Job Address: 205 Saint Johns Golf Dr. St Augustine, FL 32092

Print Date: 8-16-2024

Sampson Creek CDD - Vinyl Bulkhead

- Temporarily remove all aluminum fencing across shoreline and sections between properties (9) properties total.
 Remove misc shrubs and wood playhouse.
- Build new approx. 580 l/f of new +/- 6' exposed vinyl sheet piling bulkhead including 10' returns on each end 18" in front of existing wall Final elevation +/- 1' above existing.
- At 2121 Foxtail Ct. install approx. (9) Helical ground anchors behind pool close to shoreline.
- · Form and pour 16" x 24" steel reinforced concrete top cap.
- Raise yard to new wall elevation includes (20) 18yd truck loads of fill Additional fill will be billed at \$750 per load (labor & material).
- Due to limited access to properties, this estimate is given from Google Earth measurements. If concrete drain basins
 have to be extended or we encounter more drains, additional charges will apply.
- · When construction is complete, replace all fencing, repair sprinklers, sod and shrubs.

Note: Excludes water, electric, landscaping, sod, irrigation, buried cables and/or pipes, detach & resetting fence or gates (items damaged during construction will be repaired based on time and material. Top Dog Marine Construction will provide subcontractor estimates and coordinate services for water and electric upon request.

10% due at signing - 30% due at material/equipment delivery - 50% due in progress draws - Balance due upon completion

Replace

Description
Includes required permit and HOA approval.
Temporarily remove all aluminum fencing on shoreline and sections between each property - (9) properties total. Remove misc shrubs and wood playhouse.
ESP 8.5 - 10" x 18" x 12' - Driven to minimum depth of 50% pile length - Top 1'poured with cap.
12" \times 12" \times continuous concrete deadman anchor connecting cap to with 3/4" HDG tie-back rods - 7' O/C - (3) #5 rebar tied to rods.
Install approx. (9) 1.5" 10/12 Helical ground anchors w/12' - 16 - 3/4" rods behind pool at 2121 Foxtail Ct.
16" x 24" - 3,500 psi concrete - (4) runs of #5 rebar with #5 tie 12" O/C.
Jet Filter - Weep-holes set 7' O/C for proper drainage to releasing hydrostatic pressure.
New wall to cross (1) concrete drain basin and (2) down spout drains to be extended thru new wall.
Install (20) 18yd truck loads of sand fill - Additional fill will be billed at \$750 per load (labor & material)
Replace all fencing, repair sprinklers, sod and shrubs.

Total Price: \$409,383.00

CBC1264583

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOW AS A CONSTRUCTION LIEN.

Terms & Conditions

1. Unseen conditions:

In the event that Top Dog Marine Construction Corp. encounters concealed, or unknown conditions not accounted for in this proposal. We will notify you immediately of such conditions affecting our ability to perform the scope of work as proposed. "Alternative solutions will be provided where possible" Alternative solutions may require changes to price and/or scope of work. If changes are not agreed upon, cancelation of this agreement is the sole judgment of Top Dog Marine Construction Corp.

2. Amendments to Agreement:

Please note any requested changes to the scope of work must be provided in writing. Any changes involving materials delivered, or special order items will be subject to additional charges based on re-stocking & return fees. Some variations due to factors suchas water depth, shoreline adjustments, dock elevation, etc. may be required at our discretion. Top Dog Marine is **not** responsible for damage to grass, sidewalks, plants, shrubs, sprinkler lines, etc. due to material deliveries and/or equipment needed to complete the project. Top Dog will take caution to avoid damage. However, due to the nature of construction, the customer understands and agrees that some damage is unavoidable. High impact & vibrator equipment will be used during construction. Top Dog Marine is **not** responsible for cracks and/or shifting to sidewalks, pool enclosures, drywall, stucco, siding, and similar items caused by vibration due to hammering of piling. Top Dog Marine may be required to

remove plants, fences, gates, etc. to gain access to work areas; these items will be reinstalled when possible, to the best of our ability. Top Dog may employ a qualified subcontractor, if necessary, for repairs and/or re-installs at the owner's expense.

3. Survey & Boundaries:

The owner is responsible for all surveys, boundary markers, riparian line locations, DEP & Army Corp permitting. If the proposal includes permitting, permits do not include engineering, surveys or establishment of riparian line location unless otherwise stated. All engineering for state and federal permits is provided by subcontractors.

4. Payments:

All draws due upon receipt, any payments not received upon request may result in a work stoppage. If a work stoppage occurs, a mobilization fee may apply. Electrical work is not considered part of the boat lift installation. Boat lifts are considered 100% complete without final adjustments for the boat or PWC. Payments are due by check, cash or bank transfer. Credit and debit cards will be subject to a 3.5% fee.

5. Workmanship Warranty:

***Workmanship is covered for a period of <u>3</u> years from the date of completion. The project must be paid in full for warranty to go into effect. All warranties for materials and equipment shall be covered by the respective manufacturer or supplier due to their specific terms and conditions. All framing lumber will be #2 grade unless otherwise stated. Pilings are naturally derived and therefore vary in size, shape and proportionality. Pilings are sized by the minimum diameter of the butt-end. Pilings are installed with the butt-end up and the tip embedded. Pilings are not rated for symmetry or linearity. The natural curves occurring in piling are not considered defects. Top Dog Marine Construction Corp. will, at their discretion, turn bends to best suit construction. Alternative materials for wood can be subject to different installation requirements and different characteristics in the finished product.

FLORIDA HOMEOWNERS' CONSTRUCTION

RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: PH: 850.487.1395, FAX: 850.488.8040. 2601 Blair Stone Road Tallahassee, FI. 32399-0791

"ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES."

Approval Deadlin	ie: Oct 28, 2024				
confirm that my a	action here repre	sents my electronic sign	ature and is binding		
Signature:	_				
Date:	_				
Print Name:					



170-B Industrial Loop South • Orange Park, FL 32073 • Phone: (904) 545-4156

John Westcott, PE / Sampson Creek CDD Phone: +1 904 374 4667 Cell: +18502581430

2121 Foxtail Ct. St Augustine, FL 32092 Job Address: 205 Saint Johns Golf Dr. St Augustine, FL 32092

Print Date: 8-16-2024

Sampson Creek CDD - Wood Bulkhead

- Temporarily remove all aluminum fencing across shore line and sections between properties (9) properties total.
 Remove misc shrubs. Temporarily remove wood playhouse.
- Build new approx. 580 L/F of new wood bulkhead +/- 6' exposed including 10' returns at each end (New wall to be built 18" waterside of existing bulkhead & 12" above).
- At 2121 Foxtail Ct. Install approx. (12) Helical ground anchors behind pool close to shore line.
- Install (20) 18yd loads of back-fill Additional fill will be billed at \$750 per load (labor & material)
- Due to limited access to properties this estimate is given from Google Earth measurements. If concrete drain basins
 have to be extended or we encounter more drains, additional charges will apply.
- · When construction is complete, replace all fencing, repair sprinklers, sod and shrubs.

Note: Excludes water, electric, landscaping, sod, irrigation, buried cables and/or pipes, detach & resetting fence or gates (items damaged during construction will be repaired based on time and material. Top Dog Marine Construction will provide subcontractor estimates and coordinate services for water and electric upon request.

Draw Schedule: 10% due upon acceptance - 30% due at material/equipment delivery - 50% due in progress draws - Balance due upon completion.

New Construction

Replace

Items	Description		
Permitting	Includes required permit and HOA approval.		
Site Prep	Temporarily remove all aluminum fencing on shoreline and sections between each property - (9) properties total. Remove misc. shrubs and wood playhouse.		
Piling	8" x 14' Marine Treated 2.5cca Piling set 5' O/C with minimum embedment of 50% piling length.		
Whalers	2" \times 8" \times 15' Marine Treated 2.5cca - Top, middle and bottom - Double plated with joint breaks staggered on piling - Fastened to each piling with minimum (2) 16d stainless steel nails per piling.		
Sheeting	2" x 8 " x 12 ' Marine Treated 2.5 cca - Placed vertical - Attached to each whaler with minimum (2) $16d$ stainless steel nails.		
Filter Cloth	8' geotextile woven filter fabric running on the backside of the wall, 2' below outside mud-line.		
Tie-backs	5/8" x 12'- 16' galvanized rods at each piling - connected to 12" x12" continuous concrete deadman anchor.		
Helical Ground Anchors	Install approx. (12) 1.5" - $10/12$ Helical ground anchors w/ 12 ' - 16 ' $3/4$ " rods across pool area at 2121 Foxtail Ct.		
Тор Сар	2" x 10" - Fastened to top whaler and piling with 4" galvanized timber screws.		
Drains	New wall to cross (1) concrete drain basin and (2) downspout drains to be extended thru new wall.		
Back-Fill	Includes (20) 18yd loads of fill - Finished to rough grade. Additional loads will be billed at \$750 per load (labor and materials)		
Post Construction Repair	Replace all fencing, repair sprinklers, sod and shrubs.		

Total Price: \$293,683.00

CBC1264583

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Terms & Conditions

1. Unseen conditions:

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2. Amendments to Agreement:

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3. Survey & Boundaries:

The owner is responsible for all surveys, boundary markers, riparian line locations, DEP & Army Corp permitting. If the proposal includes permitting, permits do not include engineering, surveys or establishment of riparian line location unless otherwise stated. All engineering for state and federal permits is provided by subcontractors.

4. Payments:

All draws due upon receipt, any payments not received upon request may result in a work stoppage. If a work stoppage occurs, a mobilization fee may apply. Electrical work is not considered part of the boat lift installation. Boat lifts are considered 100% complete without final adjustments for the boat or PWC. Payments are due by check, cash or bank transfer. Credit and debit cards will be subject to a 3.5% fee.

5. Workmanship Warranty:

***Workmanship is covered for a period of <u>3</u> years from the date of completion. The project must be paid in full for warranty to go into effect. All warranties for materials and equipment shall be covered by the respective manufacturer or supplier due to their specific terms and conditions. All framing lumber will be #2 grade unless otherwise stated. Pilings are naturally derived and therefore vary in size, shape and proportionality. Pilings are sized by the minimum diameter of the butt-end. Pilings are installed with the butt-end up and the tip embedded. Pilings are not rated for symmetry or linearity. The natural curves occurring in piling are not considered defects. Top Dog Marine Construction Corp. will, at their discretion, turn bends to best suit construction. Alternative materials for wood can be subject to different installation requirements and different characteristics in the finished product.

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"ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES."

Approval Deadline: Oct 28, 2024

Signature:			
Date:	>		
Print Name:			

I confirm that my action here represents my electronic signature and is binding.

Docks, Decks & More Inc.

DMS-13 BL-4659 (904) 226-3688 Quote

Contact: John Westcott 2121 FoxTrail Court St Augustine Fl 32092 850 258 1430 jwestcott@mdginc.com 8-14-24

WORK TO BE DONE: A: Install Bulkhead (4' x 580')
B: R & R Grass, Bushes & Fencing

Bulkhead (Wood) 220,000.00

Bulkhead (Vinyl) 365,000.00

SPECIFICATIONS: Bulkhead (Wood)

- 1> All Poles & Wood used will be Marine Grade (CCA 2.5)
- 2> Will use 12' Poles
- 3> Will use 2" x 8" x 10' for the Stringers.
- 4> Will put Filter Cloth on back of entire wall.
- 5> Will put a cap broad (2" x 8"x 10')on top of wall.
- 6> Will put a tie back rod on every pole. Anchored with a butt & Cement

SPECIFICATIONS: Bulkhead (Vinyl)

- 7> Will use 12' Panels
- 8> Will put a Tieback rod every 6', Anchored with a Butt & Cement.
- 9> Will put a Weep Holes every 6'.
- 10> Will put a cap Brd on top of entire wall.

SPECIFICATIONS: Grass, Bushes & Fencing

- 11> Will replace any all grass the is Damaged
- 12> Will replace all bushes Damaged.
- 13> Will Replace any fencing that was Damaged.

Terms:

Payments to be made as follows: 250.00 down, 50% - 250.00 (0.00) when materials are delivered. Balance (0.00) due on completion of job Any work changes made to the above are subject to a charge. Both parties have to agree on any changes.



John Westcott – Matthews DCCM Sampson Creek CDD / Bulkhead Replacement

October 9, 2024

John,

Let me know when we can discuss the material selected for this project, the logistics of the build and the timeline to build this project.

Description: New bulkhead 25' to be built 18" in front of the existing bulkhead with an estimated length of 25' the wall will run into the existing walls and will be sealed with a concrete cell.





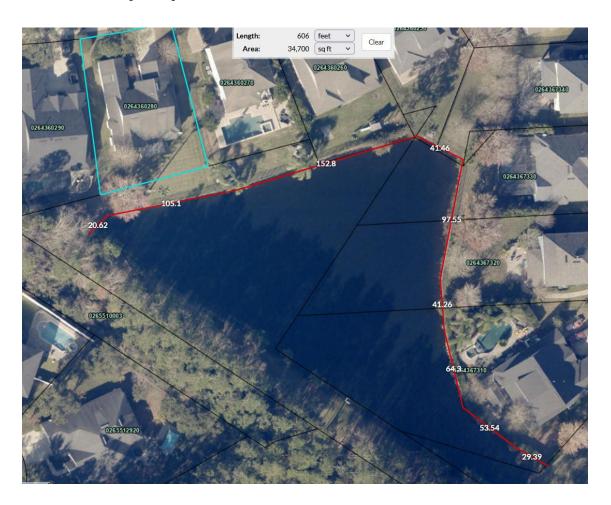
John Westcott – Matthews DCCM Sampson Creek CDD / Bulkhead Replacement

September 13, 2024

John,

Let me know when we can discuss the material selected for this project, the logistics of the build and the timeline to build this project.

Description: New bulkhead to be built 18" in front of the existing bulkhead with an estimated length of 600' and built to a 6' height design with the materials below.





Required Equipment: Midsize Excavator 12,000 lb. class with a plate hammer to drive the piles. Piles must be drive to deep embedment's. Estimated embedment 10' to 12' per piles spaced every 5'.



Scope of Work: 600' of wall with an estimated height of 5' to 6'

- 1. Remove homeowner fence along the bulkhead as we build the wall and reinstall.
- 2. Mobilize equipment and materials thru properties and by the water to each home to build
- 3. Drive piles, install cribbing, cloth, anchor system and cap of the wall

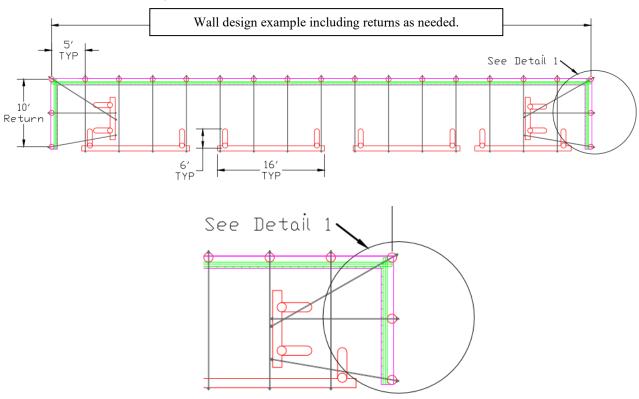
Bulkhead Material:

- 1. Pilings 9" butt, 18' with a treatment of 2.5 CCA. (5') spacing.
- 2. (3) Whaler's double (2"x8"x16') with a treatment of 2.5 CCA attached with SS ring-shank 20d nails.
- 3. Cribbing (2"x8"x12') 2.5 CCA will be installed and attached to the whalers with stainless steel 16d nails on the top and bottom attachments to the whalers.



- 4. Filter fabric (10") will be cut and installed to eliminate soil movement between the cribbing boards above and 3' below the mud line and will be attached with 1 ¼ stainless steel ring shank nails. Nail pattern will be every few feet each direction to hold the cloth onto the wall while it back filled. Cloth will be jetted down below the outside mud line. The top of the cloth will be doubled 2' down for extra protection.
- 5. Anchor system will be a dead-man drag pile system with pinning piles in front to prevent any movement over time. (Pile will be 9" butt or greater, 16' length with (2) pinning piles 7/8 butt 6') Anchor Rods will be 3/4 and will be Hot dipped Galvanized with ogee HDG front and back of the rod on the drag pile. Areas of the old wall will have portions removed to get the rod installed correctly at the correct angle of repose.
- 6. 2"x4" front ledger cut into top of piles attached with 20d ring shank stainless steel nails.
- 7. Cap will be 2"x6" marine wood decking estimated at 18 to 20 inches wide running down the length of the bulkhead wall attached with 3" stainless steel decking screws.

Example of wall build layout.





Pricing

Bulkhead materials, equipment and labor and permitting and trash and minor tree and shrub clearing, fence removal and installation back after construction, repair laydown area.

Pricing: \$247,325.00

The items below are priced separately for transparency.

Estimated Dirt Cost: 277 Yards \$5,400.00 Estimated Dirt Installation Cost \$2,500.00

Sod – Saint Augustine, Prep and installation: Estimated 20' area behind the wall 600' (25) Pallets 500sq' Cost sod prep and install \$13,750.00

*Irrigation / Sprinklers will be identified before construction begins, will be marked, and in some cases located and capped during construction. After construction will be reinstalled and cost will be transparent due to all the different scenarios that exist. Recommended Budget \$400.00 per home pipes will be extended out typically.

Terms and Conditions

- 1. ACCESS: Materials of construction shall be delivered and moved across the property to the work site. Employees shall park their vehicles in a safe and lawful manner compliant with facility rules as applicable.
- 2. CHANGE ORDERS: Work not within the scope of this proposal shall be submitted and approved in writing before commencement. Change orders shall be due with final payment unless otherwise agreed upon in writing.
- 3. CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal Barefoot Marine Construction has assumed there are no concealed or unknown physical conditions (subsurface or otherwise) which will adversely affect Barefoot Marine Construction ability to perform the scope of this proposal. If such conditions are encountered, Barefoot Marine Construction will immediately notify the owner in writing of adverse conditions and will be entitled to an adjustment of contract value, schedule, or both.



- 4. FORCE MAJEURE: Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, and/or any other cause beyond the reasonable control of the party whose performance is affected.
- 5. HEAVY WEATHER: During a named storm Barefoot Marine Construction reserves the right to demobilize and remove equipment from the jobsite without penalty for schedule delay(s).
- 6. INCLEMENT WEATHER: Due to the nature of outdoor construction inclement weather may affect the schedule. Every effort shall be made to maintain the proposed schedule; however Barefoot Marine Construction shall not incur additional expenses due to weather delays.
- 7. INSURANCE: Certificate available upon request.
- 8. PAYMENT SCHEDULE: 15% mobilization. Progress payments based upon mutually agreed schedule of values Balance upon final acceptance.
- 9. PAYMENT TERMS: Due upon receipt. Interest will be charged on past due accounts at 18% per annum. If Barefoot Marine Construction is required to employ an attorney to collect any amount past due as a result of default of the Buyer, the Buyer shall pay all cost of collections, including reasonable attorney's fees and court costs.
- 10. PERMITS: Permitting will be required for each property. Each will need a signed and sealed set of drawings with permitting for each property with Saint John's count. Also, an exemption letter from Saint Johns Water Management District will be needed as well for county permitting.
- 11. PRICE VALIDITY: Fifteen (15) day's from-date of quotation.
- 12. UNDERGROUND SERVICES: Owner is responsible for locating and identifying all underground utilities. Barefoot Marine Construction is not responsible for accidental damages, direct or consequential. Any relocation required shall be the responsibility of the owner.
- 13. WARRANTY: Workmanship and material will be free from defects for one (1) year from completion and final acceptance. Owner shall submit in writing a claim of defect within ten (10) days of discovery. Owner's sole and exclusive remedy for defective materials or workmanship is limited to the repair or replacement of the defect by Barefoot Marine Construction. Certificates of Treatment will be included at the end of job documentation to verify the material guote was used to build your wall.



14. DISCLAIMER OF WARRANTIES: Section 14 sets forth the exclusive remedy for claims based on failure of or defects in services, workmanship, or materials furnished by Barefoot Marine Construction, whether claim is based on contract, warranty, tort (including negligence) or any other cause of action, and however instituted, and upon expiration of the warranty period all such liability shall terminate. The foregoing warranty or repair or replacement is exclusive in lieu of all other warranties, whether written, oral, implied, or statutory. IT IS SPECIFICALLY UNDERSTOOD AND AGREED TO BY BUYER THAT (1) BAREFOOT MARINE CONSTRUCTION SHALL NOT IN ANY WAY BE LIABLE OR REPSONSIBLE FOR ANY NEGLIGENT ENGINEERING, CONSTRUCTION, REPAIRS, OR DEFECTS IN THE WORK AFTER THE EXPIRATION OF ONE YEAR FROM COMPLETION AND FINAL ACCEPTANCE, (2) NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE OR WILL BE DEEMED TO HAVE BEEN MADE BY BAREFOOT MARINE CONSTRUCTION, EXCEPT THE WARRANTY HEREINFORE SET FORTH, (3) THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE ARE SPECIFICALLY EXCLUDED, (4) THIS WARRANTY IS GIVEN IN LIEU OF ANY IMPLIED WARRANTIES, AND (5) THER ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.

15. WORKING HOURS: Monday through Friday	, 8 hours per day, 7:00 A.M. to 4:00 P.M.
Authorized Signature	Date
Rick Powell – Owner & License Holder	Date
Thank you for the opportunity to quote your macontact us at your earliest convenience.	arine construction needs. If you have any questions, please
Rick Powell	



About Barefoot Marine Construction:

Barefoot Marine Construction is a NE Florida company that operates under both a CGC builder's license, and Marine Specialty Contractor license. We are a 100% Marine Contractor that has 50 + years of marine construction experience. We work with a group of engineers to build marine structures that will stand the test of time and provide value to our customers.

Certified General Contractor 1533461, SCC131150961- Marine Specialty Contractor

Rick Powell - owner 904-327-3931 – Cell

Email: rick@barefootmarine.com

Website: www.barefootmarine.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/13/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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PRODUCER	843-606-5270	8884826844	CONTACT Maritime Insurance		
Maritime Insur	ance International, Inc		PHONE (A/C, No, Ext): 843-606-5270	FAX (A/C, No): 88848	326844
3 Lockwood D	rive		E-MAIL ADDRESS: info@maritimeii.com		
Suite 302A			INSURER(S) AFFORDING COVERAGE		NAIC#
Charleston, So	C 29401		INSURER A: Everest National Insurance C	ompany	
INSURED			INSURER B: Atlantic Specialty Insurance (Company	
Barefoot Marine Inc dba Barefoot Marine			INSURER C:		
Construction			INSURER D:		
10945 Patton	Road		INSURER E :		
Jacksonville, F	FL 32246		INSURER F:		
COVERAGES	CERTIFIC	ATE NUMBER:	REVISION NU	JMBER:	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	NSR ADDLISUBR POLICY EXP								
LTR		TYPE OF INSURANCE	INSD W	MVD	POLICY NUMBER	(MM/DD/YYYY)	(MM/DD/YYYY)	LIMIT	s
	<	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$ 1,000,000
В		CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	✓ Protection & Indemnity				B5JH29051	08/27/2024	08/27/2025	MED EXP (Any one person)	\$ 10,000
								PERSONAL & ADV INJURY	\$ EXCLUDED
	GEN	L'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	~	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$ 1,000,000
		OTHER:						P&I	\$ 1,000,000
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$
	ANY AUTO							BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS ONLY AUTOS							BODILY INJURY (Per accident)	\$
		HIRED NON-OWNED AUTOS ONLY AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
									\$
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$
	DED RETENTION \$								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				9700000821241	07/26/2024	07/26/2025	✓ PER OTH- STATUTE ER	
la	ANYPROPRIETOR/PARTNER/EXECUTIVE Y/N		N/A		370000021241	0112012024	0112012023	E.L. EACH ACCIDENT	\$ 1,000,000
^	(Mandatory in NH)				Includes USL&H			E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below				melades octain			E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
В	3 Pollution				B5JH29051	08/27/2024	08/27/2025	Limit	\$100,000
В	Hull Physical Damage				B5JH29051	8/27/2024	8/27/2025	Limit	**See Below***
В	B Leased & Rented Equipment				B5JH29051	8/27/2024	8/27/2025	Max Limit	\$250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Richard Powell is excluded from WC Coverage

Vessel Schedule for Hull & P&I Coverage: 2015 48' Little Gian Crane Barge \$80,000; 1981 23' Monark Aluminum Workboat \$70,000; 2010 80x32 American Dumb Barge \$25,000

(2) Crew Included

CERTIFICATE HOLDER	CANCELLATION
John Westcott, PE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Nichole Rogers



Required Equipment: Midsize Excavator 12,000 lb. class with a plate hammer to drive the piles. Piles must be drive to deep embedment's. Estimated embedment 10' to 12' per pile spaced every 5'.



Scope of Work: 25' of wall with an estimated height of 5' to 6'

- 1. Remove homeowner fence along the bulkhead as we build the wall and reinstall.
- 2. Mobilize equipment and materials through one property to build both walls.
- 3. Drive piles, install cribbing, cloth, anchor system and cap of the wall

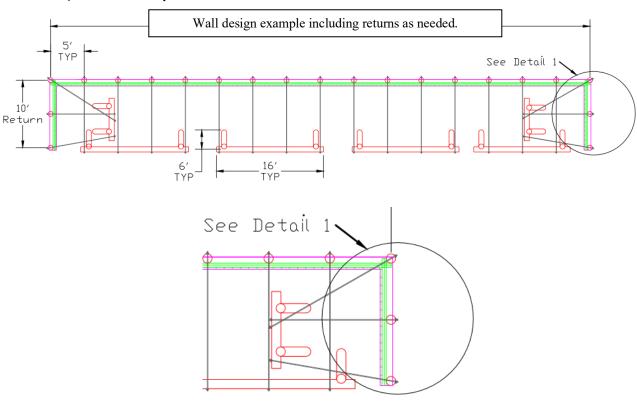
Bulkhead Material:

- 1. Pilings 9" butt, 16' with a treatment of 2.5 CCA. (5') spacing.
- 2. (3) Whaler's double (2"x8"x16') with a treatment of 2.5 CCA attached with SS ring-shank 20d nails.
- 3. Cribbing (2"x8"x10') 2.5 CCA will be installed and attached to the whalers with stainless steel 16d nails on the top and bottom attachments to the whalers.



- 4. Filter fabric (7") will be cut and installed to eliminate soil movement between the cribbing boards above and 3' below the mud line and will be attached with 1 ¼ stainless steel ring shank nails. Nail pattern will be every few feet each direction to hold the cloth onto the wall while it back filled. Cloth will be jetted down below the outside mud line. The top of the cloth will be doubled 2' down for extra protection.
- 5. Anchor system will be a dead-man drag pile system with pinning piles in front to prevent any movement over time. (Pile will be 9" butt or greater, 16' length with (2) pinning piles 7/8 butt 6') Anchor Rods will be 3/4 and will be Hot dipped Galvanized with ogee HDG front and back of the rod on the drag pile. Areas of the old wall will have portions removed to get the rod installed correctly at the correct angle of repose.
- 6. 2"x4" front ledger cut into top of piles attached with 20d ring shank stainless steel nails.
- 7. Cap will be 2"x6" marine wood decking estimated at 18 to 20 inches wide running down the length of the bulkhead wall attached with 3" stainless steel decking screws.

Example of wall build layout.





Pricing

Bulkhead materials, equipment and labor and permitting and trash and minor tree and shrub clearing, fence removal and installation back after construction, repair laydown area to include engineering. This price is for both properties.

Pricing for wall: \$11,125.00
Pricing for Engineering. \$750.00
Pricing for County permitting with St Johns County \$ 350.00
Pricing to reinstall fence: \$400.00
Pricing for back fill (9 yards) \$425.00
Pricing for Saint Augustine Sod prep and installation \$550.00
Total Project Price *\$13,640.00

Not included, the path to the wall, we will use plywood and should have minimal damage that should recover within a couple of weeks.

*Irrigation / Sprinklers will be identified before construction begins, will be marked, and in some cases located and capped during construction. After construction will be reinstalled and cost will be transparent due to all the different scenarios that exist. Recommended Budget \$400.00 per home pipes will be extended out typically.

Terms and Conditions

- 1. ACCESS: Materials of construction shall be delivered and moved across the property to the work site. Employees shall park their vehicles in a safe and lawful manner compliant with facility rules as applicable.
- CHANGE ORDERS: Work not within the scope of this proposal shall be submitted and approved in writing before commencement. Change orders shall be due with final payment unless otherwise agreed upon in writing.
- 3. CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal Barefoot Marine Construction has assumed there are no concealed or unknown physical conditions (subsurface or otherwise) which will adversely affect Barefoot Marine Construction ability to perform the scope of this proposal. If such conditions are encountered, Barefoot Marine Construction will immediately notify the owner in writing of adverse conditions and will be entitled to an adjustment of contract value, schedule, or both.



- 4. FORCE MAJEURE: Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, and/or any other cause beyond the reasonable control of the party whose performance is affected.
- 5. HEAVY WEATHER: During a named storm Barefoot Marine Construction reserves the right to demobilize and remove equipment from the jobsite without penalty for schedule delay(s).
- 6. INCLEMENT WEATHER: Due to the nature of outdoor construction inclement weather may affect the schedule. Every effort shall be made to maintain the proposed schedule; however Barefoot Marine Construction shall not incur additional expenses due to weather delays.
- 7. INSURANCE: Certificate available upon request.
- 8. PAYMENT SCHEDULE: 15% mobilization. Progress payments based upon mutually agreed schedule of values Balance upon final acceptance.
- 9. PAYMENT TERMS: Due upon receipt. Interest will be charged on past due accounts at 18% per annum. If Barefoot Marine Construction is required to employ an attorney to collect any amount past due as a result of default of the Buyer, the Buyer shall pay all cost of collections, including reasonable attorney's fees and court costs.
- 10. PERMITS: Permitting will be required for each property. Each will need a signed and sealed set of drawings with permitting for each property with Saint John's count. Also, an exemption letter from Saint John's Water Management District will be needed as well for county permitting.
- 11. PRICE VALIDITY: Fifteen (15) day's from-date of quotation.
- 12. UNDERGROUND SERVICES: Owner is responsible for locating and identifying all underground utilities. Barefoot Marine Construction is not responsible for accidental damages, direct or consequential. Any relocation required shall be the responsibility of the owner.
- 13. WARRANTY: Workmanship and material will be free from defects for one (1) year from completion and final acceptance. Owner shall submit in writing a claim of defect within ten (10) days of discovery. Owner's sole and exclusive remedy for defective materials or workmanship is limited to the repair or replacement of the defect by Barefoot Marine Construction. Certificates of Treatment will be included at the end of job documentation to verify the material quote was used to build your wall.



14. DISCLAIMER OF WARRANTIES: Section 14 sets forth the exclusive remedy for claims based on failure of or defects in services, workmanship, or materials furnished by Barefoot Marine Construction, whether claim is based on contract, warranty, tort (including negligence) or any other cause of action, and however instituted, and upon expiration of the warranty period all such liability shall terminate. The foregoing warranty or repair or replacement is exclusive in lieu of all other warranties, whether written, oral, implied, or statutory. IT IS SPECIFICALLY UNDERSTOOD AND AGREED TO BY BUYER THAT (1) BAREFOOT MARINE CONSTRUCTION SHALL NOT IN ANY WAY BE LIABLE OR REPSONSIBLE FOR ANY NEGLIGENT ENGINEERING, CONSTRUCTION, REPAIRS, OR DEFECTS IN THE WORK AFTER THE EXPIRATION OF ONE YEAR FROM COMPLETION AND FINAL ACCEPTANCE, (2) NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE OR WILL BE DEEMED TO HAVE BEEN MADE BY BAREFOOT MARINE CONSTRUCTION, EXCEPT THE WARRANTY HEREINFORE SET FORTH, (3) THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE ARE SPECIFICALLY EXCLUDED, (4) THIS WARRANTY IS GIVEN IN LIEU OF ANY IMPLIED WARRANTIES, AND (5) THER ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.

15. WORKING HOURS: Monday through Friday, 8	B nours per day, 7:00 A.M. to 4:00 P.M.
Authorized Signature	Date
Rick Powell – Owner & License Holder	Date
Thank you for the opportunity to quote your mari contact us at your earliest convenience.	ne construction needs. If you have any questions, please
Rick Powell	



About Barefoot Marine Construction:

Barefoot Marine Construction is a NE Florida company that operates under both a CGC builder's license, and Marine Specialty Contractor license. We are a 100% Marine Contractor that has 50 + years of marine construction experience. We work with a group of engineers to build marine structures that will stand the test of time and provide value to our customers.

Certified General Contractor 1533461, SCC131150961- Marine Specialty Contractor

Rick Powell - owner 904-327-3931 – Cell

Email: rick@barefootmarine.com

Website: www.barefootmarine.com



			1. Date and Time
			05-23-2024 @ 9am
			2. Report Number
			1
3. Project No.		4. Project Name -	5. Site Location
16080		Sampson Creek CDD	420 St Johns Golf Drive
6. Contractor		7. Project Manager	8. Quality Control Monitor
N/A		Alex Acree/Tyler Smith	Mike Silverstein
9. Temperature		10. Weather	11. Hours on Job
85 High	72 Low	Sunny	2

12. JOB SITE OBSERVATION REPORT

It was requested by the Sampson Creek CDD Board that a site observation visit was performed at 420 Saint Johns Golf Drive to evaluate the erosion reported at the Pond 16 Control Structure #163 (referred to as CS-163 in this report).

After reviewing the conveyance on the Hill, Boring, and Dunn drawings dated July of 1998, CS-163 provides relief from Pond #16 through a series of inlets which eventually outfall through a mitered end section (167A) and into Pond #15. The outfall pipe and connected structures pass through a drainage easement between lots 35 and 36 (416 and 420 St Johns Golf Drive) shown on sheet 21/64 included with this report.

Erosion to the west bank was present on both the north and south elevations of CS-163 and scouring was observed at the south elevation of the structure at the pond bottom, refer to photo 3126. The erosion was also moving west into the fenced yards of both 416 and 420 St Johns Golf Drive, but more so into the 420 property. The depression on the pond bottom where evidence of scouring is present has received rip rap (demolished concrete sidewalk pieces) from the 420 St. Johns Golf Drive property owner over the years to control the issue until a remedy has been determined, also seen in photo 3126.

After examining the location of concern north, south, and west of CS-163, evidence leading to the source of these issues became more clear. Tracking back up the fence line (west) that is currently splitting the center of the easement, evidence of focused water flow was present within 12"-18" on both sides of the fence up to the 420 St Johns Gold Drive property's north landscaping bed. The focused flow of surface water appears to split both sides of the fence at the east end of the 420 St Johns Golf Drive north landscaping bed, refer to photo 3135. It is here that a slight change in elevation allows for the surface water to take the path of least resistance and explains why the south and southwest ground surface surrounding CS-163 contains more significant erosion, refer to photo 3126. Continuing to backtrack west there is a perpendicular fence that intersects the PL fence belonging to 416 St Johns Golf Drive, and it is here where additional evidence of focused surface water flow was present. At the southeast corner of the 416 St Johns Golf Drive home there is a downspout that discharges away from the corner of the home. It is at this downspout where the origin of the focused (point discharging) surface water flow is highly likely to be causing the erosion issues at CS-163, see photo 3133.

We recommend backfilling, compacting, and stabilizing the pond bank adjacent to CS-163 as originally designed and including filling in the scoured area directly south of the structure at the pond bottom. With this repair, and the existing cause of the issue remaining, we feel that the best option to eliminate this reoccurring maintenance issue would be to install a downspout collector or yard drain that is piped either directly into the pond, or install a yard drain where the two fences intersect within the easement that would Inserta-Tee directly into the 24" ADS pipe between CS-163 and CI-165. Installing a yard drain and Inserta-Tee into the 24" ADS within the drainage easement would be the least invasive solution to the surrounding properties and controlling the root of this issue

resulting in less maintenance to the pond bank adjacent to CS-163 in the long run. This solution will also keep the proposed additional drainage components within the easement limits as well.

Unrelated to the erosion issue, CS-163 needs maintenance attention. The structure contains sediment built up and organics are growing out of the grate as a result. Additionally, the rebar skimmer on the southern elevation of CS-163 is not present and should be replaced. The north skimmer is present and in functional condition although the top skimmer bar can be bent back to space evenly to match the lower bars. While servicing CS-163, ensure that the draw down orifice is free and clear of any debris so that relief from Pond #16 is not obstructed.



Photo 3133



Photo 3135



Photo 3132



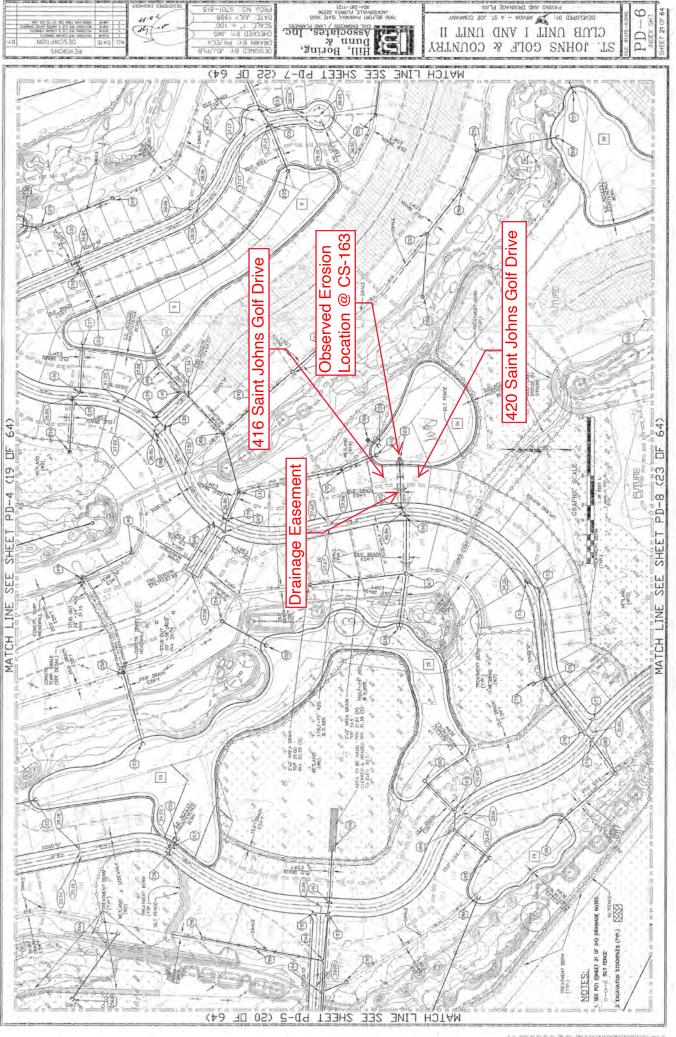
Photo 3134

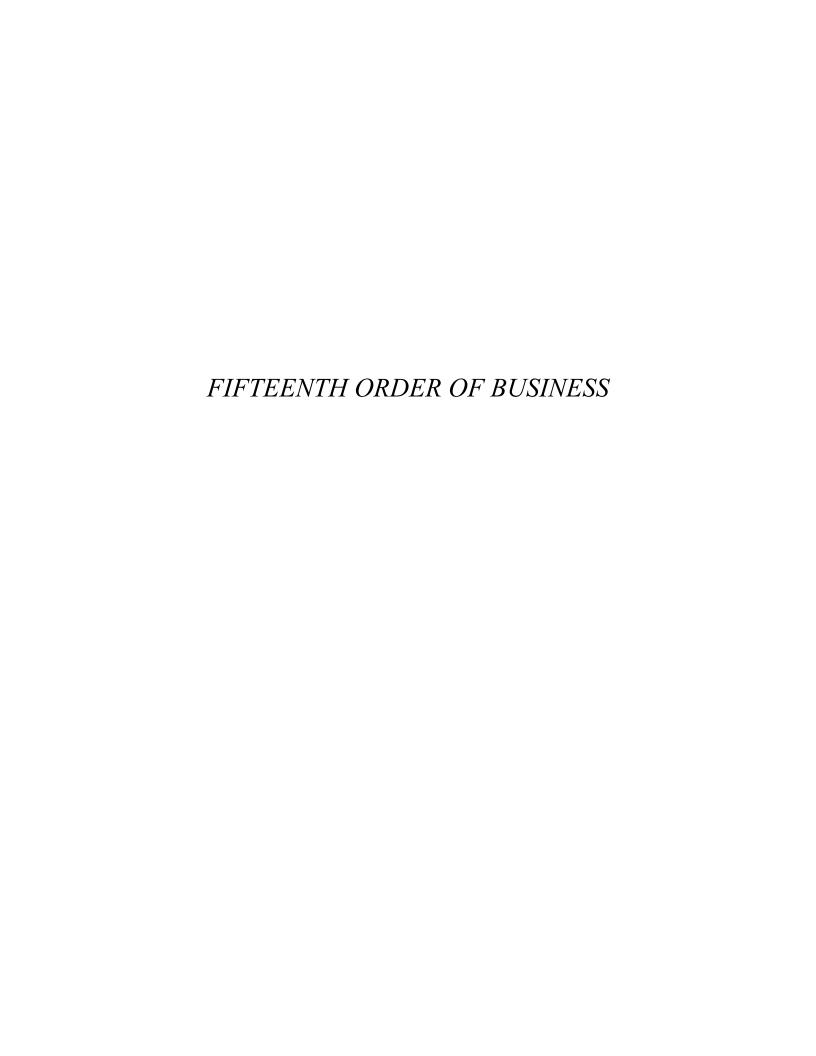


Photo 3130



Photo 3126





A.

MINUTES OF MEETING SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, September 19, 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 LearyVice ChairmanMike DavisSupervisorLori WeitzelSupervisor

Also present were:

Jim OliverDistrict ManagerWes Haber via phoneDistrict CounselAlex AcreeDistrict EngineerDaniel BaumanBrightViewCharles GonzalezBrightView

Haley Hadd Vesta Property Services
Dan Fagen Vesta Property Services

Ben Pasquith St. Johns Golf & Country Club Andrew Anderson Precision Sidewalk Safety Corp

Mark Seymour Lake Doctors
Eric Williams Lake Doctors

Residents

The following is a summary of the actions taken at the September 19, 2024 Board of Supervisors of the Sampson Creek Community Development District meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 6:02 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment (regarding agenda items listed below)

Mr.. Mike Haag of 420 St. Johns Golf Drive asked if there would be discussion on the washout behind his property, since neither Mr. Masters nor the District Engineer were present. Mr. Yuro indicated that Mr. Acree, represented the engineering company and was present to discuss this matter.

THIRD ORDER OF BUSINESS

Amenities Booking Requests

Mr. Oliver stated there were no requests at this time.

FOURTH ORDER OF BUSINESS

Update on Golf Course Project

Mr. Ben Pasquith of the St. Johns Golf & Country Club was asked by Mr. Yuro to provide an update on golf course projects that would impact the community. Two projects were underway; one to install a structure over the back of the driving range, which would be Topgolf style and the other, to expand the starter house, in order to serve food and beverage. They expected construction traffic in these areas. The golf course would be closed in May of 2025 until late September/early October for renovation of the greens, but the Clubhouse and driving range would remain open. Mr. Davis questioned when the driving range project would be completed. Mr. Pasquith confirmed that it was in the permitting stage and was slated to start on May 4, 2025; however, on March 28th, they would be spraying the greens. In preparation to reopen, they planned to mow the grass to the same height and raking it more frequently. Mr. Yuro appreciated Mr. Pasquith attending the meeting and providing this report.

FIFTH ORDER OF BUSINESS

Update from Lake Doctors

Mr. Mark Seymour of Lake Doctors provided an update on the condition of the 29 lakes and ponds throughout the community and to answer Board Member questions. Three crew members were assigned to the community, which Mr. Eric Williams supervised. They had extensive knowledge of aquatic herbicides and algaecides, to control the aquatic weeks and algae. The lakes/ponds were also stocked with weed eating grass carp for biological control. They had a successful Summer, with no major issues. The worst part of the year was early in the Spring, when water levels were low. Mr. Yuro asked if their contract was for one year. Mr. Seymour indicated that it was an annual contract, which was the same price as the prior year. Mr.

Yuro questioned the last time that the lakes/ponds were stocked with fish. Mr. Seymour recalled that it was in 2022. Mr. Yuro questioned staff's opinion of Lake Doctors. Mr. Fagen stated that overall, everything looked good and Lake Doctors was responsive, although there was an uphill battle due to the drought. Mr. Davis questioned the scope and if they picked up trash. Mr. Seymour provided their scope. Mr. Williams indicated that they did not routinely remove trash from the ponds, unless there was a request for trash to be picked up in a certain area.

Mr. Davis questioned how growth was treated through the bulkhead. Mr. Williams pointed out that typically they treated vegetation growing out of it, with a boat, but one bulkhead was problematic, as they could not get their boat into the pond, which was 25A. They did not do this routinely, but if he was asked to, he would treat it. Mr. Yuro explained that the bulkhead on Pond 25A, had adjoining houses and a fence and the only side that did not have a bulkhead and fence, was on the preserve side, which they did not have access to. Mr. Seymour offered to check this bulkhead. Mr. Davis noted that the bulkhead behind the Clubhouse looked clean, but the one on Pond 24, had enough organic material coming through it, to justify a treatment, as eventually the organic material would affect the bulkhead long-term. Mr. Yuro requested that any bulkhead issues be reported to Mr. Masters or Ms. Hadd, so that they could inform Lake Doctors. Mr. Seymour would speak to field staff about this further. Mr. Davis questioned in their monthly report, why they could not get access to Pond 24A, as a homeowner complained about algae. Mr. Williams stated the issue was with the wall, but there was sufficient space to spray algaecide into the water and would have it sprayed tomorrow or early next week.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the renewal with Lake Doctors for Fiscal Year 2025 in the amount of \$2,360 per month with the inclusion of grass carp in the amount of \$2,000 was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Sidewalk Repair

Mr. Andrew Anderson of Precision Sidewalk Safety provided an update on the sidewalk repairs that they completed for \$10,000. At the end of June, they surveyed all of the sidewalks on St. Johns Golf Drive, from Leo Maguire Parkway until the end of St. Johns Golf Drive. They hand measured all sidewalks that were 0.25 to 2 inches and identified 391 trip hazards. If sidewalks between 0.25 to 2 inches were repaired and there was a 1:12 slope, the ADA

guidelines were satisfied, as anything below 0.25 was not considered to be a hazard. Since the last meeting, with the \$10,000 that the Board approved, they repaired 132 hazards on Leo Maguire Parkway through St. Johns Golf Drive, as a trial, to show what the repairs would look like. A report was provided to the Board, showing every hazard with the height, at the highest point, along with the width and depth and requested feedback from the Board on the direction to now go in, as they were doing a phased approach. They were currently making repairs on St. Johns Golf Drive and had 260 hazards to complete, before proceeding to Eagle Point Drive, which had the worst hazards, versus Eagle Point Drive, which had long stretches that were not bad and had trees that were set off of the right-of-way (ROW). On Chelsea Circle, there were only four hazards, but driveways were badly damaged and there were hazards on Foxtail Court, Highland View Drive, Drury Court, and Eagle Point Drive. Mr. Yuro estimated that there was another \$31,000 worth of hazards that were identified. Mr. Anderson explained that they could repair a sidewalk for \$75 or \$550 to \$600 to repour a panel, but repouring did not negate the fact that there was a great deal of settling and trees and the only way to make a sidewalk flush, was to eradicate trees and roots.

Ms. Weitzel questioned the amount of most severe sidewalks remaining on St. Johns Golf Drive. Mr. Anderson explained that typically the most severe sidewalks were above 1 inch. Mr. Yuro asked if there was a proposal for Eagle Point Drive, Drury Court and Chelsea Circle. Mr. Anderson did not have an official estimate to provide a proposal, but at \$75 per hazard, the cost for 1,500 hazards would be \$112,000. Mr. Leary noted that the final result looked good, but they needed a good estimate, as he believed to complete the entire community, if they were repairing 100 sidewalks per day, it would take 142 days to complete the work. Mr. Yuro asked if the Board could authorize \$15,000 or \$20,000 and Precision could repair the 25% worst sidewalks, to show that they were being diligent and trying to address the problem. Mr. Anderson pointed out that surveying 1,500 to 2,000 was time consuming, but they could survey all hazards that were 1 inch and above. Mr. Davis felt that repairing sidewalks from one end to the other, over the course of time, was reasonable and would be more efficient for them, as they would end up with much cleaner sidewalks and recommended approving \$10,000 every month or every other month, until the hazards were addressed. Mr. Yuro preferred to start with the ones that had the biggest trip hazards. Mr. Davis felt that made the most sense but wanted 2 Men Concrete to handle the ones that Precision could not handle. Mr. Anderson recommended repairing

everything from 0.25 to 2 inches on the three roads where there were the most complaints and slowly add in the adjacent ones. Mr. Yuro was in favor with approving \$10,000 to complete the most severe hazards on St. Johns Golf Drive and have Precision survey the remaining roads and report to the Board at the next meeting. Mr. Leary requested an estimate from 2 Men Concrete for grinding sidewalks for comparison purposes.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor authorizing an amount not-to-exceed \$10,000 for the repair of severely raised sidewalk panels of 0.25 to 2 inches on St. Johns Golf Drive was approved.

Mr. Davis pointed out that he did not see 2 Men Concrete remove any sidewalk panels, between this meeting and the last meeting and asked if they were still onsite. Ms. Hadd reported that they were severely delayed, due to the rain, but staff was working with them. Mr. Davis noted that one of two driveways, had concrete panels that overlapped the ROW and were lifted and suggested that staff contact the HOA to repair them. Mr. Yuro preferred identifying them first, as there were ones in the CDD ROW and there needed to be guidance from District Counsel on who was responsible for them. Mr. Haber advised that it varied from hazard to hazard, but since the CDD was taking responsibility for the sidewalk and the driveway was causing the hazard, it was the homeowner's responsibility under the covenants, regardless of who originally installed it. However, if someone tripped and fell, in all likelihood, the CDD and the homeowner would be sued. Mr. Yuro requested that staff coordinate with the HOA on this matter. Mr. Fagen would address this with the HOA.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Acree indicated that there were three items on the agenda later in the meeting that he would discuss.

C. Manager

There being no comments, the next item followed.

D. General Manager

- 1. Report
- 2. Athletic Field Maintenance Reports

Ms. Hadd reported that the events were going smoothly and four were planned through the end of October. The Swim and Run was scheduled for this weekend and the Fall Festival on October 19th, but the Movie on the Lawn for September was re-scheduled for October 4th, due to the weather. Mr. Leary requested that vendors not park their vehicles on the field. Ms. Hadd obtained the following proposals for a ping pong table: a Cornilleau 510 Outdoor Table Tennis Table for \$2,199, which she recommended and a 100X Outdoor Table for \$900. The area that was recommended by the Board, was outside of the Gym, which was used for working out, but there would not be much usage of the ping pong table, early in the morning. The only issue with the ping pong table, was balls being thrown at windows or gutters. Mr. Yuro had no issue with installing a ping pong table, but asked if one was requested by residents. Mr. Davis stated that he requested it, as well as a backboard. Ms. Weitzel felt that the Cornilleau 510 was more aesthetically pleasing. Ms. Hadd voiced concern about the 100X Outdoor Table, as it was commercial and had wheels that could be moved by residents and recommended that staff distribute the paddles and balls during office hours. Mr. Davis felt that adding a ping pong table on the pool deck, would be a nice amenity to provide to residents, but it could be added in the Spring, when the pool deck was more utilized. Ms. Weitzel liked the idea, but preferred to wait until the Spring and budget for it. Mr. Yuro was in favor of waiting until the Spring, as he hated to spend money on it and then it not be used. Mr. Leary preferred having a backboard. There was Board consensus to bring this item back to the Board in the Spring. Mr. Fagen would include it in his February report.

Ms. Hadd obtained the following proposals for a backboard: a Rally Master 10x16 Backboard for \$4,480, Bakko Professional Flat Series 10x16 Backboard for \$6,473 and Bakko Slimline Flat Series 8x18 Backboard for \$4,279. She had no preference and left it up to the Board, but the Tennis Instructor, Rahman preferred Rally Master. Mr. Leary felt that it should be placed indoors and voiced concern if people were playing after hours, because the Gym was open until 11:00 p.m. Ms. Weitzel agreed, as it would invite people to come out to the pool, after

hours. Mr. Davis believed that a backboard would be beneficial and asked if the vendor would install it. Ms. Hadd stated that the vendor would only provide the material and the backing to secure it and staff must install it. A Tennis Pro in the St. Johns community, noted that backboards were not used much, unless residents requested one, as the balls would rebound low, which would not stimulate play with another person. Mr. Yuro questioned whether there were any concerns with the current tennis teams that utilize the courts. Ms. Hadd indicated that it would not cause a hazard, as the backboard would attach to the fence. Mr. Yuro appreciated this information, but if they were not receiving requests for a backboard, one was not necessary and preferred to table this item for now to see if there was interest from residents. *There was Board consensus to table this item*.

Ms. Hadd spoke to Energy Lighting regarding the holiday lighting, as they were used in the past and recommended continuing with them, as they agreed not to increase their prices from last year, replace all of the equipment that was damaged last year and had waterproof plug covers, to address issues that occurred in the community last year. She asked them to include two monuments on Leo Maguire Parkway and Stonehedge Trail Lane and Eagle Point Drive, to make the lights flow more throughout the community, which only increased the price by \$500. Mr. Yuro felt that this was a great starting point, but voiced concern that one week after the lights were installed last year, half of them were out and they never came out to repair them and questioned whether there was a provision in their contract, to come back out. Ms. Hadd was told by them verbally, that they would come back out, but the quote that she received was just for the installation. Mr. Leary requested an agreement from them. Mr. Fagen recalled that the vendor performed weekly maintenance of the lights and Vesta performed preventative maintenance to check the GFIs. Mr. Yuro agreed with proceeding, if Energy Lighting agreed to come out to maintain the lights as needed. Leary requested that Ms. Hadd speak to them about upgrading the decorations, particularly the red wreaths. Ms. Hadd would make this request.

Ms. Hadd reported with the amount of rain in the past few weeks, the field was closed due to puddling and recommended sending out an e-blast informing residents that the field was closed, if this re-occurred. Mr. Leary requested posting field closure signs along with sending out the e-blast. Mr. Fagen offered to post a low profile, A-frame sign that would not blow away and would obtain recommendations on vendors from Mr. Pasquith. Ms. Hadd obtained proposals from Soft Crete and C-BUSS Enterprises, the CDD's current pool maintenance provider, for the

splash pad flooring. Ian from C-BUSS inspected the flooring this morning and determined that the deterioration was caused by acidity of the low pH and high chlorine levels, versus the product or installation and offered to cover the cost of the installation, if the CDD covered the cost of the materials. Ms. Weitzel pointed out that Soft Crete felt that the surface never should have been installed. Ms. Hadd stated that according to Mr. Clayton Austin of C-BUSS, their website stated that their flooring was not waterproof. Mr. Davis requested that the original contract from Soft Crete, be circulated to the Board and asked if there was any information on the warranty. Ms. Hadd stated there was a three-year warranty, but it would only cover if the material failed due to the installation and not wear and tear. Mr. Yuro requested that this item be tabled to the next meeting and have the vendors speak to the Board. Ms. Hadd pointed out that there were complaints from residents regarding the little beads from the surface, getting everywhere. Ms. Weitzel noted that some of the features were not working. Ms. Hadd explained that the features were not working, due to the beads getting stuck in the pump, causing low pressure. Mr. Yuro requested a proposal from C-BUSS on repair of the surface. Mr. Davis questioned whether the CDD had any recourse for the beaded material causing their pumps to not work properly, if Soft Crete provided a faulty product. Mr. Haber recommended an initial review of the agreement, to determine what obligations that the contractor had and writing a letter to see if they rectify the situation. Mr. Fagen would obtain three proposals and provide at the next meeting. Mr. Fagen reported that the Summer Camp was a success, but there was a 10% revenue share, where the District received 10% of the gross revenue and requested that the District waive the 10%. Mr. Yuro did not have an issue waiving it.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor waiving the 10% revenue share for Summer Camp was approved.

Mr. Fagen reported that Vesta handled amenity athletics such as youth athletics, soccer, flag football and basketball and would be holding clinics in November for flag football for ages seven to twelve, from 4:00 p.m. to 6:00 p.m. Ms. Weitzel questioned the rate. Mr. Fagen stated it was \$95 per participant, for residents and non-residents. Mr. Yuro questioned whether this would affect the District, as all of their amenities were resident only. Mr. Haber recalled that there was no prohibition. Ms. Weitzel preferred opening sign-ups to residents first and after a certain date,

open it up to non-residents. Mr. Yuro agreed, as he did not want residents in the community to be upset that they could not sign up for flag football. Mr. Davis questioned whether the entire field would be used. Mr. Fagen stated that they could utilize half of the field. Mr. Davis recalled a lengthy debate about allowing the junior high football team to utilize the field and having it be comprised of 60% residents and did not want to advertise outside of the community, since the CDD was responsible for the field maintenance. Mr. Yuro agreed, as residents were paying for the field. Mr. Fagen would not proceed with this and would offer an orientation to see if kids in the community were interested in flag football.

E. Field Operations Manager – Report

Mr. Masters presented the General Manager's Report.

EIGHTH ORDER OF BUSINESS

BrightView Landscape Update

A. Annual Operations Calendar

This item was for information purposes.

B. Quality Site Assessment

Mr. Daniel Bauman of BrightView reported the following:

- 1. The new Fall flower rotation, scheduled to be completed by the end of September, was postponed due to an irrigation line break in the first island, which they were investigating.
- 2. The Bermuda on the north side of St. Johns Golf Drive, from house #200 to the maintenance entrance, was added to their mowing rotation.
- 3. Mealy bugs were treated on the mully grass along the sidewalk. A proposal was submitted to add more grasses to help fill out the bed.
- 4. The soccer field irrigation was manually turned off, while there were daily rain showers.

Mr. Leary questioned why it was turned off. Mr. Bauman indicated that the golf course requested that it be turned off. Mr. Leary asked if there was a way to electronically monitor the irrigation system and automatically adjust it, based on temperature and rainfall. Mr. Bauman recommended taking four different sections and putting it onto an irrigation clock that had a rain sensor. *There was Board consensus for Mr. Bauman to look into this*.

- 5. There were two ornamental grass areas that had heavy weed pressure in them and they would start cleaning up these areas during the month of October, by cutting back the grasses and applying a selective herbicide.
- 6. There were three beds by the soccer field that were sparse and a proposal was provided to Ms. Hadd, which was approved and they would add mulch to it tomorrow.
- 7. The crew had been using caution when using easements through homeowners' yards.
- 8. A proposal was submitted to repair the irrigation between the sidewalk and curb at Holes 4 and 5.

Mr. Leary asked if there was a plan to bring the sod up to speed. Mr. Bauman would provide a proposal. Mr. Yuro noted an area at the intersection of Eagle Point Drive and Leo Maguire Parkway and beds on the right side of Leo Maguire Parkway, that looked shabby. Mr. Bauman would provide some ideas to spruce it up.

C. State of St. John's Golf Drive Sod Replacement

Mr. Yuro questioned what happened the new sod along St. Johns Golf Drive that burned up and died. Mr. Bauman explained that it died due to the drought and the golf course turning off the irrigation, when they were worried about the greens. Mr. Davis recalled that there was a long conversation at the last meeting and an email was sent between the last meeting and this meeting, indicating that there may be an additional cause. Mr. Charles Gonzalez of BrightView confirmed that a water main was replaced during that time, which had been broken for seven to ten days, but by then the sod burned up, due to the lack of water and 100-degree temperatures. Mr. Leary recalled that the CDD paid \$12,000 to replace the sod and felt that BrightView was responsible for replacing it at their cost, as they were responsible for installing and watering the sod. Mr. Bauman stated this decision must be made by Mr. Rodney Hicks. Mr. Leary pointed out that BrightView was aware of this item being on the agenda and Mr. Hicks should be present to address it. If the irrigation was broken at his home, he would do whatever he needed to in order to water his lawn. If the irrigation was off, BrightView should have locked it or placed a sign. Mr. Bauman indicated it was part of the golf course irrigation and they did not want to interfere. Mr. Leary felt that the Board should have been made aware of this. Mr. Yuro agreed. Mr. Davis

stated that an irrigation map should be available and there should be a shared responsibility, as BrightView was responsible for understanding all aspects of the irrigation system. Mr. Acree recalled that there was map of all zones. Mr. Davis requested a document showing areas of responsibility by the CDD, golf course and homeowners. Mr. Yuro requested that a map be circulated to the Board at the next meeting.

Mr. Yuro questioned whether the Board needed to discuss the irrigation between Holes 4 and 5 at this time or wait until the sod proposal was provided and approve it all at one time at the next meeting. Mr. Leary preferred that there be a solution to the dead sod, as there were a number of sections where the sod died and that BrightView replace it at their cost. Mr. Davis felt that it made sense to not replace the sod until it could properly be cared for and requested that Mr. Hicks attend the next meeting and provide an irrigation map. Mr. Leary recalled that the District received a \$4,000 credit and asked if it could be used to purchase a few pallets of sod. Mr. Bauman would ask Mr. Hicks. Mr. Leary felt that the Board Members needed to be patient about the sod and solve the problem for the long term, but not put all of the issues on the landscaper. Mr. Leary disagreed, as the sod was purchased from BrightView and they needed to be responsible for it but agreed to use the \$4,000 credit to replace the sod. Mr. Davis preferred to wait until Mr. Hicks attended the next meeting, so the Board could have a robust conversation.

D. St. John's Golf Drive Entrance Way

Mr. Leary understood that BrightView was responsible for the dead grass at the St. Johns Golf Drive entranceway, which was brought up by a resident at the last meeting and requested an update. Mr. Davis recalled that BrightView was going to handle the north side of the street, along #17 and the golf course was going to take responsibility for the south side along #18. Mr. Yuro requested clarification. Mr. Leary noted there was scalping in the grass, due to mowers being too long and requested that BrightView bring the mowers to a reasonable height.

E. Basketball Court

Mr. Leary recommended that sod be placed along a section of St. Johns Golf Drive, between the basketball court and the end of the soccer field, to stop mud from flowing when it rained. A proposal was provided by BrightView for \$26,000, which seemed high. Mr. Yuro felt that sod was not the answer, due to the tree coverage, but agreed that the area could not remain in

its current state. Mr. Bauman offered to provide renderings for sod and beds with plantings, to the Board at the next meeting.

F. Holes 4/5

Mr. Davis questioned whether the Board needed to approve the irrigation repair on Holes 4 and 5. Ms. Hadd received a proposal in the amount of \$1,119.84, which was not approved.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor the irrigation work between Holes 4/5 on the golf course in the amount of \$1,119.84 was approved.

NINTH ORDER OF BUSINESS

Update on Complementary Comcast Services

Ms. Hadd reported that the CDD was currently under a hospitality account for cable only through Comcast; however, the HOA agreed to provide free services under their contact with Comcast, but there were 13 TVs in the Gym that were connected to a large blue box in the maintenance shed and Comcast would only provide eight TV boxes and five hotspots. It would also require the need for amplifiers in the Gym closet and on pieces of equipment, necessitating the need for boxes to be placed on the floor behind each cardio machine. In addition, Mr. Daniel Laughlin believed that there were three Comcast accounts that could possibly be merged to provide some savings, but the current level of service, was more extensive than the free service, and would cause a decline in the level of service provided to residents. Therefore, a larger strength of Wi-Fi was needed, but the number of wires going into the ground in the Gym, could cause trip hazards. Mr. Davis asked if the new service required the old boxes to be turned off. Ms. Hadd confirmed that the old service was turned off, but Mr. Laughlin requested that it be turned back on, until this item was discussed by the Board. Mr. Davis felt that staff made too quick of a decision and that the Board Members should look into the details. Ms. Weitzel did not want to have cable boxes on the floor of the Gym.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor keeping the current Comcast service in place was approved.

Mr. Davis requested that they review this line item in the budget and recoup any cost savings for combining the three Comcast accounts. Ms. Hadd would work with Mr. Laughlin on combining the three accounts into one account.

TENTH ORDER OF BUSINESS

Discussion Items

• 420 St. Johns Golf Drive Control Structure Washout (Item 10B)

Mr. Davis requested that the washout at the 420 St. Johns Golf Drive control structure be discussed at this time, since the homeowner was present. Mr. Acree reported that there was a weir at the back of 420 St. Johns Golf Drive that had a washout. Originally, it was thought that the washout was caused by gutter drainage, but videos from the homeowner's neighbor, showed that the water was backing up through the control structure and going over the weir on both sides to the pond, instead of going out of the pond and under the street. The water going over the grate, was causing the washout. As a result, survey equipment was brought out to check elevations of the downstream pond that it drains into and they discovered that the orifice tee was actually sitting on the bottom of the pond and was getting clogged. They pulled it off and cleaned it out and it should be functioning, but they needed to scrape away some dirt, to prevent any further issues. Mr. Yuro questioned the elevation, as the water should be backing up into the pond. Mr. Acree stated that the water in the downstream pond was 2 feet lower, but something was blocking the underground pipes. Mr. Yuro assumed that the blockage was between the street and the golf course and that they needed to place a camera in the line, to determine where the blockage was. Mr. Acree would obtain a proposal from Atlantic Pipe Services (APS). Mr. Davis questioned the letter from Matthews that was included in the agenda package. Mr. Acree explained that it was from May, before the videos were provided by the homeowner's neighbor. Mr. Davis requested that Mr. Acree review the map with the Board and questioned how long the washout was occurring. Mr. Mike Haag of 420 St. Johns Golf Drive confirmed that it was occurring since he moved in five years ago. Mr. Yuro pointed out that the water should never go upstream and once they identified where the issue was, they could get the pipe cleaned out and authorize restoration work around the structure to repair the erosion. Mr. Oliver recommended that the Board designate a Board Member to work with staff and approve a not-to-exceed amount of \$4,000, to scope the blocked line. Ms. Weitzel nominated Mr. Yuro.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor authorization for Mr. Yuro to spend up to \$4,000 for APS to scope out the line at 420 St. Johns Drive was approved.

A. Bulk Head Repair (1929 Glenfield Crossing Ct.)

Mr. Acree reported that Mr. Tyler Smith obtained proposals for the bulkhead repair at 1929 Glenfield Crossing Court and included them on a spreadsheet. However, a proposal was received from Barefoot Marine Construction, last Friday, in the amount of \$272,575 for vinyl. Mr. Yuro questioned whether the proposals were to replace the entire bulkhead, as there was a proposal for the repair. Mr. Acree stated that there was a proposal to repair a section of the bulkhead and was waiting for additional proposals for the repair, as well as an alternate for wood. Ms. Weitzel questioned if this was a case of companies not wanting to take on a smaller project. Mr. Acree confirmed that several companies on this list were not interested at all, but there was one proposal from C&H Marine in the amount of \$39,000. Mr. Yuro preferred to repair the section that needed to be repaired, as there were no other failures or sinkholes and it would be a huge disruption to the residents, to replace an entire bulkhead. Mr. Leary agreed, as they would be taking a problem that a resident approached the Board with and extrapolating it into a massive community-wide issue. Mr. Davis was in favor of the Board exploring all options, including replacing a piece of the wall or the entire bulkhead and making a good decision for the people that lived on the pond and for residents of the community that must pay for it, in order to solve the problem. There was no rush, as Matthews estimated that the bulkhead could last five years and the estimates were in the \$300,000 range. Mr. Davis questioned whether they just needed to replace the top cap. Mr. Acree believed that the top cap could be replaced and last for several years, but their recommendation, was that there were five years of life remaining, but there were several areas where there was a great deal of vegetation. Mr. Davis spoke with Lake Doctors about keeping the bulkheads free of vegetation, every three months.

Mr. Yuro believed that a large part of the problem was due to homeowners having overgrown vegetation. Mr. Leary agreed. Mr. Acree would obtain prices for a 25-foot repair and invite the top three proposers to come before the Board. Mr. Davis requested a revised spreadsheet at the next meeting, including an additional column for irrigation, landscaping and fence costs. Mr. Acree recalled that the Barefoot Marine proposal included fence repairs and an allowance per lot for irrigation, landscaping and sod. Mr. Leary requested something in writing

from Mr. Haber stating that the CDD was responsible for repairing the bulkheads, as he was concerned that once this bulkhead was repaired, other residents would request the same. Mr. Haber stated according to the plans submitted to the Water Management District, the CDD was responsible as the permittee, for the operation and maintenance of the stormwater management system for the community. Therefore, any bulkhead, whether decorative or otherwise, that was installed by a resident that was not part of that permitted stormwater system, was not the CDD's responsibility. Mr. Davis requested that Mr. Acree's office review the original Water Management District plans, to confirm which bulkheads were the responsibility of the CDD and confirm that any overgrowth on the bulkhead was addressed. Mr. Acree confirmed that the bulkhead on Pond 25A was 100% the CDD's responsibility. Mr. Leary requested that Mr. Davis provide this information to the Board at the next meeting.

B. 420 St. Johns Golf Drive Control Structure Washout

This item was discussed.

• Hole 7 Pipe Repair (Item 10F)

Mr. Acree provided two proposals to the Board from APS; one in the amount of \$24,320 and one for \$29,090, for two different methods, which would be feasible, once the pond was pumped down and the pipe was dry. One method was to install a mechanical joint seal, basically an interior coupling that expands out inside of the pipe, which Mr. Acree preferred, as the other repair method was to utilize an interior polymer spray. Mr. Yuro asked if the issue was known and if was less expensive to dig down and pour a concrete collar. Mr. Acree indicated that there was a hole at the top and APS was concerned that if there was too much water, being able to get the water out of the pipe, to get a collar around it. Mr. Yuro pointed out if the hole was at the top, they did not have to go underneath it, as in six months, the golf course was going to be closed for renovations. Mr. Acree confirmed that this was his recommendation, as APS did not want to use this method, because the pond had to pumped down to an extent, in order to close the hole, so the concrete did not pour into the pipe. Mr. Yuro heard that a patch could be placed over the pipe and the concrete collar poured around it and questioned why APS was staging behind a home, versus on Pond 17 and if they pumped out of Pond 19, what would happen in the event of a storm. Mr. Acree stated that they would stop the work and turn the pump off. Mr. Davis questioned how something like this occurred. Mr. Acree believed that the hole was there for a

long time. Mr. Davis asked if there was a guess that this collar solution would work. Mr. Acree stated that APS was confident that either of these solutions would work, but they were not sure which one would be the best one, because the full parameters of the repair were unknown. Mr. Yuro questioned whether any of this was brought to the golf course. Mr. Acree indicated that the golf course met onsite with APS, but would verify. Mr. Yuro requested that this item be tabled and that Mr. Acree obtain a quote for the concrete collar, a quote from the golf course contractor and ensure that the golf course was in agreement.

• Tennis Court Project (Item 10G)

Mr. Oliver presented a proposal from Matthews in the amount of \$6,000, to provide conceptual plans to improve the existing tennis facility with a new gated entrance, shade structure and seating, additional golf cart parking, new landscaping and irrigation. Mr. Davis requested that the Board postpone changes to the tennis court, until there was resolution on the sod restoration.

C. Pool Area Renovation

Mr. Davis requested that this item be postponed at this time.

D. Future Amenity Capital Improvements

This item would be discussed after Item 10F.

E. Amenity Center Policies

Mr. Yuro questioned what changed in the policies. Ms. Hadd recommended changing the language for access cards to, "Each patron will receive two Amenity Center access cards upon initial registration with the amenity office. Should that card be lost, damaged or stolen, the access card would be deactivated and the replacement fee will be \$25." Mr. Yuro was in favor of this language, as the Board intended for each resident to have two access cards and not have the ability to purchase additional cards. Mr. Davis questioned whether "patron" was the correct term. Mr. Haber explained that "patron" was a defined term in the policies for a homeowner, tenant or guest and was broadly used throughout the document. Ms. Hadd confirmed that a patron was defined as persons or entities who owned real property within the District, persons or entities who did not own land within the District, who paid the annual user fee and tenants

residing in a home located within the District. Mr. Yuro voiced concern that if it was two per household, if each patron was a husband and wife on the mortgage, they would receive four cards. Mr. Davis suggested adding that there would be a maximum of two cards per household. Ms. Hadd stated that there was language in the policy, that each household would receive two Amenity Center access cards. Mr. Davis asked if someone outside the neighborhood purchasing a membership, would have household privileges. Mr. Haber explained that they would have the same rights as a household. Mr. Yuro agreed with the language.

Ms. Hadd indicated that next change was to the Gym access, as staff was currently asking 14 and 15-year-olds to leave and recommended changing the policy to, "Patron and guests ages 13 and older, may use the Fitness Center. Patron and guests ages 13 to 15, must be accompanied by an adult, 18 or older. Children who are 13 to 15, are not permitted to bring any guests to the Fitness Center." In addition, one child had a card and she was in favor of grandfathering them in, but moving forward, 13 to 15-year-olds, could use the Gym, as long as they were accompanied by someone 18 years or older. Mr. Yuro agreed with this language. Lastly, Ms. Hadd requested clarification on how many rentals could occur at once, versus how many rentals a resident could book in a day, as the policy only stated that only rental facility could be rented out at a time. Ms. Weitzel pointed out that no one was adhering to the policy, as she rented this room in May of 2023 and at the same time, the pool area was rented by four different people. Mr. Davis asked if the intent was that only one area of the facility would be used at one time or that one single renter could not rent multiple rooms at the same time. Mr. Fagen stated that the intent was for only one rental at a time, but this could be clarified and brought back to the Board. Ms. Hadd was looking at including plexiglass flyer holders at each rental facility, showing who was renting the space.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the changes to the Amenity Center Policies as stated were approved.

• Future Amenity Capital Improvements

Mr. Oliver presented a draft of future capital projects that the Board could consider, such as Amenity Center room enhancement, pool area enhancement, pickleball courts and tennis court enhancement. Mr. Davis requested in the future, the pool area renovation and tennis court

project, be grouped together and not separately and that a fence upgrade at the playground, be included. Ms. Weitzel preferred to include the structural components of the playground, as well. Mr. Leary requested including an upgrade to the Gym equipment.

F. Hole 7 Pipe Repair

This item was discussed.

G. Tennis Court Project

This item was discussed.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Leary was approached by amenity staff about updating the Gym equipment and obtaining a proposal. He asked them to document the current state of the Gym and what needed to be changed for the short and long-term and it would be placed on the next available agenda. It should be on the next agenda. In the Request for Proposal with Vesta, Mr. Leary recalled there being a quality assurance process, which Mr. Leary spoke to Ms. Hadd about, to hold the landscaping company more accountable for their service. At the last meeting, Mr. Leary requested asking the golf course to paint the bridge at the entrance, on Hole 18. Lastly, there was a great deal of discussion at the last couple of meetings about fishing in the community and how to prevent it. One resident on Eagle Point Drive, had signs posted between their home and the pond, stating that it was private property and felt that this was a good solution. Mr. Fagen asked if the bridge was a CDD or golf course issue. Mr. Leary believed that the golf course owned the bridge and was responsible for it. Mr. Davis pointed out that it was an integral part of their cart path and the golf course should be responsible for it. Mr. Leary wanted it to be painted, because people stood on it to take pictures. Mr. Yuro stated that the CDD did not have any leverage, but they could make this request. Mr. Fagen would speak to the golf course.

Mr. Davis pointed out that the stop sign at Forest Glen Way and Eagle Point Drive, had a missing bolt and the sign was loose and a stop sign at Eagle Point Drive and Red Hawk Court was facing down, because the metal around the base of the post was broken. In addition, further down Eagle Point Drive, where Hole 4 crosses to Hole 5, the cart crossing sign was vandalized and the post was separated. The HOA requested that the CDD address a stop sign at Meadow View Lane and Eagle Point Drive, that had ivy growing on it, as it covered the sign.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of Minutes of the August 15, 2024 Meeting
- B. Balance Sheet as of August 31, 2024 and Statement of Revenues & Expenditures for the Period Ending August 31, 2024
- C. Check Register

Mr. Laughlin presented the Minutes of the August 15, 2024 Meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending August 31, 2024 and Check Register for September 19, 2024 in the amount of \$157,713.70.

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

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 17, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Oliver stated that the next meeting was scheduled for October 17, 2024 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Yuro seconded by Ms. Weitzel 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 September 30, 2024]



U

Financial Services Dashboard Status Report - 2024-August EOM Report

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

Last Updated: % of Fiscal Year Completed:

10/9/24 100%

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

Topic	Status

Financial State Of The Union:

[PERIODS INCLUDED: October 01, 2023 thru September 30, 2024]

10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited) Excess Revenue/Cash and Cash Equivalents Current Fiscal Year Current Ending Fund Balance/Cash & Cash Equivalents

.

\$ 432,936.14 \$ (33,666.98) \$ **399,269.16**

0) In Good Order 0) In Good Order 0) In Good Order

FYTD Tax Assessments Collected

\$ 1,746,995

100.64%

.0) In Good Order

General Fund

Category	Budget	<u>Actuals</u>	Act	uals % Budget
Total Revenues	\$ 1,154,994	\$ 1,172,632	.000	102%

0) In Good Order

[PERIODS INCLUDED: October 01, 2023 thru September 30, 2024]

Total	\$ 1,142,394	\$ 1,040,278	.000	91%
Administrative	\$ 157,138	\$ 136,927	.000	87%
Field Operations	\$ 985,255	\$ 903,351	.000	92%

10) In Good Order

10) In Good Order 10) In Good Order

General Fund - Material Line items

Administrative

Engineer	Ş	15,000	Ş	11,700	0000	78%
Attorney	\$	30,000	\$	17,491	.000	58%
		Field Oper	<u>ations</u>			
Security Operations	\$	73,514	\$	78,825	.000	107%
Repairs & Maintenance	\$	45,000	\$	14,147	.000	31%
Electric	\$	76,500	\$	78,106	.000	102%
Landscape	\$	275,472	\$	272,355	.000	99%

10) In Good Order 10) In Good Order

10) In Good Order 10) In Good Order

<u>Recreation Facility</u>

Onsite Staffing \$ 140,293 \$ 174,528 1 124%

20) Watch Item

Long Term Debt

<u>10/1/23</u>	1 111101	oal Payments		9/30/24
\$ 5,030,000	\$	(410,000)	\$	4,620,000
\$ 2,490,000	\$	(10,000)	\$	2,480,000
\$ 7,520,000	\$	(420,000)	\$	7,100,000
\$ \$ \$	\$ 2,490,000	\$ 2,490,000 \$	\$ 2,490,000 \$ (10,000)	\$ 2,490,000 \$ (10,000) \$

10) In Good Order

Capital Reserve

	<u>Budget</u>	Acti	ual to Date	<u>Enc</u>	cumbered	<u>v</u>	<u>ariances</u>
Capital Outlay	\$ 63,797	\$	115,857	\$	-	\$	(52,060)
Funding (1)	\$ 200,000	\$	200,000	\$	-	\$	-
Account Balance	\$ 240,636	\$	154,684	\$	-	\$	(85,952)

20) Watch Item 10) In Good Order 20) Watch Item

Series 2020 Construction Account

	10/1/23	Actu	ual to Date	Inter	est Income	 9/30/24
Account Balance	\$ 643,613	\$	84,741	\$	26,044	\$ 584,916

10) In Good Order

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

Financial Services Dashboard Status Report - 2024-August 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
Topic		Status

2023-2024 Capital Reserve Repairs		
Description	Expend	ditures
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	\$	38,763.00

2025-2026 Capital Reserve Repairs		
Description	Ехре	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

Community Development District

Unaudited Financial Reporting September 30, 2024



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Sampson Creek Community Development District Combined Balance Sheet **September 30, 2024**

		General	De	bt Service	Сар	ital Projects		Totals
		Fund		Fund	·	Fund	Gover	nmental Fund
Assets:								
Cash:								
Operating Account	\$	61,392	\$	-	\$	-	\$	61,392
Petty Cash Account	\$	16,722	\$	-	\$	-	\$	16,722
Capital Projects Account	\$	-	\$	-	\$	25,443	\$	25,443
Due from Capital Projects	\$	6,992	\$	-	\$	-	\$	6,992
Due from Other	\$	318	\$	-	\$	-	\$	318
Deposits	\$	820	\$	-	\$	-	\$	820
Prepaid Expenses	\$	57,585	\$	-	\$	-	\$	57,585
Investments:								
US Bank Custody	\$	284,979	\$	-	\$	-	\$	284,979
State Board of Administration	\$	-	\$	-	\$	139,117	\$	139,117
Series 2016	,		,		*		•	
Reserve	\$	-	\$	193,381	\$	-	\$	193,381
Revenue	\$	-	\$	94,055	\$	-	\$	94,055
Construction	\$	-	\$	-	\$	6,729	\$	6,729
Series 2020	4		4		*	0,7.23	4	o,, - 5
Reserve	\$	-	\$	112,710	\$	_	\$	112,710
Revenue	\$	-	\$	51,562	\$	_	\$	51,562
Construction	\$	_	\$	-	\$	587,425	\$	587,425
donstruction	Ψ		Ψ		Ψ	507,125	Ψ	007,120
Total Assets	\$	428,808	\$	451,708	\$	758,714	\$	1,639,230
Liabilities:								
Accounts Payable	\$	29,539	\$	-	\$	5,392	\$	34,930
Due to General Fund	\$	-	\$	-	\$	6,992	\$	6,992
Total Liabilites	\$	29,539	\$	-	\$	12,384	\$	41,923
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	58,405	\$		\$		\$	58,405
Restricted for:	Ф	30,403	Ф	-	Ф	-	Ф	30,403
Debt Service - Series 2016	\$		\$	287,436	\$	_	\$	287,436
Debt Service - Series 2016 Debt Service - Series 2020	\$ \$	-	\$		\$ \$	-	\$ \$	
	\$ \$	-	\$ \$	164,272		- 6,729		164,272 6,729
Capital Projects - Series 2016	\$ \$	-	\$ \$	-	\$ \$	•	\$ \$,
Capital Projects - Series 2020	Э	-	Þ	-	Þ	584,916	Ф	584,916
Assigned for:	¢		ф		ď	154604	φ	154604
Capital Reserves	\$	-	\$	-	\$	154,684	\$	154,684
Unassigned	\$	340,864	\$	-			\$	340,864
				151 500		5 46.000		4 505 205
Total Fund Balances	\$	399,269	\$	451,708	\$	746,330	\$	1,597,307

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

	Adopted	Pro	rated Budget		Actual		
	Budget	Thi	ru 09/30/24	Thr	u 09/30/24	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,109,669	\$	1,109,669	\$	1,116,730	\$	7,060
Interest Income	\$ 75	\$	75	\$	28,894	\$	28,819
Youth Programs Income	\$ 45,000	\$	45,000	\$	-	\$	(45,000)
Clubhouse Income	\$ 250	\$	250	\$	6,408	\$	6,158
Insurance Proceeds	\$ -	\$	-	\$	20,600	\$	20,600
Total Revenues	\$ 1,154,994	\$	1,154,994	\$	1,172,632	\$	17,637
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	12,000	\$	8,600	\$	3,400
FICA Expense	\$ 918	\$	918	\$	658	\$	260
Engineering	\$ 15,000	\$	15,000	\$	11,700	\$	3,300
Dissemination	\$ 2,120	\$	2,120	\$	2,120	\$	(0)
Arbitrage	\$ 1,200	\$	1,200	\$	600	\$	600
Assessment Roll	\$ 5,300	\$	5,300	\$	5,300	\$	-
Attorney	\$ 30,000	\$	30,000	\$	17,491	\$	12,509
Annual Audit	\$ 3,715	\$	3,715	\$	3,850	\$	(135)
Trustee Fees	\$ 8,500	\$	8,500	\$	8,405	\$	95
Management Fees	\$ 62,600	\$	62,600	\$	62,600	\$	(0)
Information Technology	\$ 1,060	\$	1,060	\$	1,060	\$	0
Telephone	\$ 400	\$	400	\$	477	\$	(77)
Postage	\$ 500	\$	500	\$	932	\$	(432)
Printing & Binding	\$ 500	\$	500	\$	1,270	\$	(770)
Insurance	\$ 10,200	\$	10,200	\$	9,597	\$	603
Legal Advertising	\$ 1,350	\$	1,350	\$	1,402	\$	(52)
Other Current Charges	\$ 1,500	\$	1,500	\$	598	\$	902
Office Supplies	\$ 100	\$	100	\$	91	\$	9
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 157,138	\$	157,138	\$	136,927	\$	20,211

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

		Adopted		rated Budget		Actual		
		Budget	Thr	ru 09/30/24	Thr	u 09/30/24	1	Variance
Operations & Maintenance								
Field								
Field/Amenity Operation Manager (Vesta)	\$	140,293	\$	140,293	\$	174,528	\$	(34,235)
Landscape Maintenance (Brightview Landscape)	\$	158,472	\$	158,472	\$	160,377	\$ \$	(34,233)
Landscape Maintenance (St Johns Golf)	\$	65,000	\$	65,000	\$	63,993	\$ \$	1,007
Landscape Maintenance Contingency	\$	52,000	\$	52,000	\$	47,985	\$	4,015
Lake Maintenance	\$	30,000	\$	30,000	\$	28,520	\$	1,480
Security	\$	73,514	\$	73,514	\$	78,825	\$	(5,311)
Lifeguards/Pool Monitors	\$	46,434	\$	46,434	\$	51,608	\$	(5,174)
Pool Maintenance	\$	35,000	\$	35,000	\$	35,507	\$	(507)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	6,000	\$	6,000	\$	(307)
Janitorial Maintenance	\$	22,500	\$	22,500	\$	19,631	\$	2,869
Electric	\$	76,500	\$	76,500	\$	78,106	\$	(1,606)
Water	\$	16,000	\$	16,000	\$	17,984	\$	(1,984)
Refuse Service	\$	500	\$	500	\$	17,501	\$	500
Permits	\$	2,000	\$	2,000	\$	591	\$	1,410
Repairs & Maintenance	\$	45,000	\$	45,000	\$	14,147	\$	30,853
Street & Tennis Court Lighting Maintenance	\$	11,000	\$	11,000	\$	4,171	\$	6,829
Repairs & Replacements-Amenity Center	\$	20,000	\$	20,000	\$	16,909	\$	3,091
Tennis Court Maintenance	\$	7,500	\$	7,500	\$	145	\$	7,355
Supplies	\$	20,000	\$	20,000	\$	14,629	\$	5,371
Special Events	\$	25,000	\$	25,000	\$	24,233	\$	767
Holiday Decorations	\$	15,000	\$	15,000	\$	11,415	\$	3,585
Workers Compensation Insurance	\$	2,000	\$	2,000	\$	-	\$	2,000
Property Insurance	\$	41,298	\$	41,298	\$	39,954	\$	1,344
Telephone/Internet/Cable TV	\$	12,500	\$	12,500	\$	12,808	\$	(308)
Website Maintenance	\$	5,040	\$	5,040	\$	899	\$	4,141
Office Supplies	\$	700	\$	700	\$	386	\$	314
Contingencies	\$	11,004	\$	11,004	\$	-	\$	11,004
Youth Programs	\$	45,000	\$	45,000	\$	-	\$	45,000
Subtotal Field Expenditures	\$	985,255	\$	985,255	\$	903,351	\$	81,905
	·							
Total Operations & Maintenance	\$	985,255	\$	985,255	\$	903,351	\$	81,905
Total Expenditures	\$	1,142,394	\$	1,142,394	\$	1,040,278	\$	102,116
[D.G.:]	ተ	12 (01			φ	122.254		
Excess (Deficiency) of Revenues over Expenditures	\$	12,601			\$	132,354		
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(200,000)	\$	(200,000)	\$	(200,000)	\$	-
Interfund Transfer-Excess/Shortage DS Revenues	\$	24,084	\$	24,084	\$	33,979	\$	9,895
Total Other Financing Sources/(Uses)	\$	(175,916)	\$	(175,916)	\$	(166,021)	\$	9,895
Net Change in Fund Balance	\$	(163,315)			\$	(33,667)		
	4				Ψ			
Fund Balance - Beginning	\$	163,315			\$	432,936		
Fund Balance - Ending	\$	0			\$	399,269		
				· · · · · · · · · · · · · · · · · · ·		-		

Sampson Creek Community Development District Month to Month FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24		Tota
Revenues:														
Assessments - Tax Roll	\$ -	\$ 124,062	\$ 172,683	\$ 646,026	\$ 130,291	\$ 20,575	\$ 1,559	\$ -	\$ 21,297	\$ 236	\$ -	\$ -	\$	1,116,730
Interest Income	\$ -	\$ 1,247	\$ 1,101	\$ 1,496	\$ 3,606	\$ 3,870	\$ 3,698	\$ 3,281	\$ 3,133	\$ 2,838	\$ 2,507	\$ 2,117	\$	28,894
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
Clubhouse Income	\$ -	\$ 100	\$ 100	\$ 175	\$ 660	\$ 150	\$ 3,189	\$ 670	\$ -	\$ 825	\$ 170	\$ 369	\$	6,408
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	20,600
Total Revenues	\$ -	\$ 125,409	\$ 173,884	\$ 647,698	\$ 134,558	\$ 45,195	\$ 8,446	\$ 3,951	\$ 24,430	\$ 3,899	\$ 2,677	\$ 2,486	\$ 1	1,172,632
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 600	\$ 600	\$ 600	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ 1,600	\$ 800	\$	8,600
FICA Expense	\$ 77	\$ 61	\$ -	\$ 46	\$ 46	\$ 46	\$ 46	\$ 77	\$ 77	\$ -	\$ 122	\$ 61	\$	658
Engineering	\$ (2,922)	\$ 1,231	\$ 353	\$ 1,381	\$ 1,882	\$ 2,711	\$ 2,756	\$ 375	\$ 2,036	\$ 430	\$ 1,465	\$ -	\$	11,700
Dissemination	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$ 177	\$	2,120
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$	600
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	5,300
Attorney	\$ 1,757	\$ 2,117	\$ 281	\$ 1,992	\$ 1,463	\$ 2,122	\$ 1,302	\$ 896	\$ 2,563	\$ 1,000	\$ 1,000	\$ 1,000	\$	17,491
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850	\$ -	\$	3,850
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ 4,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$	8,405
Management Fees	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$ 5,217	\$	62,600
Information Technology	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$	1,060
Telephone	\$ 11	\$ 25	\$ 30	\$ 56	\$ 18	\$ 45	\$ 71	\$ 7	\$ 74	\$ 57	\$ 66	\$ 19	\$	477
Postage	\$ 42	\$ 151	\$ 21	\$ -	\$ 22	\$ 22	\$ -	\$ -	\$ 22	\$ 584	\$ 22	\$ 48	\$	932
Printing & Binding	\$ 36	\$ 4	\$ 27	\$ 6	\$ 14	\$ 48	\$ 8	\$ 43	\$ 83	\$ 796	\$ 105	\$ 101	\$	1,270
Insurance	\$ 9,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	9,597
Legal Advertising	\$ -	\$ 132	\$ -	\$ -	\$ 68	\$ 65	\$ -	\$ 133	\$ -	\$ 464	\$ 540	\$ -	\$	1,402
Other Current Charges	\$ 19	\$ 19	\$ 19	\$ 19	\$ 28	\$ 28	\$ 28	\$ 74	\$ 96	\$ 99	\$ 82	\$ 87	\$	598
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ 0	\$	91
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	175
Total General & Administrative	\$ 20,572	\$ 10,021	\$ 6,213	\$ 9,581	\$ 9,622	\$ 15,247	\$ 14,656	\$ 8,686	\$ 11,433	\$ 8,910	\$ 14,387	\$ 7,598	\$	136,927

Community Development District Month to Month FY 2024

	0ct-23		Nov-23		Dec-23		Jan-24		Feb-24	Mar-2	4	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	\$	14,511	\$	14,511 \$	14.51	\$	14,511	\$	14,511 \$	14,511	\$	14,511	\$	14,511	\$	14,911	\$	174,528
Landscape Maintenance (Brightview Landscape) \$		\$		\$		\$	13,206	\$	13,206 \$	13.206	5 \$		\$	13,206 \$,	\$		\$		\$	14.006	\$	160,377
Landscape Maintenance (St Johns Golf) \$		\$	5.780	\$		\$,	\$	5,363 \$	5.257	7 \$		\$	5.257 \$,	\$	5.257	\$	5,257	\$	5.257	\$	63,993
Landscape Maintenance Contingency \$		\$	5,626	\$		\$	1,810	\$	1,953 \$			4,368	\$	862 \$,	\$	6,698	\$	1,502		2,811	\$	47,985
Lake Maintenance \$	2.360	\$		\$		\$	2.360	\$	2.360 \$				\$	2.560 \$,	\$		\$	2.360		2.360	\$	28,520
Security \$	1,488	\$	7.177	\$		\$	6,907	\$	5,941 \$	7,812	\$	7,163	\$	6,720 \$	7,262	\$	6,932	\$	7,287	\$	7,232	\$	78,825
Lifeguards/Pool Monitors \$	-	\$	-	\$		\$	-	\$	- \$	3,955			\$	3,541 \$,	\$		\$		\$	_	\$	51,608
Pool Maintenance \$	1,441	\$	1.350	\$		\$	3,597	\$	3.131 \$	1.766		3,003		1,600 \$,	\$		\$	3,823	\$	4,583	\$	35,507
Splash Pad Maintenance/Chemicals \$	500	\$	500	\$		\$	500	\$	500 \$	500) \$		\$	500 \$,	\$	500	\$	500		500	\$	6,000
Janitorial Maintenance \$	1,611	\$	1,760	\$	1,761	\$	1,611	\$	1,611 \$	1,61	\$	1,611	\$	1,611 \$	1,611	\$	1,611	\$	1,611	\$	1,611		19,631
Electric \$	6,444	\$		\$		\$	6,646	\$	6,336 \$, .			\$	6,504 \$,	\$		\$	6,601		6,316	\$	78,106
Water \$	1.130	\$		\$		\$		\$	1,228 \$			1,982		1,310 \$	1,986			\$		\$	1,239	\$	17,984
Refuse Service \$	-,	\$	-,	\$		\$	-,	\$	- \$,	- \$		\$	- \$,	\$		\$		\$	-,	\$	
Permits \$	_	\$	_	\$		\$	_	\$	- \$		- \$		\$	- \$	575			\$		\$	_	\$	591
Repairs & Maintenance \$	450	\$	1.019	\$		\$	2.685	\$	125 \$	1.899			\$	2.113 \$		\$		\$		\$	1.268	\$	14.147
Street & Tennis Court Lighting Maintenance \$	-	\$,	\$		\$	110	\$	214 \$,	3 \$		\$	- \$		\$,	\$			-,	\$	4,171
Repairs & Replacements-Amenity Center \$	_	\$		\$		\$	948	\$	1,908 \$	4,100		2,100		1,460 \$		\$		\$	659		_	\$	16,909
Tennis Court Maintenance \$	_	\$		\$	-	\$	67	\$	78 \$		- \$		\$	- \$,	\$		\$	-		_	\$	145
Supplies \$	746	\$	1,558	\$	620	\$	1.088	\$	944 \$	2.526		1.163	\$	1.065 \$	1.789	\$	1.858	\$	877	\$	395	\$	14,629
Special Events \$	4,300	\$		\$		\$	-,000	\$	1,681 \$	1.119		,	\$	575 \$,	\$,	\$	2,039	-	700	\$	24,233
Holiday Decorations \$	5,708	\$		\$	-	\$	_	\$	- \$,	- \$		\$	- \$		\$		\$		\$	-	\$	11,415
Workers Compensation Insurance \$	-,	\$	-,	\$	_	\$	_	\$	- \$		- \$		\$	- \$		\$		\$		\$	_	\$,
Property Insurance \$	39,954	\$	_	\$	_	\$	_	\$	- \$		- \$		\$	- \$	_	\$	_	\$		\$	_	\$	39,954
Telephone/Internet/Cable TV \$	1,041	\$	1,124	\$	1,163	\$	1,054	\$	1,054 \$	1,054			\$	1,053 \$		\$		\$	1,021		1,011		12,808
Website Maintenance \$		\$		\$		\$		\$	81 \$				\$	81 \$,	\$		\$	81		81	\$	899
Office Supplies \$	154	\$		\$	-	\$	39	\$	22 \$				\$	- \$		\$		\$		\$	-	\$	386
Contingencies \$	-	\$		\$	_	\$		\$	- \$		- \$		\$	- \$		\$		\$		\$	_	\$	-
Youth Programs \$	_	\$		\$		\$	_	\$	- \$		- \$		\$	- \$		\$		\$		\$	_	\$	_
		Ψ		*		Ψ		Ψ.								Ψ		Ψ		*			
Subtotal Field Expenditures \$	104,061	\$	78,555	\$	67,858	\$	64,231	\$	62,245 \$	84,666	5 \$	68,420	\$	64,527 \$	86,789	\$	84,192	\$	73,525	\$	64,281	\$	903,351
Total Operations & Maintenance \$	104,061	\$	78,555	\$	67,858	\$	64,231	\$	62,245 \$	84,666	5 \$	68,420	\$	64,527 \$	86,789	\$	84,192	\$	73,525	\$	64,281	\$	903,351
Total Expenditures \$	124,634	\$	88,576	\$	74,071	\$	73,812	\$	71,866 \$	99,914	l \$	83,076	\$	73,214 \$	98,222	\$	93,103	\$	87,913	\$	71,878	¢ 1	.040,278
Total Experiutures \$	124,034	Þ	00,370	Þ	/4,0/1	Þ	/3,012	Þ	/1,000 \$	77,714	T 3	03,070	Φ	73,214 3	70,444	Þ	73,103	J	07,713	Þ	/1,0/0	3 1	,040,476
Excess (Deficiency) of Revenues over Expendi $\$$	(124,634)	\$	36,833	\$	99,813	\$	573,886	\$	62,691 \$	(54,719	9) \$	(74,630)	\$	(69,263) \$	(73,792)	\$	(89,204)	\$	(85,236)	\$	(69,392)	\$	132,354
Other Financing Sources/Uses:																							
Capital Reserve Transfer \$	_	\$	_	\$	_	\$	(41,105)	\$	(158,895) \$		- \$	_	\$	- \$	_	\$	_	\$	_	\$	_	\$	(200,000)
Interfund Transfer-Excess/Shortage DS Revenue \$			33,979			\$	-	\$	(130,073) \$		- \$	_		- \$	_		-		-		_	\$	33,979
- <u> </u>		Ψ		Ψ		Ψ																	
Total Other Financing Sources/Uses \$	-	\$	33,979	\$	-	\$	(41,105)	\$	(158,895) \$		- \$	-	\$	- \$	-	\$	-	\$	-	\$	-	\$	(166,021)
Net Change in Fund Balance \$	(124,634)	\$	70,812	\$	99,813	\$	532,781	\$	(96,204) \$	(54,719	9) \$	(74,630)	\$	(69,263) \$	(73,792)	\$	(89,204)	\$	(85,236)	\$	(69,392)	\$	(33,667)

Community Development District Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

 Adopted	Pror	ated Budge		Actual		
Budget	Thr	u 09/30/24	Thr	u 09/30/24	V	ariance
\$ 552,515	\$	552,515	\$	556,016	\$	3,501
\$ 2,500	\$	2,500	\$	20,382	\$	17,882
\$ 555,015	\$	555,015	\$	576,397	\$	21,382
\$ 71,896	\$	71,896	\$	71,896	\$	-
\$ 410,000	\$	410,000	\$	410,000	\$	-
\$ 71,896	\$	71,896	\$	71,896	\$	-
\$ 553,793	\$	553,793	\$	553,793	\$	-
\$ 1,222			\$	22,605		
\$ (24,084)	\$	(24,084)	\$	(33,979)	\$	(9,895)
\$ (24,084)	\$	(24,084)	\$	(33,979)	\$	(9,895)
\$ (22,862)			\$	(11,375)		
\$ 98,806			\$	298,811		
\$ 75,944			\$	287.436		
\$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 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 \$ \$ 2,500 \$ \$ 555,015 \$ \$ 410,000 \$ 71,896 \$ 1,222 \$ (24,084) \$ \$ (24,084) \$ \$ (24,084) \$ \$ \$ (22,862) \$ 98,806	Budget Thru 09/30/24 \$ 552,515 \$ 552,515 \$ 2,500 \$ 2,500 \$ 555,015 \$ 555,015 \$ 71,896 \$ 71,896 \$ 410,000 \$ 410,000 \$ 71,896 \$ 71,896 \$ 71,896 \$ 71,896 \$ 1,222 \$ (24,084) \$ (24,084) \$ (24,084) \$ (24,084) \$ (24,084) \$ 98,806 \$ 98,806	Budget Thru 09/30/24 Thr \$ 552,515 \$ 552,515 \$ 2,500 \$ 2,500 \$ 555,015 \$ 555,015 \$ 71,896 \$ 71,896 \$ 410,000 \$ 410,000 \$ 71,896 \$ 71,896 \$ \$ 71,896 \$ \$ 1,222 \$ \$ 553,793 \$ 553,793 \$ \$ 553,793 \$ \$ (24,084) \$ (24,084) \$ (24,084) \$ \$ (24,084) \$ \$ (24,084) \$ \$ (24,084) \$ \$ (24,084) \$ \$ (24,084) \$ \$ \$ (22,862) \$ \$ \$ \$ 98,806 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Budget Thru 09/30/24 Thru 09/30/24 \$ 552,515 \$ 556,016 \$ 2,500 \$ 2,500 \$ 20,382 \$ 555,015 \$ 556,015 \$ 576,397 \$ 71,896 \$ 71,896 \$ 71,896 \$ 410,000 \$ 410,000 \$ 410,000 \$ 71,896 \$ 71,896 \$ 71,896 \$ 553,793 \$ 553,793 \$ 553,793 \$ 1,222 \$ 22,605 \$ (24,084) \$ (24,084) \$ (33,979) \$ (22,862) \$ (11,375) \$ 98,806 \$ 298,811	Budget Thru 09/30/24 Thru 09/30/24 Via \$ 552,515 \$ 556,016 \$ 2,500 \$ 20,382 \$ \$ 71,896 \$ 71,896 \$ 71,896 \$ 71,896 \$ 410,000 \$ 410,000 \$ 410,000 \$ 571,896 \$ 71,896 \$ 71,896 \$ 553,793 \$ 553,793 \$ 553,793 \$ 553,793 \$ 553,793 \$ 22,605 \$ (24,084) \$ (24,084) \$ (33,979) \$ (24,084) \$ (33,979) \$ (22,862) \$ (11,375) \$ 98,806 \$ 298,811

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Prorated Budget Budget Thru 09/30/24			Thr	Actual u 09/30/24	Va	ariance	
Revenues:								
Assessments - Tax Roll	\$	73,780	\$	73,780	\$	74,250	\$	469
Interest	\$	750	\$	750	\$	7,979	\$	7,229
Total Revenues	\$	74,530	\$	74,530	\$	82,229	\$	7,699
Expenditures:								
Interest - 11/1	\$	31,713	\$	31,713	\$	31,713	\$	_
Principal - 5/1	\$	10,000	\$	10,000	\$	10,000	\$	-
Interest - 5/1	\$	31,713	\$	31,713	\$	31,713	\$	(0)
Total Expenditures	\$	73,425	\$	73,425	\$	73,425	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$	1,105			\$	8,804		
Net Change in Fund Balance	\$	1,105			\$	8,804		
Fund Balance - Beginning	\$	41,000			\$	155,468		
Fund Balance - Ending	\$	42,105			\$	164,272		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

 $For \ The \ Period \ Ending \ September \ 30,2024$

	Adopted Budget		Pror	ated Budget		Actual		
		Budget	Thr	u 09/30/24	Thr	u 09/30/24	V	ariance
Revenues								
Interest	\$	500	\$	500	\$	4,985	\$	4,485
Total Revenues	\$	500	\$	500	\$	4,985	\$	4,485
Expenditures:								
Capital Outlay	\$	63,797	\$	63,797	\$	115,857	\$	(52,060)
Total Expenditures	\$	63,797	\$	63,797	\$	115,857	\$	(52,060)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(110,872)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	200,000	\$	200,000	\$	200,000	\$	-
Total Other Financing Sources (Uses)	\$	200,000	\$	200,000	\$	200,000	\$	-
Net Change in Fund Balance	\$	136,703			\$	89,128		
Fund Balance - Beginning	\$	103,933			\$	65,556		
Fund Balance - Ending	\$	240,636			\$	154,684		

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	 pted dget	ted Budget 09/30/24	 o9/30/24	Va	riance
Revenues	 				
Interest	\$ -	\$ -	\$ 314	\$	314
Total Revenues	\$ -	\$ -	\$ 314	\$	314
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$	-
Total Expenditures	\$ -	\$ -	\$ -	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 314		
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$	•
Net Change in Fund Balance	\$ -		\$ 314		
Fund Balance - Beginning			\$ 6,416		
Fund Balance - Ending			\$ 6,729		

Community Development District Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

 $For \ The \ Period \ Ending \ September \ 30,2024$

			Prora	ited Budget		Actual		
		Budget	Thru	09/30/24	Thr	u 09/30/24	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	26,044	\$	26,044
Total Revenues	\$	-	\$	-	\$	26,044	\$	26,044
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	84,741	\$	(84,741)
Total Expenditures	\$	-	\$	-	\$	84,741	\$	(84,741)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(58,697)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	(58,697)		
Fund Balance - Beginning					\$	643,613		
Fund Balance - Ending					\$	584,916		

Community Development District

Long Term Debt Report FY 2024

Series	2016, Special Assessment Bonds	
Interest Rate:	2.375%	
		¢410.000
Maturity Date:	5/1/24	\$410,000
Interest Rate:	2.40%	¢420.000
Maturity Date:	5/1/25	\$420,000
Interest Rate:	2.50%	#420.000
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)	(\$410,000
Current Bonds Outstanding		\$4,620,000
Series	2020, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$775,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2023		\$2,490,000
Less:	May 1, 2024 (Mandatory)	(\$10,000
Current Bonds Outstanding		\$2,480,000
Total Current Bonds Outstanding		\$7,100,000

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

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

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts FY 2024

Gross Assessments \$ 1,180,499.30 \$ 587,766.20 \$ 78,489.51 \$ 1,846,755.01 Net Assessments \$ 1,109,669.34 \$ 552,500.23 \$ 73,780.14 \$ 1,735,949.71

											63.92%		31.83%		4.25%	100.00%
												20	019A-1 Debit	20	19A-2 (A1)	
Date	Distribution	C	Gross Amount	Сс	mmissions	Dis	count/Penalty	Interest	Net Receipts	C	0&M Portion		Service	D	ebt 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	\$ 4,449.77	\$	2,844.42	\$	1,416.23	\$	189.12	\$ 4,449.77
02/12/24	01/01/24-01/31/24	\$	216,212.64	\$	8,227.27	\$	4,159.71	\$ -	\$ 203,825.66	\$	130,291.27	\$	64,871.54	\$	8,662.86	\$ 203,825.67
03/20/24	02/01/24-02/29/24	\$	33,500.06	\$	656.30	\$	656.88		\$ 32,186.88	\$	20,574.79	\$	10,244.11	\$	1,367.98	\$ 32,186.88
04/10/24	INTEREST	\$	-	\$	-	\$	-	\$ 2,438.52	\$ 2,438.52	\$	1,558.77	\$	776.11	\$	103.64	\$ 2,438.52
06/11/24	TAX SALE	\$	4,390.11	\$	(131.71)	\$	90.44	\$ -	\$ 4,431.38	\$	2,832.67	\$	1,410.37	\$	188.34	\$ 4,431.38
06/28/24	03/01/24-05/31/24	\$	29,461.43	\$	(13.90)	\$	589.51	\$ -	\$ 28,885.82	\$	18,464.65	\$	9,193.48	\$	1,227.69	\$ 28,885.82
07/29/24	INTEREST	\$	· -	\$	- 1	\$	-	\$ 369.12	\$ 369.12	\$	235.95	\$	117.48	\$	15.69	\$ 369.12
	TOTAL	\$	1,846,755.01	\$	60,992.00	\$	46,025.71	\$ 7,257.41	\$ 1,746,994.71	\$	1,116,729.63	\$	556,015.53	\$	74,249.58	\$ 1,746,994.74

100.00% Gross Percent Collected

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

October 17, 2024

	GENERAL FUND	
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>
09/26/24	8618-8630	\$26,359.67
10/02/24	8631	\$970.18
10/03/24	8632-8642	\$47,486.44
Total		\$74,816.29

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/09/24 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND#INVOICE DATE INV	EEXPENSED TO VOICE YRMO DPT ACC		IE STATUS	AMOUNT	CHECK AMOUNT #
9/26/24 00480 9/05/24 202		00-54500	*	1,035.34	
S	VCS 09/24	ALDRIDGE & SONS PLUMB	ING		1,035.34 008618
9/26/24 00443 9/11/24 906			*	860.79	
9/20/24 907	VCS 09/24 72713 202409 320-541(00-46203	*	850.00	
S	VCS 09/24	BRIGHTVIEW LANDSCAPE S	SERVICES, INC.		1,710.79 008619
9/26/24 00048 9/24/24 523	311393 202409 320-5720	00-54600		104.78	
	IRST AID SUPPLIES 09/2	24 CINTAS CORPORATION			104.78 008620
9/26/24 00319 9/04/24 111	10956- 202409 320-5720			653.82	
SV	VCS 09/24	COMCAST			653.82 008621
9/26/24 00468 9/20/24 000	066414 202408 310-5130	00-48000	*	540.40	
DE	EGAL AD #10414069 08/2	GANNETT FLORIDA LOCAL	ZQ.		540.40 008622
9/26/24 00131 9/15/24 413	3 202409 300-1550	00-10100		5,565.00	
As	SSESSMENT ROLL CERT FY	GOVERNMENTAL MANAGEMEN	IT SERVICES		5,565.00 008623
	873242 202408 320-5410		*		
9/16/24 827	VCS 08/24 743242 202408 320-5410	00-43100	*	1,096.90	
SV	VCS 08/24	JEA 			1,238.61 008624
9/26/24 00430 9/23/24 345		00-31500	*	2,563.19	
51	VCS 07/24 	KUTAK ROCK LLP			2,563.19 008625
9/26/24 00340 9/11/24 191	1740 202408 310-5130		*	1,465.00	
51	VCS 08/24	MATTHEWS DESIGN GROUP	INC.		1,465.00 008626
9/26/24 00019 9/12/24 585		00-54500	*	75.00	
9/12/24 585	533695 202409 320-5720 LAG POLE INSTALL 09/24	00-54500	*	158.00	
	LAG FOLE INSTALL 09/25	NADER'S PEST RAIDERS,	INC.		233.00 008627

SAMC SAMPSON CREEK SHENNING

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/09/24 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VE DATE	ND#INV DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/26/24 00	467 9/20/24	853367 202409 320-57200-3	34500	*	231.00	
		OFF DUTY OFFICER 09/24	ROLLKALL TECHNOLOGIES LLC			231.00 008628
9/26/24 00	467 9/21/24	857848 202409 320-57200-3	34500	*	231.00	
		OFF DUTY OFFICER 09/24	ROLLKALL TECHNOLOGIES LLC			231.00 008629
	377 8/31/24	421930 202408 320-57200-4	45100	*	10,787.74	
			VESTA PROPERTY SERVICES, INC			10,787.74 008630
10/02/24 00	431 9/09/24	3470-090 202408 320-57200-5 CC PURCHASES THRU 9/9/24	54600		970.18	
		CC FURCHASES THRU 9/9/24	TRUIST BANK			970.18 008631
10/03/24 00	416 10/19/24	: 10192024 202410 320-57200-4		*	2,925.00	
		EVENT 10/19/24	BOUNCERS, SLIDERS, AND MORE INC.			2,925.00 008632
10/03/24 00	443 10/01/24	9077595 202410 320-54100-4		*	13,205.97	
		MAINT 10/24	BRIGHTVIEW LANDSCAPE SERVICES, IN	NC.		13,205.97 008633
10/03/24 00	469 9/25/24	2415 202410 320-57200-4	45200	*	4.044.69	
		SVCS 10/24	CBUSS ENTERPRISES			4,044.69 008634
	397 10/01/24	19-1442 202409 320-57200-3	34501	*	6.308.00	
		SVCS 09/24	CENTRAL SECURITY AGENCY			6,308.00 008635
10/03/24 00	401 10/02/24	: /055-1	04002	*	295.00	
		PREVENTIVE MAINT 10/24	FITNESS MACHINE TECHNICIANS OF			295.00 008636
10/03/24 00	285 10/01/24	99200024 202410 320-57200-4	45300	*		
		DEEP CLEAN 10/24	JANI-KING OF JACKSONVILLE			200.00 008637
10/03/24 00	031 10/01/24	217265B 202410 320-54100-4			2,360.00	
		WATER MGMT 10/24	THE LAKE DOCTORS, INC.		•	2,360.00 008638
 10/03/24 00	 476				300.00	
_0,00,21 00	3,27,21	LOOPMAN PERFORMANCE 10/24				300.00 008639

SAMC SAMPSON CREEK SHENNING

`	7	CF	1	16	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/09/24 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD *** CHECK NOS. 008618-050000

AP300R

CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/03/24 00467 9/30/24 881946 202409 320-57200-3 OFF DUTY OFFICER 09/24	4500 ROLLKALL TECHNOLOGIES LLC	*	231.00	231.00 008640
	KOLLKALL IECHNOLOGIES LLC			231.00 008640
10/03/24 00424 9/20/24 19009 202409 320-54100-4 SVCS 09/24	6202	*	1,100.00	
9/20/24 19010 202409 320-54100-4 SVCS 09/24	6200	*	800.00	
3/C3 03/24	TAYLOR TREE SERVICES, INC			1,900.00 008641
10/03/24 00377 8/31/24 421972 202408 320-54100-4 HOME DEPOT PURCHASES 8/24	6202	*	236.03	
10/01/24 422091 202410 320-54100-3 SVCS 10/24	4000	*	15,480.75	
5/05/10/24	VESTA PROPERTY SERVICES, INC		:	15,716.78 008642
	TOTAL FOR BANK A		74,816.29	
	TOTAL FOR REGIST	'ER	74,816.29	

SAMC SAMPSON CREEK SHENNING

GL1.320,57200,54500 HH 9/9/24

INVOICE

Aldridge & Sons Plumbing Contractors, Inc PO Box 600921 Jacksonville, FL 32260-0921

admin@aldridgesonsplumbing.com +1 (904) 287-3855



Bill to

Sampson Creek, CDD C/O Vesta Properties 219 St Johns Golf Dr St. Augustine, FL 32092 Ship to

St Johns Golf and Country C/O Vesta Properties 219 St Johns Golf Dr St. Augustine, FL 32092

Invoice details

Invoice no.: 2024-56541

Terms: Net 30

Invoice date: 09/05/2024 Due date: 10/09/2024 Service Technician: Zach Dennis

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/15/2024	14 Plumbing Commercial	Per Approved Contract - Shower Towers			
2.	08/15/2024	14 Plumbing Commercial	Called out to replace (2) pool showers. Took the first one apart and found that the riser is 3/8". Will have to return with additional fittings.			
3.	09/30/2024	14 Plumbing Commercial	Returned to install the left and middle pool shower valves. Added the wood necessary to mount the valves, added a ball valve to the middle one, (we found that the left already had one) took up the pavers at the middle one to get access. We found the existing holes to be to small for the new valves. After a 1/2: hole saw was brought, we widened the holes and installed the valves. WE had difficulty attaching the rolled copper riser due to egg shaping, but after a few adjustments, we're successful. WE found that due to the reduction at the shower head, the valves don't meter as intended. The button must be pushed to run them. We had Haley test it and she stated it was fine. She also stated that she may have us do the heads in the future to restore functionality.	1	\$1,035.34	\$1,035.34



Sold To: 14846146 Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095

Customer #: 14846146 9067336 Invoice #: Invoice Date: 9/11/2024 Sales Order: 8493384 Cust PO #:

Project Name: Pointe Grand West - Proposal to replace weeping irrigation valves Project Description: Pointe Grand West - Proposal to replace weeping irrigation valves

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Rotor	7.000	EA	51.00	357.0
	6" Spray head	5.000	EA	41.66	208.3
	12" Spray head	2.000	EA	47.75	95.5
	Nozzle	20.000	EA	10.00	199.9
	GL 1.320.54100.46203 9-12-24				
				Total Invoice Amount Taxable Amount Tax Amount	860.
				Balance Due	860.

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 #: 9067336

Invoice Date: 9/1 1/2024

Amount Due: \$860.79

Thank you for allowing us to serve you

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

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

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



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9072713 Invoice Date: 9/20/2024 Sales Order: 8512046

Cust PO #:

Project Name: Sampson Creek - Proposal to repair mainline Project Description: Sampson Creek - Proposal to repair mainline

Job Number	Description	Qty	UM	Unit Price	Amount
346100574		10.000	HR	85.00	850.00
			;	Total Invoice Amount Taxable Amount Tax Amount Balance Due	850.00 850.00

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 #: 9072713 Invoice Date: 9/20/2024

> GL1320.54100 xxxxxx 46203 14th sub 9-24-24

Thank you for allowing us to serve you Please reference the invoice # on your check and make payable to

\$ 850.00

Amount Due:

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



SVC/BILLING QUESTIONS

(904) 562-7000

: (904)562-7020

PAYMENT INQUIRY

: (877)275-4933

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

: 5231393607 : 2024-09-24 : N/A

10552255 10552255 8039592365 : NET 30 DAYS

MATERIAL	#	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
5150417	OFFICE	02635588			ON THISE	IAA
110		SERVICE ACKNOWLEDGEMENT	4	00.00	4000	
120		CABINET ORGANIZED		\$0.00	\$0.00	N
130		EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132		BBP KIT CHECKED		\$0.00	\$0.00	N
44269		ELASTIC STRIP MEDIUM	1	\$0.00	\$0.00	N
55555		HARD SURFACE DISINFEC SVC	1	\$17.29	\$17.29	N
82420		READY-RIP 2IN	1	\$10.45	\$10.45	N
111329		ACETAMINOPHEN SM		\$11.22	\$11.22	N
182019		STINGRELIEF WIPES 10/UNIT	4	\$19.45	\$19.45	N
588026		EMERGEN-C ORANGE 5/PK	3	\$12.09	\$12.09	N
		V. 1-2-2-4-12-4-13-4-13-4-13-4-13-4-13-4-13	2000000	\$11.33	\$11.33	N
7631113	FITNESS	AX22K141422	COMPONEN	T SUBTOTAL:	\$81.83	
110	THILOS					
160		SERVICE ACKNOWLEDGEMENT	d'	\$0.00	\$0.00	N
564462		AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564463		AED BATTERY CHECKED	d.	\$0,00	\$0.00	N
301100		AED PADS CHECKED	1	\$0.00	\$0.00	N
			COMPONENT	SUBTOTAL:	\$0.00	.,
7631116	OFFICE H	IALLWAY AX22K142978			13.55	
110		SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	At
160		AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564462		AED BATTERY CHECKED	1	\$0.00		N
564463		AED PADS CHECKED	1	\$0.00	\$0.00	N
			COMPONENT		\$0.00	N
99900999	Other		COMPONENT	SUBJUIAL:	\$0,00	
400		SERVICE CHARGE				
		SELTICE OTTANGE	1	\$22.95	\$22.95	N
EMIT TO	CINTAS P.O. Box CINCIN	3 < 631025 NATI, OH 45263-1025	SUE	B-TOTAL : TAX : TOTAL :	\$104.78 \$0.00 \$104.78	

SIGNATURE :

DATE :

9-24-24

GL 1.320-57200.54600

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

2.2					
Your	at	α		3	0
TOUL	CI L	u.	4		$\overline{}$

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

New charges		\$661.07
Taxes, fees and other charges	Page 4	\$8.67
Regular monthly charges	Page 3	\$652.40
Credit balance		-\$7.25
Credits	Page 3	-\$7.25
Payment - thank you	Sep 04	-\$653,82
Previous balance		\$653.82

Amount due Sep 25, 2024

\$653.82

Need help?

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

Your bill explained

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

001.320.57200.41000 September 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 04 20240904 NNNNNNNY 0000564 0003

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

թվարկեսկիվուկինակինակինումներենվ

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Sep 25, 2024

\$653.82

\$

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211

CHARLOTTE NC 28272-1211

իերիիելաիիկիկութակվանվայրեկներիկիկ



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



COMCAST BUSINESS

Account Number 8495 74 140 1110956 Billing Date Sep 04, 2024 Services From Sep 14, 2024 to Oct 13, 2024 Page 3 of 5

Credit balance			-\$7.25
Previous balance			\$653.82
Payment - thank you	Sep 04		-\$653.82
Credits			-\$7.25
RSN Fee - Adjustment	Sep 02	-\$7.25	

Regular monthly charges	\$652.40
Comcast Business	\$364.95
TV Standard Business Video.	\$74.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00
Bundle Discount	-\$189.00
Public View Service Business Video.	\$20.00
Service Discount	-\$20.00
Mobility Voice Line Business Voice. Qty 2 @ \$44,95 each	\$89.90
Voice Credit Qty 2 @ -\$19,95 each	-\$39.90

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

Service fees	\$57.50
Directory Listing Management Fee	\$6.00
Voice Network Investment	\$6.00
Broadcast TV Fee	\$34.00
Regional Sports Fee	\$11.50



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

You've saved \$292.40 this month with your bundle, service and voice credit discounts.

Taxes, fees and other charges		\$8.67
Other charges		\$8.67
Regulatory Cost Recovery	\$3.74	
Federal Universal Service Fund	\$4.93	

Additional information

Billing Update: This bill includes an RSN fee credit for your local Bally Sports network(s) being unavailable, and a credit for your Bally Sports network(s) subscription being unavailable, if applicable.

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

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

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



Reliability you can count on.





Thank you for choosing us as your connectivity provider. We appreciate your business and would like to offer you a **personalized one-on-one account review** to make sure of two things — that you've got the right service package for your business, and that you're getting the best value for you.

Comcast Business powers more businesses than anyone with:

- · Gig-speed WiFi delivering fast WiFi speeds for your business
- Advanced cybersecurity to help protect all your connected devices
- · Internet from the company with 99.9% network reliability

Plus, save up to 70% a year on your wireless bill when you add Comcast Business Mobile to Comcast Business Internet.

Savings comparison to weighted average of top 3 carriers based on optimized pricing. Taxes and fees extra. Comcast Business Internet required. After monthly data threshold included with your data option, speeds reduced. Data thresholds and actual savings vary.

Don't wait! Give us a call at 844-833-0487 to chat with our business services team. We have plans available for you to choose from so you can continue to receive the best service at the best value.





Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdge™ and Comcast Business Mobile each requires Comcast Business Internet (and leased router for SecurityEdge) for additional monthly charge. Internet: Gig-speed WiFi requires Gigabit Internet and compatible router. Actual speeds vary and are not guaranteed. SecurityEdge™: Will not work if connected via public WiFi, and may not work if connected via Connection Pro, virtual private network technology or non-Comcast DNS servers. Comcast Business Mobile: Requires Comcast Business Internet service. Up to 20 lines. Pricing subject to change. For Comcast Business Mobile Disclosures visit: https://business.comcast.com/policies/broadband-disclosures. Call for restrictions and complete details. © 2024 Comcast. B6733A-ADP-FAR-0487





ACCO	ACCOUNT NAME		PAGE #
Sampson	Creek Cdd/Gms	764139 1 of	
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006641475	Aug 1- Aug 31, 2024	September 20, 2024	
PREPAY (Memo info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DU	
\$0.00	\$0.00	\$540.40	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649

ույիննոլնուններներիկիկիկիկությունից||իրլիհր

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

 Date
 Description
 Amount

 8/1/24
 Balance Forward
 \$463.60

Package Advertising:

Start-End DateOrder NumberProductDescriptionPO NumberPackage Cost8/1/2410414069SAG St Augustine RecordMEETINGSMEETINGS\$76.80

001.310.51300.48000



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

Total Cash Amount Due \$540.40
Service Fee 3.99% \$21.56
*Cash/Check/ACH Discount \$21.56
*Payment Amount by Cash/Check/ACH \$540.40
Payment Amount by Credit Card \$561.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

AMOUNT PAID	INVOICE NUMBER 0006641475		ACCOUNT NUMBER 764139			
TOTAL CASH AMT DUE*	UNAPPLIED PAYMENTS	120+ DAYS PAST DUE	90 DAYS PAST DUE	60 DAYS PAST DUE	30 DAYS PAST DUE	CURRENT DUE
\$540.40	\$0.00	\$0.00	\$0.00	\$0.00	\$463.60	\$76.80
TOTAL CREDIT CARD	TO PAY WITH CREDIT CARD PLEASE CALL:		% Involce# on check) TO PAY WI		RESS (Include Account)	REMITTANCE ADD
\$561.96	1-877-736-7608					
-					0 Ft 3 ()	

Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 413

Invoice Date: 9/15/24 **Due Date:** 9/15/24

Case:

P.O. Number:

Bill To:

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

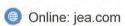
Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,565.00	5,565.00
001.300.15500.10100 Sept 2024			

Total	\$5,565.00
Payments/Credits	\$0.00
Balance Due	\$5,565.00



225 N. Pearl St. Jacksonville, FL 32202-4513

Phone: (904) 665-6000





SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 09/16/24

Cycle:

Amount Due \$141.71

Please pay by 10/08/24 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CH	ARGE	S
Irrigation	\$	141.71
Total New Charges	\$	141.71
(A complete breakdown of charges can be found on the	e following	pages.)
Previous Balance	\$	134.09
Payment(s) Received		-134.09
Balance Before New Charges		0.00
New Charges	\$	141.71
A late payment charge will be assessed for unpaid balance.	\$	141.71



MESSAGES

Please pay \$141.71 by 10/08/24 to avoid 1.5% late payment charge and service disconnections.

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

001.320.54100.43100 August 2024

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





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

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

Acct #: 1487324200 Bill Date: 09/16/24

Please pay by 10/08/24 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$141.71

Additional information on reverse side.

իկներիկիկիսումիվիլիժումկինովկուհինահերկինինում *** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



000232 000012156 SAMPSON CREEK COMMUNITY

DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761



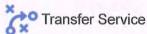
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Report or View Outages



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Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

		ADDRESS C	CORRECTION		
Account #	1487324200		Tel:		
Address:					
City:			State:	Zip Code:	
E-mail:					





Account #: 1487324200

Bill Date: 09/16/24

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 08/08/24 - 09/09/24 Reading Date: 09/09/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	32	39	Regular	3/4	16000 GAL
Basic Monthly Ch	narge			\$	18.90
Basic Monthly Ch Fier 1 Consumpti	•	kgal @ \$3.8	31)	\$	18.90 53.35
	on (1-14			\$	

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 784 EAGLE POINT DR APT IR01

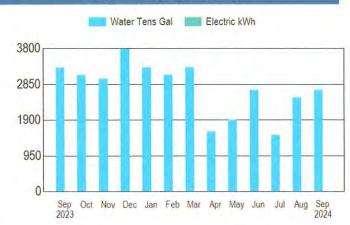
Service Period: 08/08/24 - 09/09/24 Reading Date: 09/09/24

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	32	2431	Regular	3/4	

Total Current Irrigation Charges	\$ 60.81
Tier 1 Consumption (1-14 kgal @ \$3.81)	41.91
Basic Monthly Charge	\$ 18.90

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	33,000	25,000	27,000	844



2		



225 N. Pearl St. Jacksonville, FL 32202-4513

SAMPSON CREEK COMMUNITY

Account #: 8274324200

15

Bill Date: 09/16/24

Cycle:

Amount Due \$1.096.90

Please pay by 10/08/24 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

TOTAL SUMMARY OF CHARGES						
Water	\$	389.70				
Sewer		76.24				
Irrigation		630.96				
Total New Charges	\$	1,096.90				
(A complete breakdown of charges can be found on the	following	g pages.)				
Previous Balance	\$	1,143.83				
Payment(s) Received		-1,143.83				
Balance Before New Charges		0.00				
New Charges	\$	1,096.90				
A late payment charge will be assessed	\$	1,096.90				



001.320.54100.43100 August 2024

MESSAGES



for unpaid balance.

Please pay \$1,096.90 by 10/08/24 to avoid 1.5% late payment charge and service disconnections.



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

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

Check here for telephone/mail address correction and fill in on reverse side. Add \$____to my monthly bill: \$____for Neighbor to Neighbor and/or \$___ the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Additional information on reverse side. -

SCAN TO PAY ONLINE

Acct #: 8274324200 Bill Date: 09/16/24 Please pay by 10/08/24 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID \$1,096.90

000234 000012156 ինկրիկերդերելՈրժինկիրՈնիՈրիիլիցիյյլՈնդիՈ

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761

իկներկիիիցուկիվիվարկին իրահանդներիարկ *** JEA ***

PO BOX 45047 JACKSONVILLE FL32232-5047



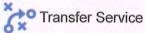
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Report or View Outages



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Update Your Information



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Understand Your Bill





STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

		ADDRESS CORREC	TION		
Account #	8274324200	Tel:			
Address:					
City:			State:	Zip Code:	
E-mail:					





Online: jea.com SAMPSON CREEK COMMUNITY

Account #: 8274324200 Bill Date: 09/16/24

15 Cycle:

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	iod Bill	Rate	Cycle. 10	
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	T	\$26.52 18.90	Irrigation 1 - Commercial	08/0	08/24 - 09/0	09/24 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81)	7.62	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			74457419	32	497	Regular	2000 GAL		
1148 STONEHEDGE TRAIL LN APT 1 Detail Charges:Basic Monthly Charge	I	\$102.16 31.50	Irrigation 1 - Commercial	08/0	07/24 - 09/0	08/24 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 17.31	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	32	40	Regular	18000 GAL		
1401 CRESTED HERON CT Detail Charges:Basic Monthly Charge	1	\$168.30 63.00	Irrigation 1 - Commercial	08/	12/24 - 09/1	11/24 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 51.95	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	30	9075	Regular	26000 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	\$348.18 100.80	Swimming Pool - Water	08/	12/24 - 09/1	11/24 Com Serv	mercial Water ice		
Water Consumption Charge		247.38	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			94648188	30	1460	Regular	133000 GAL	Charges For This Address	\$367.0
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	18.90	Commercial - Water/Sewer	08/	12/24 - 09/	11/24 Com Serv	mercial Water ice	\$398.81	\$31.73
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	30	0	Regular	0 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	S	\$31.73 31.73	Commercial - Water/Sewer	08/	12/24 - 09/	11/24 Com Serv	mercial Sewer ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	30	0	Regular	0 GAL		

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate		Page 4 of 4
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	W	\$22.62 18.90	Commercial - Water/Sewer	08/	08/24 - 09/0	09/24 Com Serv	mercial Water ice		
Water Consumption Charge		3.72	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
219 SAINT JOHNS GOLF DR APT 1	S	\$44.51	86955411 Commercial -	32	100 08/24 - 09/0	Regular	2000 GAL mercial Sewer	Charges For This Address	\$22.62 Sewer
Detail Charges:Basic Monthly Charge		31.73	Water/Sewer	00/	30124 - 0310	Serv	ice	\$67.13	\$44.5
Sewer Usage Charge		12.78	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			86955411	32	100	Regular	2000 GAL		
380 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	1	\$26.52 18.90	Irrigation 1 - Commercial	08/	08/24 - 09/0	09/24 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81)	7.62	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
A			514034028	32	10	Regular	2000 GAL		
825 HAMPTON CROSSING WAY	1	\$18.90	Irrigation 1 - Residential	08/	12/24 - 09/1	1/24 Residue	dential Irrigation		
Detail Charges:Basic Monthly Charge		18.90		1		1			
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83711246	30	358	Regular	0 GAL		
884 EAGLE POINT DR APT 1 Detail Charges:Basic Monthly Charge	- 1	\$31.50 31.50	Irrigation 1 - Commercial	08/0	08/24 - 09/0	9/24 Com Servi	mercial Irrigation ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83715860	32	348	Regular	0 GAL		
885 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$93.89 18.90	Irrigation 1 - Commercial	08/0	08/24 - 09/0	9/24 Com Servi	mercial Irrigation ce		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 21.64	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			81849996	32	307	Regular	19000 GAL		
982 EAGLE POINT DR	1	\$163,17	Irrigation 1 -	08/0	08/24 - 09/0		mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.90	Commercial			Servi	ce		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33	•	53.35 90.92	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			82580203	32	920	Regular	35000 GAL		

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

September 23, 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. 3453267 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. 3453267

17923-1

Re: General

For Professional Legal Services Rendered

06/13/24	W. Haber	0.70	136.50	Prepare for and participate in agenda call; review and revise budget and assessment notices and resolutions
06/13/24	K. Jusevitch	0.20	21.00	Confer with Haber and correspond with district manager regarding budget hearing documents
06/20/24	W. Haber	3.60	702.00	Prepare for and participate in Board meeting
07/02/24	W. Haber	0.40	78.00	Confer with Laughlin regarding agreement for sidewalk repair; begin preparation of same
07/05/24	W. Haber	0.20	39.00	Prepare agreement for sidewalk repair
07/10/24	W. Haber	0.50	97.50	Prepare for and participate in call to discuss agenda for July meeting
07/11/24	W. Haber	0.40	78.00	Prepare agreement for Zumba classes; confer with Laughlin regarding same
07/15/24	W. Haber	0.20	39.00	Review correspondence regarding sidewalks

KUTAK ROCK LLP

Sampson Creek CDD September 23, 2024 Client Matter No. 17923-1 Invoice No. 3453267 Page 2

TOTAL DISBURSEMENTS

TOTAL CURRENT AMOUNT DUE

07/16/24	W. Haber	0.20	39.00	Review and respond to inquiry regarding agreement for instruction
07/17/24	W. Haber	0.30	58.50	Prepare for Board meeting; confer with Laughlin regarding related matters
07/18/24	W. Haber	4.70	916.50	Prepare for and participate in Board meeting
07/19/24	W. Haber	0.60	117.00	Prepare agreement for use of field for football practices
07/25/24	W. Haber	0.20	39.00	Review and revise agreement for use of soccer field
07/26/24	W. Haber	0.20	39.00	Confer with Laughlin regarding Department of Commerce notice regarding audit
07/29/24	W. Haber	0.30	58.50	Review and revise agreement for use of soccer field; confer with Laughlin regarding same
07/30/24	W. Haber	0.20	39.00	Review agreement for bus and confer with Laughlin regarding same
TOTAL HOU	IRS	12.90		
TOTAL FOR	SERVICES RE	ENDERED		\$2,497.50
DISBURSEM	IENTS			
Meals Travel Expens	ses			12.51 53.18
1				

001.310.51300.31500

\$2,563.19

65.69

Matthews **DEEM**

Engineering - Architecture - Planning - Surveying

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

September 11, 2024

Invoice #

191740

Project 0000020835.0003 Sampson Creek CDD - Aquatics Ph. 2

Professional Services through August 31, 2024

Phase 0004 Meetings and Coordination

HoursRateAmountLandscape Architecture Division Lead6.00240.001,440.00Project Administrator.25100.0025.00

Total Labor 1,465.00

Total Due: 1,465.00

Billed to Date 001.310.51300.31100

	Current Due	Prior Billed	Billed to Date
Fee	0.00	6,500.00	6,500.00
Labor	1,465.00	9,586.25	11,051.25
Expense	0.00	50.64	50.64
Totals	1,465.00	16,136.89	17,601.89



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

Service Slip/Invoice

INVOICE:

58533652

DATE: ORDER:

09/12/2024 58533652

Bill To:

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 Work Location:

[704649]

904-599-9093

Sampson Creek Comm Development 219 Saint Johns Golf Dr Swim Club, Playground, Tennis Saint Augustine, FL 32092-1053

09/12/2024	Time 11:39 AM	Target Pest	Technicia BKJEFF0		Bradley Jeffords	Time
Purch	se Order	Terms	Last Service 09/12/2024	Map Code SJG		Time (
			09/12/2024	SJG	Lic:JE141259	
S	ervice		Des	scription		Price
PC-QTRLY		Pest Control Service				\$75.0
uarterly Pest (Control- Swim Club	Pool House			SUBTOTAL	\$75.00
eah 599-9093	-Call if any areas a	re inaccessible for treatm	ent.		AMT. PAID	\$0.00 \$0.00
ontact Treated ems or bedding	Areas - Do not allo , to contact or ente dent stations and re	ow unprotected persons, or treated area(s) until dry	children or note to touch	n, enter, or replace bs and wasp nest	TOTAL	\$75.00
G	L 1.320.5	57200.54500 Sub 9-13-24			AMOUNT DUE	\$75.00
	1115	Sub 9-13-24				
					B911-	
					TECHNICIAN SIGNA	TURE
					CUSTOMER SIGNAT	



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

Service Slip/Invoice

INVOICE:

58533695

DATE:

09/12/2024

ORDER:

58533695

Bill To:

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 Work Location:

[704649]

904-599-9093

Sampson Creek Comm Development 219 Saint Johns Golf Dr Swim Club, Playground, Tennis Saint Augustine, FL 32092-1053

Vork Date 09/12/2024	11:39 AM	Target Pest	Technicia	n		Time
		RODENTS	BKJEFF	OR-P	Bradley Jeffords	Tillic
Porcha	ise Order	Terms	09/12/2024	Map Code SJG	Lic:JE141259	Time
Se	ervice		Des	cription		Price
PC-RODENT CTF	ર∟	Rodent Control Service	e			\$158.0
ean 599-9093 Contact Treated ems or bedding	by flag pole & 9 are Call if any areas a Areas - Do not allo , to contact or ente dent stations and re	re inaccessible for treatmone unprotected persons, or treated area(s) until do	hildren annatatatata	n, enter, or replace os and wasp nest	SUBTOTAL TAX AMT. PAID TOTAL	\$158.0 \$0.0 \$0.0 \$158.0
GL I	.320.57	200. 54500			AMOUNT DUE	\$158.0
0.2	##	F				
	Su	b 9-13-24			37/1-	
					TECHNICIAN SIGNAT	TURE
					CUSTOMER SIGNAT	URE



Invoice

9/20/2024

INVOICE NUMBER

853367

BILLED FROM BILLED TO

CINDY HOWELL 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
3719428	9/19/24	05:14 PM 09:14 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
001.320.57200.34500 \$231.00 *Separate Check*			TOTAL OFFICI	ERS PAY			\$220.00 \$11.00	
					TAX			\$0.00
				тот	AL 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 #: 110692
Date: 09/20/2024
Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3719428	853367	09/19/2024 16:14 - 20:14	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

9/21/2024

INVOICE NUMBER

857848

BILLED FROM BILLED TO

CINDY HOWELL 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
3726982	9/21/24	07:00 AM 11:00 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
001.320.57200.34500 \$231.00			TOTAL OFFICE	ERS PAY			\$220.00	
Separate Check				SERV	ICE FEE			\$11.00
					TAX			\$0.00
				тот	AL 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 #: 113927
Date: 09/23/2024
Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3726982	857848	09/21/2024 06:00 - 10:00	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



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

Invoice

Invoice # Date 421930 08/31/2024

Terms

Net 30

Due Date

09/30/2024

Memo

Lifeguards

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors Lifeguard/pool monitors missing hours in June	481.55	21.40	10,305.17
	22.55	21.40	482.57

Total 10,787.74

001.320.57200.45100 August 2024



SAMPSON CREEK CDD

Business Rewards Mastercard

Account summary

New balance		\$970.18
Fees charged	+	\$0.00
Interest charged	+	\$0.00
Cash advances	+	\$0.00
Balance transfers	+	\$0.00
Purchases & other charges	-	\$1,027.00
Payments & other credits	-	\$1,379.18
Previous balance		\$1,322.36

Credit limit	\$10,000.00
Available credit	\$9,029.82
Available for cash advance	\$3,000.00
Statement closing date	09/09/2024
Days in billing cycle	31

Questions?



Visit truist.com



Call 844-4TRUIST (844-487-8478)



International collect 910-914-8250



Write TRUIST CARD SERVICES PO BOX 200 WILSON,NC 27894-0200

TRUIST #P ROSSESS

Page 1 of 4 Billing cycle 08/10/24 - 09/09/24 Account number ending in 3470

¢0.70.10

Payment information

New Datance	\$970.18
Minimum payment due	\$20.00
Payment due date	10/04/24

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.

Organization account activity

Tran	Post	Reference			
date	date	Amount			
SAMPSO	ON CREEK CDE)	Account number ending	in 3470	Total: -\$1,322.36 - A
Please de	tach bottom portic	on and submit with paymen	t using enclosed envelope.	Account number ending in	3470
				Statement closing date	09/09/24
				New balance	\$970.18
				Minimum payment due	\$20.00
TRUIST BANK				Payment due Date	10/04/24
PO BOX 4 WILSON I	NC 27894-0400)		Amount enclosed	\$

480000057924500000000000002000000000097018

Pay online at: TRUIST.COM Pay by phone: 844-487-8478 Make checks payable to: TRUIST BANK

TRUIST BANK PO BOX 791622 BALTIMORE MD 21279-1622

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



SAMPSON CREEK CDD

Page 2 of 4 Billing cycle 08/10/24 - 09/09/24 Account number ending in 3470

Business Rewards Mastercard

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 Account Information: Your name and account number 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:

- 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

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

Page 3 of 4 Billing cycle 08/10/24 - 09/09/24 Account number ending in 3470

Business Rewards Mastercard

Organization account activity - continued

Tran	Post	Reference		
date	date	number	Transaction description	Amount
08/21	08/22	2024082218010281	PAYMENT RECEIVED THANK YOU	-\$1,322.36

Cardholder activity

Total cardholder new activity: \$970.18

Tran	Post	Reference		
date	date	number	Transaction description	Amount
HALEY H	ADD	Account n	umber ending in 9319	Total: \$970.18
08/09	08/11	75418234222206421853142	EIG*CONSTANTCONTACT.CO WALTHAM MA	\$81.00
08/09	08/11	05416014222141001689787	WAL-MART #0928 ST JOHNS FL	\$14.47
08/10	08/11	55432864223200359591540	AMAZON MKTPL*RM4800EQ0 Amzn.com/billWA	\$56.82
08/12	08/13	55432864225201190207062	AMZN Mktp US*RM1EF1QJ1 Amzn.com/billWA	\$129.90
08/12	08/12	55432864225200978998447	Amazon.com*RM3794QV0 Amzn.com/billWA	\$95.52
08/18	08/19	82305094231000025932116	AMAZON MARK* RU8GY1VYO SEATTLE WA	\$89.18
08/23	08/25	55432864236201828970179	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$56.82
08/27	08/28	82305094241000004396331	AMAZON MARK* R48GR8YH1 SEATTLE WA	\$156.02
08/28	08/28	55432864241203164673741	AMAZON MKTPL*RK3R67VV2 Amzn.com/billWA	\$76.98
08/29	08/30	82305094242000029956498	AMAZON MARK* RK10F3DJ2 SEATTLE WA	\$92.93
09/02	09/03	82305094246000032829373	AMAZON MARK* RK8L169E0 SEATTLE WA	\$107.85
09/04	09/05	55432864248205734085762	AMZN Mktp US*ZT9 XW8TP1 Amzn.com/billWA	\$99.38
09/06	09/08	55432864250206341279215	AMAZON MKTPL*ZT7N45IP2 Amzn.com/billWA	\$26.95

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)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

⁽V) = Variable Rate

Rewards summary

Previous balance Earned Bonus earned	+\$9.70	About the rewards summary The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign
Redeemed		into Truist Online Banking.
Other adjustments	+\$0.00	
Ending balance	\$1,786.79	

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.

⁽D) = Daily, (M) = Monthly



Card Payment Operations Mailcode: 100-50-01-16 PO BOX 819 * Wilson, NC 27894

10/2/2024

SAMPSON CREEK CDD 5385 NORTH NOB HILL ROAD SUNRISE, FL 33351 OCT 0 3 2004

Dear Valued Client,

Thank you for your recent payment. Unfortunately, we are unable to process your check for the following reason:

Unable to locate account number/invalid account number.

No balance owed or credit balance on account.

Check not payable to Truist (BB&T/SunTrust).

Check was destroyed in the mail system.

Non-negotiable

Foreign check or money order.

Unable to process convenience check as payment on account.

Please indicate your account number on the check to ensure correct and timely processing. For further questions please contact your local Truist Branch or call 844-4TRUIST (844-487-8478)

Thanks for banking with Truist.

Card Payment Operations

WELLS FARGO BANK, NA CORAL SPRINGS, FL

008617

SAMPSON CREEK CDD 5385 NORTH NOB HILL ROAD SUNRISE, FL 33351 (954) 721-8681 GENERAL FUND

63-643/670

DATE

AMOUNT

9/10/2024

\$970.18*

NINE HUNDRED SEVENTY DOLLARS & 18 CENTS

PAY

OF:

TO THE

ORDER

TRUIST BANK PO BOX 791250

21279-1250 BALTIMORE MD

AUTHORIZED SIGNATURE

#*OO&617# #*O67006432#*2000008321705#*



St. Augustine, FL 32092

Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003 Invoice

Date: October 19th, 2024

Invoice Number: 10192024.28

Name / Address	Additional Details:
Attn: Leah Tinscher	
St. John's Golf & CC/Sampson Creek CDD	
219 St. John's Golf Dr.	

		+				
	Description	Quantity	Rate	Discount	SubTotal	Extended
1	Human Hamster Balls & Track	1	\$750.00		\$650.00	\$650.00
2	Hayride	1	\$550.00		\$500.00	\$500.00
3	55' Double Lane Obstacle Coure	1	\$400.00		\$375.00	\$375.00
4	Toddler Bounce House	1	\$250.00		\$250.00	\$250.00
5	Generators	1	\$100.00		\$50.00	\$50.00
6	Pumpkin Patch with Decorating (150)	1	\$500.00		\$500.00	\$500.00
7	Bobbing for Apples Station (150)	1	\$400.00		\$400.00	\$400.00
8	Onsite Staff	4	\$50.00		\$50.00	\$200.00
9						7.00.00
10						
11						
12						
13						
14						
15						
16						
17				-		
18				-		
19						
20					-	
Com	ments:	Subtotal				\$2,925.00
		Sales Tax (0	0.0%)			n/a
		Total				\$2,925.00

GL 1.320.57200.49400



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9077595 Invoice Date: 10/1/2024

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD Exterior Maintenance For October		13,205.97
		Total invoice amount Tax amount Balance due	13,205.97 13,205.97

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 autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 14846146

Invoice #: 9077595 Invoice Date: 10/1/2024

GL 1.320.54100.46200 HHT SUB 9-26-24

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

\$13,205.97

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

INVOICE

C Buss Enterprises 152 Lipizzan Trail Saint Augustine, FL 32095 clayton@cbussenterprises.com +1 (904) 710-8161 https://www.cbussenterprises.com



Bill to

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

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

Invoice details

Invoice no.: 2415 Terms: Due on receipt Invoice date: 09/25/2024 Due date: 10/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	OCTOBER POOL SERVICE	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	32	\$7.95	\$254.40
3.	LIQUID BLEACH	PER GAL	352.75	\$4.65	\$1,640.29
4.	LABOR	INSTALL TURTLE FLIPPERS ON SPLASH PAD, PER HOUR	2	\$150.00	\$300.00

Total \$4,044.69

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

GL 1.320.57200.45200 HH Sub 9-26-24

INVOICE

Central Security Agency 2131 A State Road 16 St Augustine, FL 32084

billing@centsec.us 904-458-5555 www.centsec.us



Bill to

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

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

\$6,308.00

Invoice details

Invoice no.: 19-1442

Terms: Net 15

Invoice date: 10/01/2024 Due date: 10/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	September Week 1	32	\$32.00	\$1,024.00
2.		Holiday	Labor Day	8	\$54.00	\$432.00
3.		Sampson Creek Officer	September Week 2	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	September Week 3	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	September Week 4	40	\$32.00	\$1.280.00
6.		Sampson Creek Officer	September Week 5	16	\$32.00	\$512.00
7.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00

Ways to pay

HHT SUB 10-2-24

Note to customer

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

FEIN #46-3475536

Pay invoice



INVOICE

DATE:

10/02/2024

DUE DATE: INVOICE#

11/01/2024

INVOIC

7055-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4

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

Email: chood@fitnessmachinetechnicians.com



BILL TO:

Haley Hadd 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

SERVICE TO:

Haley Hadd 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
	.57200.59502 + Sub 10-2-24			SUBTOTAL TAX RATE* TAX OTHER	\$295.00 0.0000% \$0.00	
				TOTAL	\$295.00	
				PAID BALANCE	\$0.00 \$295.00	

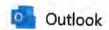
MEMO

Fitness Center PM Service Work Order #7055-1, 10/02/2024 11:30 AM, 10/02/2024 01:30 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.



Deep clean gym & equipment

From Darryl Hall <d.hall126@yahoo.com>
Date Tue 10/1/2024 11:29 AM
To Haley Hadd <hhadd@vestapropertyservices.com>

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

10/1/24

Invoice # 09200024

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

Bill To

Haley Hadd Sampson Creek C.D.D. 2199 St. Johns Golf Dr. St. Augustine, Fl. 32092

Description

Terms

Amount

Deep clean gym & equipment

Due upon receipt

\$200.00

Thank you,

Darryl Hall

GIL 1.320.57200.45300 HHT SUB 10-2-24



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

VISA CARD NUMBER EXP. DATE SIGNATURE AMOUNT PAID

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

ACCOUNT NUMBER	DATE	BALANCE
707136	10/1/2024	\$2,360.00

The Lake Doctors Post Office Box 20122 Tampa, FL 33622-0122

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

ADDRESSEE

SAMPSON CREEK CDD SJGCC VESTA PROPERTY SERVICES 219 St Johns Golf Dr St. Augustine, FL 32092

0000000014920001000000021726500000023600072

Please Return this invoice with your payment and notify us of any changes to your contact information.

Sampson Creek CDD SJGCC 219 St Johns Golf Dr St. Augustine, FL 32092 Invoice Due Date 10/31/2024 **Invoice** 217265B

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2024	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water 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
Diameter 14	S. A. C. M. C. C. M. C. C. C.		\$393.33	\$0.00	\$393.33
Please remit payment for this month's invoice.			\$393.33	\$0.00	\$393.33

GL 1. 320. 54100. 46300 4H+ Sub 10-2-24

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits

\$0.00 \$0.00

Adjustment

AMOUNT DUE

Total Account Balance including this invoice:

\$2360.00

This Invoice Total:

\$2360.00

Click the "Pay Now" link to submit payment by ACH

Customer #:

707136

Corporate Address

Portal Registration #: Customer E-mail(s):

AF01BA4E

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

hhadd@vestapropertyservices.com,jmasters@vestapropertyservices.com

Customer Portal Link:

www.lakedoctors.com/contact-us/

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

Dan Marshall

"LoopManDan"

INVOICE

10356 Wickenburg Court Jacksonville, FL 32256

Phone: 513-394-9962

INVOICE #6732 DATE:8-27-29-2024

TO:

St John's Golf and Country Julie Tallaksen

219 Saint Johns Golf Drive Saint Augustine, FL 32092 SHIP TO:

Dan Marshall

10356 Wickenberg Court Jacksonville FL 32256

COMMENTS OR SPECIAL INSTRUCTIONS:

Please make Check Payable to Dan Marshall or Venmo @LoopManDan

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance Oct 19, 2024 11am - 2PM - Including PA system.	\$300.00	\$300.0
	Carried Brown		
	Cancellation: 25% Due		
	Cancellation with <24 hour prior notice 50% Due		
	Cancellation upon arrival 100% Due		
		TOTAL DUE	300.00

Make all checks payable to Dan Marshall.

If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or loopmandan@gmail.com

THANK YOU FOR YOUR BUSINESS!

GIL 1. 320. 57200. 49400 HHT 800 10-2-24



Invoice

9/30/2024

INVOICE NUMBER

881946

001.320.57200.34500 \$231.00 *Separate Check*

BILLED FROM

BILLED TO

CINDY HOWELL 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
3789373	9/30/24	11:45 AM 03:45 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
				SERV	ICE FEE			\$11.00
					TAX			\$0.00
				тот	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 #: 125147
Date: 10/01/2024
Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3789373	881946	09/30/2024 10:45 - 14:45	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





Taylor Tree Services, Inc. 4600 Ave B St. Augustine, FL 32095 US +1 9046922008 taylortreeservicesinc@gmail.com

Sampson Creek CDD 219 St. Johns Golf Drive, St. Augustine, FI.

32092

INVOICE #	DATE	TOTAL DIE				
HITOIOL II	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED	
19009	00/00/0004			· Li livio	ENCLUSED	
19009	09/20/2024	\$1,100.00	09/20/2024	Duo on receipt	Married Comments and the Comments of the Comme	
			OUIZUZUZ	Due on receipt	4	

St. John's golf dr

SCOPE

APProved by Board

QTY

RATE

AMOUNT

1,100.00

1,100.00

Elevate 8 large oak trees from over roadway and remove major deadwood 2 inches or greater

Haul away debris

BALANCE DUE

\$1,100.00

GL1. 320. 54100. 46200002

9-20-24 Jim Most





Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+1 9046922008
taylortreeservicesinc@gmail.com

Sampson Creek CDD 219 St. Johns Golf Drive, St. Augustine, Fl. 32092

INVOICE #	DATE	TOTAL DUE			
10010	and the second s	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19010	09/20/2024	\$800.00	00/00/0004		LITOLOGED
		φοσο.σο	09/20/2024	Due on receipt	
				The same of the sa	

SCOPE QTY RATE **AMOUNT** St. John's golf and country club 800.00 800.00 Work address area 1311 Chelsea Circle St Augustine FL 32092 Drop 1 dead pine tree and 2 pine trees full of vines Leave debris in wooded area **BALANCE DUE** \$800.00 GL 1 320 54100 46200 9.20-24 Jimmastes

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



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

Invoice

Invoice # Date 422091 10/01/2024

Terms

Net 30

Due Date

10/31/2024

Memo

Bill To

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

Description	Quantity	Rate	Amount
Monthly fees Golf cart	1	15,280.75	15,280.75
	1	200.00	200.00

Total

15,480.75

001.320.54100.34000



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

Invoice

Invoice # 421972 **Date** 08/31/2024

Terms

Due Date 09/30/2024

Memo

Bill To

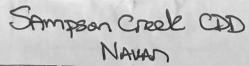
Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Expenses James Masters - 2024-08-22 - THE HOME DEPOT #1324 - mulch for tree rings			60.59
James Masters - 2024-08-21 - THE HOME DEPOT #1324 - mulch around tree rings, St.Johns Golf Drive			60.59
James Masters - 2024-08-23 - THE HOME DEPOT #1324 - mulch for tree			44.40
rings James Masters - 2024-08-17 - THE HOME DEPOT #1324 - soil and materials for 420 St. John's Golf Drive			20.55
James Masters - 2024-08-20 - THE HOME DEPOT #1324 - mulch around			49.90
tree rings, St. John's Golf Drive Total Billable Expenses			236.03

001.320.54100.46202

Total

236.03





How doers get more done.

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

1324 00028 98492 08/21/24 03:15 PM SALE CASHIER CRYSTAL

749864504285 2CF VIG BRWN <A> 2 CU FT VIGORO BROWN COLORED MULCH 17@3.33 56.61

Mulch

SUBTOTAL TAX + PIF TOTAL

56.61 3.98 \$60.59

XXXXXXXXXXXXXX1431 VISA AUTH CODE 390328/3285018 Chip Read

USD\$ 60.59 TA

AID A0000000031010

P.O.#/JOB NAME: SAMPSON CREEK

1324 08/21/24 03:15 PM

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE 10 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 11/19/2024

O







The Home Depot

Download

