

Sampson Creek
Community Development District

November 21, 2024

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

November 14, 2024

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, November 21, 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. Organizational Matters
 - A. Consideration of Resolution 2025-01, Declaring Board Vacancy (Seat 2 & Seat 4)
 - B. Appointment of New Supervisors to Fill Vacancy (Seat 2 & Seat 4)
 - C. Oath of Office for Newly Appointed Supervisors
 - D. Election of Officers, Resolution 2025-02
- IV. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
- V. Security Update
- VI. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
- D. General Manager- Report
- E. Field Operations Manager
 - 1. Report
 - 2. Lake Doctors Report
- VII. Future Amenity Capital Improvements
- VIII. Consideration of Easement Request (1049 Meadowview Lane)
- IX. Discussion of Sidewalk Repair
- X. Contracts Reviews/RFPs
- XI. Pool Landscaping
- XII. Discussion Items
 - A. Bulk-Head Repair (1929 Glenfield Crossing Ct.)
 - B. 420 St. Johns Golf Drive Control Structure Washout
 - C. Amenity Meeting Room Upgrade
- XIII. Acceptance of Fiscal Year 2023 Audit Report
- XIV. Supervisors' Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
 - A. Approval of Minutes of the October 17, 2024, Meeting
 - B. Balance Sheet as of October 31, 2024, and Statement of Revenues & Expenditures for the Period Ending October 31, 2024
 - C. Check Register
- XVII. Next Scheduled Meeting – December 19, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVIII. Adjournment

THIRD ORDER OF BUSINESS

A.

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 2 and SEAT 4 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Sampson Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for two (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 21, 2024:

Seat #2 (currently held by Brad Weger)
Seat #4 (currently held by Lori Weitzel)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor

shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of November, 2024.

ATTEST:

**SAMPSON CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Print Name:_____

Chairperson, Board of Supervisors

D.

RESOLUTION 2025-02

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

WHEREAS, the Board of Supervisors of the Sampson Creek Community Development District at a regular business meeting held on November 21, 2024 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 21st DAY OF NOVEMBER, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

A.

B.

Quality Site Assessment

Prepared for: **Sampson Creek CDD**

General Information

DATE: Friday, Nov 08, 2024

NEXT QSA DATE: Wednesday, Feb 12, 2025

CLIENT ATTENDEES: Daniel Laughlin, Jim maters, Haley Hadd

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

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

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



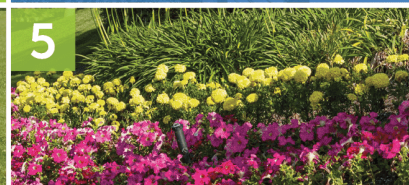
Weed Free



Green Turf



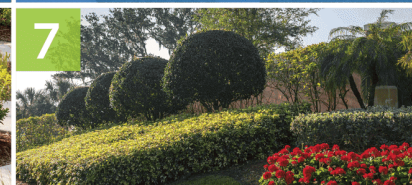
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds

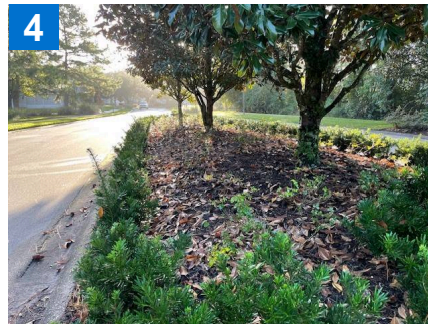


Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Sampson Creek CDD

Notes to Owner / Client

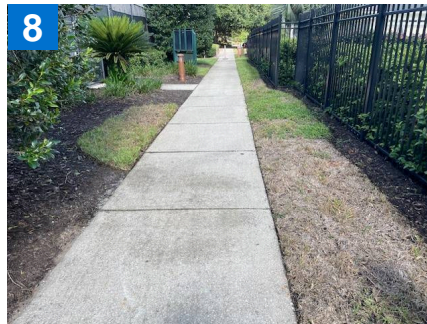


- 1** The crew focused their efforts on detailing the beds that run along Leo Maguire. The beds could use some upgrades by filling in gaps where old plant material has declined.
- 2** Recommend removing these grasses and sodding over the area. They are planted to close to the sidewalk and will continue to grow outwards into the sidewalk.
- 3** Our irrigation team continues to complete their month irrigation inspections.
- 4** Three different options for landscape upgrades have been submitted for further review at the entrance to Eagle Point.

QUALITY SITE ASSESSMENT

Sampson Creek CDD

Notes to Owner / Client

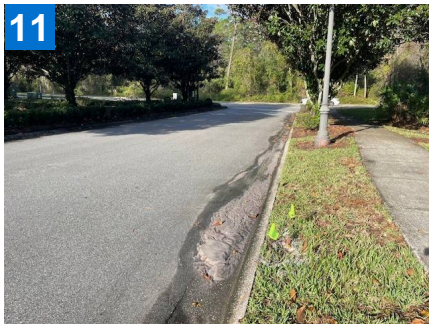


- 5** We have the Bermuda sod scheduled to be installed the 12th and 13th of November.
- 6** A proposal has been submitted to replace areas of Bermuda sod from the corner of Leo Maguire & St. Johns Golf Drive to the entrance to the clubhouse.
- 7** Three different options have been submitted for landscape enhancements to the exiting beds on Leo Maguire.
- 8** Brightview will be replacing the chinch bug damage near the tennis courts, with no cost to the association.

QUALITY SITE ASSESSMENT

Sampson Creek CDD

Notes to Owner / Client



- 9** Pine straw application has been completed throughout the natural areas within the neighborhood.
- 10** Within the month of January we will be switching gears and turning our focus to tree work which will include raising canopies and encroaching wood-lines.
- 11** Within our most recent irrigation inspection we noted some repairs needed, such as this break at the exit of Eagle Point.
- 12** We completed our turf application which consisted of a fertilizer, insecticide and a herbicides.

QUALITY SITE ASSESSMENT

Sampson Creek CDD

Notes to Owner / Client



13 Between the sidewalk and basketball court. We found a hole in the ground that was caused by a later- line break within the hedge. The water was traveling underground and coming out this hole 10' from the break. We have now repaired this area

14 We found another break that's within the area we installed new sod. Its currently not changing the water pressure, we will propose to have it repaired.

SIXTH ORDER OF BUSINESS

D.

SAMPSON CREEK CDD GENERAL MANAGER REPORT

11/06/2024

Prior Events:

October 17th: Golden Mornings was a hit once again. It will continue once a month on the 3rd Thursday of the month from 10am – 11am!

October 19th: The Fall Festival was a-maize-ing! Julie received countless compliments from residents about the event, and it was clear that everyone had an incredible time

November 1st: Exciting News for Fun Fridays at the Field! We were thrilled to announce a fresh twist on our monthly events. Instead of our usual Movie on the Lawn, we introduced a range of exciting activities—bouncers, waterslides during the summer, live music, and more! To kick things off, we hosted an inflatable sports arena and a bounce house for the little ones. Everyone seemed to love the variety!

November 11th: On Veterans Day, we will be hosting an event to honor our veterans by offering flag pins as tokens of appreciation, along with complimentary coffee and pastries. This initiative aims to express our gratitude for their service and sacrifice. Attendees will have the opportunity to connect, share stories, and celebrate the bravery of those who have served our country.

Upcoming Events and Programs:

December 6th: This month's Fun Friday at the Field will be a festive celebration of Grinch-mas! Join us for a screening of "How the Grinch Stole Christmas," complete with a special appearance by the Grinch himself, who will be mingling with everyone during the movie.

December 14th: We are excited to announce Santa's Workshop, a festive event featuring a meet-and-greet with Santa Claus and Mrs. Claus and various craft activities. Attendees will have the opportunity to interact with Santa and engage in fun holiday-themed crafts. Further details about the event will be shared soon.

December 20th: We are pleased to announce that we will be hosting our 7th Annual Jingle Jog in partnership with Florida Race Day. This festive event promises to be a fun-filled celebration, bringing together our community for a festive run!

General Topics:

Lake Doctors: The monthly reports have been revised to include a date breakdown and now feature a map for better clarity. I've also discussed with Eric and the techs the importance of providing more detailed work orders for each pond, including before-and-after photos of any trouble areas as needed. Additionally, while they have treated all bulkheads, this information has not been consistently included in their reports, so I requested that they add this detail moving forward (See Attached Documents).

M&G Holiday Lighting: Installation is scheduled for the week ending Saturday 11/23. They will be giving each piece a grade and then place similar graded pieces together. We will also all work as a team to examine all decorations and keep a running list of what should be replaced next year.



Vested in your community.

Brightview: On November 4th, 2024, I conducted a neighborhood ride-along with Daniel Bauman, during which we reviewed the majority of the common areas. Moving forward, we will collaborate to develop a comprehensive plan to bring all areas up to Vesta standards. A lot of these areas just need to be detailed and fine-tuned.

Submitted by Haley Hadd

904.355.1831
245 Riverside Avenue, Suite 250
Jacksonville, FL 32202

VestaPropertyServices.com



E.

1.



SAMPSON CREEK CDD FIELD OPERATIONS REPORT

11/21/2024

BRIGHTVIEW LANDSCAPE

- Haley met with Daniel Baughman (Brightview) on November 5. They rode the entire community to assess the conditions of the areas they service. Please see the attached report for more detailed information (see attached).
- Brightview is on their off-season schedule which means they still come every week, but do half the community one week and half the community the next week.

PRECISION SIDEWALK

- Spoke with Andrew at Precision Sidewalk on November 8. He stated they should begin work at St Johns Golf and Country in 10-12 days.

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

COMPLETED PROJECTS

All 4 Tennis Court Nets were replaced
with new nets



Several areas in the Fitness
Center dry wall was repaired
and painted.



Light timer on court
#2 replaced



Many entrance lights repaired.
Still trouble shooting the lights
on the bridge.



Ladder on playground was
resecured.



Replaced swing set
seats at the playground.



Adjusted and capped off
sprinkler heads to prevent water
on Tennis Courts



Many lights in the Fitness
Center were replaced.



Several areas on the Tennis Court fence
were fixed with new hardware.



Sidewalk pavers leading to the
basketball court were releveled
and pavers were cleaned.



Brightview/Haley
Landscaping Community Ride
11/5/2024

Do we have irrigation on the right side of St Johns Golf Dr. and hole #17?

Yes, we do have irrigation working for that area.

Will the front cord grasses get mulch or pine straw?

That area is not in the contract either, but they will straw it this go around.

When will the cord grasses be cut along St Johns Golf Dr. by 200 St Johns Golf Dr.?

They started the process of cutting back on 114 and should be completed in the next week or two.

Some areas along Leo Maguire were not pine strawed. When will that be done?

Brightview has not finished the entire pine straw enhancement and will continue to get these other areas completed.

Can the irrigation on the soccer field be flagged and the water frequency changed to 4 times a day for 10 minutes? Golf Course will start reseeding this area as soon as this is done.

Brightview is working on getting this scheduled.

Service Communication Report

Property Name: Sampson Creek

Date: 11/4/2024

The following landscape maintenance services were performed on your property today.
 If you have any questions about your service please call us at:

Grounds Maintenance Customer Service (904)-292-0716

Turf		Landscape Beds		Fertilization		Pest Control	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Turf	Trees
Edging	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curbs	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beds	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Shrubs	Fire Ants
Line Trim	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
		Palms	<input type="checkbox"/>				
		Pruning	<input type="checkbox"/>				
Irrigation		Planting		Clean Up		Other Services Performed	
Inspect	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Trash	<input type="checkbox"/>		
Adjust	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Leaves &	<input type="checkbox"/>		
Repair	<input type="checkbox"/>	Mulch	<input type="checkbox"/>	Debris	<input type="checkbox"/>		

Comments, Areas Which Require Special Attention Or Work:

mow, edge concrete, line trim, and blow off from entrance to Clubhouse. Hand pulled weeds from flowerbed, sprayed weeds on islands, and applied a pre-emergent. (this will help prevent weeds from sprouting.) Removed leaves from Eagle Point entrance.

*Please let me know if you have any concerns of something that needs done and we will have it scheduled.

Service Provided By: 

Jason
Robert

Sampson Creek CDD Landscape Checklist

Common Area	Pine Straw/ Mulch	Turf Condition/ Type	Flower Rotation	Woodline Condition	Notes
Community Entrance CR 210	Mulch	Spotchy	Yes		Laying new sod Nov 12
St Johns Golf Entrance	Mulch	Good	Yes		
Parking Lot Entrance	Mulch	Bad	Yes		Laying new sod Nov 12
Amenity Center Entrance	Mulch	No Turf	Yes		
Pool Area	Mulch	Good	X		
Tennis Court Area	Mulch	Bad	X		Laying new sod Nov 12
Service Road Area (off St Johns Golf Dr - by soccer field)					
Leo McGuire	Pine Straw: Not yet completed.				
Remington Court	Pine Straw	No Turf in Area	X	Fine	Natural Area
SJG Drive Pump Station	Pine Straw	Good A little shaded	X	Fine	
379 St Johns Golf Drive	Pine Straw	Good	X	Good	
456 St Johns Golf Drive	Pine Straw	Good	X	Good	
877 Eagle Point	Half Pine Straw	Fine	X	Okay	
1709 Pepper Stone	Pine Straw	Good	X	Good	

Between 4/5 Eagle Point	None	Bad/ Has not gotten approval yet	X	None	
1929 Glenfield Crossing (Cul-de-sac)	Yes	Fine	X	Needs some work	
Glenfield Crossing (Cul-de-sac)	Yes	No Turf in Area	X	Fine	Maybe pull the cord grasses?
983 Eagle Point: Both Sides	None	Spotchy	X	None	
821 Hampton Crossing	Pine Straw	Fine	X	Good	
1055 Eagle Point	Pine Straw	Fine	X	Okay	
1407 Crested Heron	Pine Straw	Fine	X	Cut Vines Back	
1085 Eagle Point: Both Sides	Pine Straw	Fine	X	Okay	
Meadowview (Golf Course): Both sides for curb appeal	Pine Straw	Good	X	None	1/2 Pine Straw was missed
780 Eagle Point	Pine Straw on half Grass on other	Good	X	Fine	
Eagle Point Entrance	Mulch	X	Yes	Cut Vines Back	On front of the island there is a small gap of missing flowers.
Stonehedge Trail Entrance	Pine straw	Good	X	None	Only half of the entrance is labeled for Pine Straw but they will add the other half rather than doing the JEA box across the street
1136 Stonehedge Trail: Both Sides	Pine Straw	Fine	X	Okay	
Stonehedge Trail (Cul-de-sac)	Pine Straw	Good	X	Good	

2.

Phase II





Pond Number	10/14/2025	10/15/2024	10/17/2024	10/21/2024	10/23/2024	10/25/2024
1			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
2		No action taken look "good".			Treated for algae	
3		Treated for algae and emergent shoreline weeds.			Treated for algae	
4		No action taken look "good".			Required no treatment	
5		Treated for algae and emergent shoreline weeds.			Treated for algae	
6						
7		No action taken look "good".			Required no treatment	
8		Treated for algae and emergent shoreline weeds.			Treated for algae	
9			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
10		No action taken look "good".			Required no treatment	
11						
12			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
12A			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
13			Treated for algae	Treated for algae, otherwise look "great"		
14			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
14A			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		

15			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
16			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
17			Treated for algae, otherwise look "fantastic"	Treated for algae, otherwise look "great"		
19						
20	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
21	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
23	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					
24	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
24A	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
24B	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
25	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated for weeds
25A	Treated shoreline weeds, algae, invasive aquatic weeds and added pond dye					Treated with aluminum boat and treated bulkhead

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

Completed Work Order Information

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

Event Name: Water Management - Zone 4
Work Order Number: 1942226
Completed Date: 10/25/2024
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated ponds Treated pond 25A with aluminum boat, ponds 24A,26,25,24,21,24B,20 for selected weeds. Any questions or concerns call me

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	85.03
Wind Direction:	South-West
Wind Speed:	2
Humidity:	51.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen
904-226-5283 | marc.thigpen@lakedoctors.com





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Completed Work Order Information

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

Event Name: Water Management - Zone 6
Work Order Number: 1941930
Completed Date: 10/21/2024
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated for algae in lakes and ponds

#1
#9
#12
#12a
#13
#14
#14a
#15
#16
#17

Things are looking great.

Thanks

Treated for Algae

Garrett

Environmental Conditions

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

Services Completed by:

Customer Signature (if needed):


Garrett Potter

904-626-1883 | garrett.potter@lakedoctors.com





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

Completed Work Order Information

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

Event Name: Water Management - Zone 3
Work Order Number: 1941216
Completed Date: 10/17/2024
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated for algae in lakes.
Things are looking fantastic.

#1
#9
#12
#12a
#13
#14
#14a
#15
#16
#17
Thanks
Created for Algae
Control
90462621883

Environmental Conditions

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

Services Completed by:

Customer Signature (if needed):


Garrett Potter
904-626-1883 | garrett.potter@lakedoctors.com





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

Completed Work Order Information

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

Event Name: Water Management - Zone 1
Work Order Number: 1941587
Completed Date: 10/14/2024
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated ponds 21,20,25,26,25A,23,24,24B,24A for selected weeds. Any questions or concerns call me

Environmental Conditions

Weather: Sunny
Temperature: 85.82
Wind Direction: East
Wind Speed: 2
Humidity: 55.0000

Treated Shoreline Weeds, Treated for Algae & Invasive Aquatic Weeds, Pond Dye Added

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen
904-226-5283 | marc.thigpen@lakedoctors.com



SEVENTH ORDER OF BUSINESS

The prospective project list below is the core of an effort to consider possible future development to the amenities offered to residents of Sampson Creek CDD.

All projects have been suggested by residents, board members, or CDD staff. Residents are welcome to contribute new projects for consideration, or to share their thoughts on an listed project, by contacting CDD staff or board members, or by participating in the public comment periods of board meetings.

From time to time the board may choose to move any of these projects forward for general discussion, to assess interest, to add scope, to develop design documents, to acquire engineering plans, to determine funding options, or to advance from planning to execution.

The presence of a project on this list does not commit the board to any specific actions for any project.

Sampson Creek CDD Potential Future Capital Improvements

Item		Description		Estimated Cost
Amenity Room Enhancement		Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing		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		Replace old declining wooded playground with modern plastic components		To be Determined
Fence around Playground		Add fence and access card system around playground area		To be Determined
Upgrade to Fitness Equipment		Upgrade old fitness equipment with new modern machines		To be Determined

EIGHTH ORDER OF BUSINESS

[illegible]

Contractor will coordinate a lot grading inspection (904)

: ISR CALC'S :
 LOT = 8,712 SF
 HOME = 3,646 SF
 DRIVEWAY = 650 SF
 POOL = 1,356 SF
 TOTAL = 5,652 SF = 65%

SHEFFIELD & BOATRIGHT

TITLE SERVICES, LLC

6101 Gazebo Park Place N. Suite 101

Jacksonville, Florida 32257

904-733-7900



PROPERTY ADDRESS: 1049 MEADOW VIEW LANE, SAINT JOHNS, FLORIDA 32092

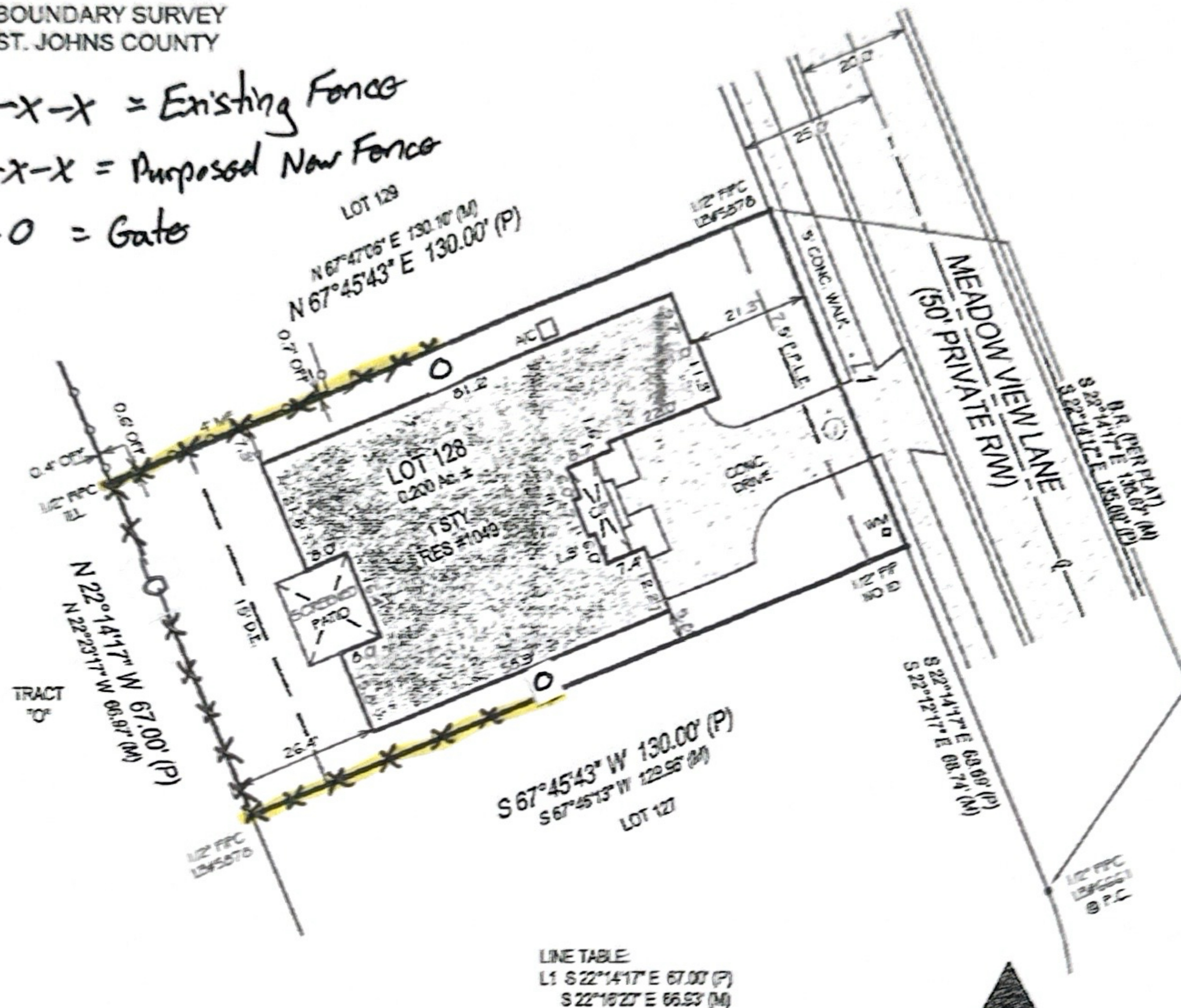
SURVEY NUMBER: FL2306 1435

FL2306.1435

BOUNDARY SURVEY

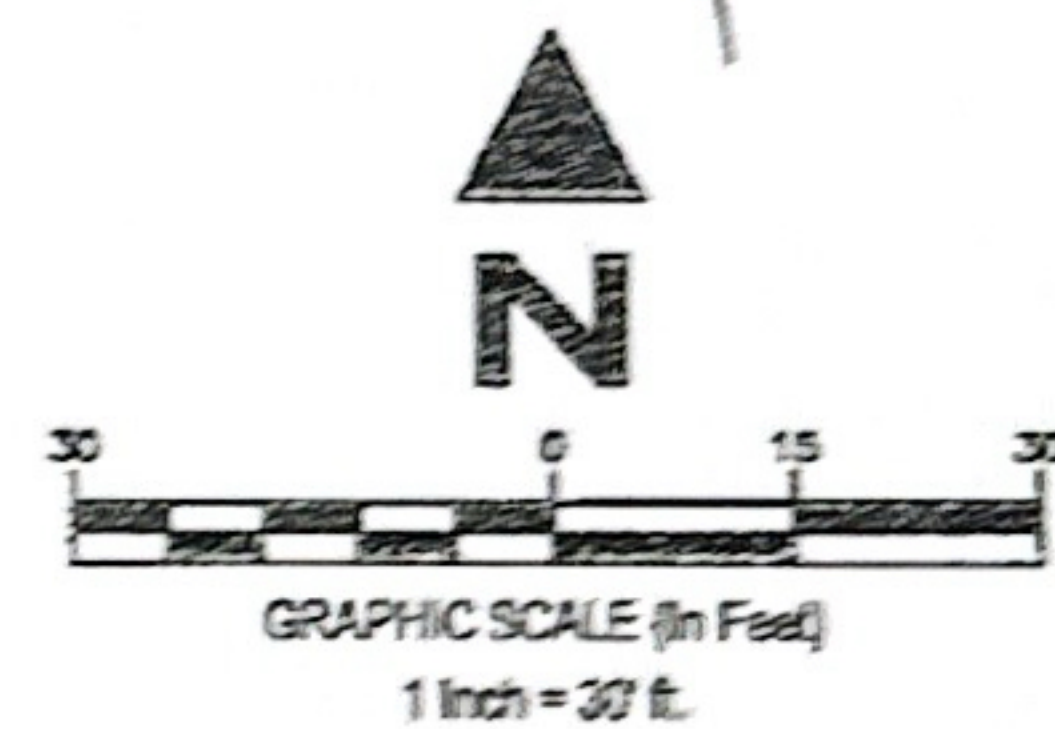
ST. JOHNS COUNTY

X-X-X = Existing Fence
X-X-X = Purposed New Fence
O-O = Gate



LINE TABLE
L1 S 22° 14' 17\"/>

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
F.P.I.E. - FLORIDA POWER AND LIGHT EASEMENT



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number LS 6132
Exacta Land Surveyors, LLC | LBP 1299

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter SJ-15.050 through SJ-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. CONCRETE DRIVE OVER 7.5' FLORIDA POWER AND LIGHT EASEMENT



Exacta Land Surveyors, LLC
18720
at 866.735.7925 / 904.744.2322
100 West Broadway, Suite 200, Saint Johns, FL 32092

Chris and Denette Triplett



Contact Information
cell: 904-568-2022
triplett@exacta.net

RE/MAX

DATE SIGNED: 06/14/23

FIELD WORK DATE: 6/14/2023

REVISION DATE(S): (REV'D: 6/14/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

TENTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker				
Description	Entity	Contract Start Date	Contract Renewals	Contract End Date
Mathews Design Rate Increase	Mathews Design Group	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	Brightview	11/1/22	Annual One (1) Year Renewals for Two (2) Years	11/1/25 with Both Annual Renewals
Pool Maintenance	C Buss Enterprises	10/6/22	Automatic Annual Renewal	10/31/23 ; Renewed for FY 24 & 25
District Counsel	Kutak Rock LLP	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated
District Management	GMS	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated
Dissemination Agent	GMS	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed
Lifeguards	TBD	3/17/25	None	Contract Only for Spring/Summer Season
Janitorial	Jani-King	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed

ELEVENTH ORDER OF BUSINESS

CONTRACTOR PRICES - Sampson Creek CDD Aquatics Phase2

CONTRACTOR	HARDSCAPE	TOTAL	IRRIGATION	TOTAL	LANDSCAPE	TOTAL	TOTAL ESTIMATE INCLUDING TAXES AND ADDITIONAL FEES
TREE AMIGOS, OUTDOOR SERVICES Quote #210956	Installation of pavers 2,250 sf., sealer, setting sand. Install 97 l.f. of coping and 110 l.f. wall cap	Dollar amount in lump sum	Task not included	Not included	Plants Quantified per Landscape Plans	Dollar amount in lump sum	\$ 68,153.00
DOWN TO EARTH LANDSCAPE AND IRRIGATION QUOTE #88461	Task not included	Not included	Irrigation estimate only for budget purposes	\$ 10,000.00	Tree installation, mulch, sod.	\$ 39,096.25	\$ 49,096.25
URBAN EDGE INC. QUOTE #2479	Hardscape (pool deck renovations), remove relocate one light pole	\$ 105,258.00	Irrigation repair and install allowance	\$ 3,500.00	Plant material, landscape construction and earth works based on estimate not the current landscape plan.	\$ 38,887.00	\$ 152,337.02
T.N. LEE SERVICES LLC QUOTE #2024-07	Demo and removal of the existing pavers retaining walls concrete steps and concrete ramp. Construction of new retaining walls, stairs and ramp walls to match existing, form, place, and finish new concrete ramp, provide and install new handrails per plans.	Dollar amount in lump sum	Task not Included	Not included	Provide new landscaping , trees , plants and shrubs as noted per plans.	Dollar amount in lump sum	\$ 289,400.00
BENT CONSTRUCTION	Demo existing, install new steps, ramp, and paver area per plan. Install pavers, steps, concrete work, hand rails.	\$192,211.92	Irrigation repair only	\$500.00	General note for Landscaping.	\$46,500.05	\$315,322.31



Quotation

Quote #: 210956

Date: 06/21/2024

Billed To: Matthews DCCM

Project: 10835
Sampson Creek Aquatics PH2
Waldo Street

St. Augustine FL

This quote is valid until: 07/21/2024

Description	Common Name	Quantity
Sampson Creek Aquatics		
Eleaocarpus Decipiens Spp. 8'ht FTG	Japanese Blueberry	9.00
Sylvester Palm 14'CT	Sylvester Palm	3.00
Plumbago 18"ht 3gal	Plumbago	22.00
Pringles 12"x12" 3gal	Podocarpus	43.00
Fakahatchee Grass Dwarf 24"ht 3gal	Fakahatchee Grass	18.00
Duranta Erecta 15"x15" 3gal	Gold Mound Duranta	65.00
Agapanthus African 1gal	Agapanthus	214.00
Juniperus-"Blue Pacific" 1gal	Blue Pacific Juniper	170.00
Liriope 1gal	Liriope	29.00
Annuals 4" pots (1gal N/A)	Annuals	688.00
Annual Soil		4.00
Soil (For landscape beds)	Soil	14.00
Pine Bark	Mulch	14.00
Irrigation	Irrigation	1.00
Argentin Bahia	Bahia Grass	3,000.00
Grade/Prep	Grade	1.00
Mobilization	Mobilization	1.00
Equipment	Equipment	1.00
Delivery	Delivery	1.00
To Include the following materials per plan sheets 4-6		
Furnish and install Paver Call Out 12x12 - White		
Furnish and install Paver Coping - Bullnose White		
Pick Up Paver and reinstall Paver sction at existing Pool Area		
Furnish and Install up to 4" of Compacted Crush Base Materials		

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com



Quotation

Quote #: 210956

Date: 06/21/2024

Billed To: Matthews DCCM

Project:

Waldo Street

St. Augustine FL

This quote is valid until: 07/21/2024

Description	Common Name	Quantity
for pedestrian areas.		
Furnish and install up to 1" of Concrete Sand Setting Bed Material		
Furnish and install non film forming Paver Sealer SB1300.		
Installation of approximately 2250 SF of pavers:		1.00
Installation of approx. 97 LF of Coping Steps and 110Lf of onesided wall cap:		1.00

Notes

Water and power source to be provided by others, no pump or well pricing included in quote.

No irrigation plan provided if county requires an approved plan additional fees will apply for design.

DRAINAGE WILL NEED TO BE FIELD ASSESSED TO PROVIDE PRICING.

Fine grade included only. No debris removal, rocks etc. from job site or areas to be planted.

No existing plant-tree protection included. No existing tree trimming or removal included.

No maintenance included.

No Rock, edging or weed mat included.

No root barrier included.

No soil amendments included. Pricing to be provided upon soil test results if requested.



Quotation

Quote #: 210956

Date: 06/21/2024

Billed To: Matthews DCCM

Project:

Waldo Street

St. Augustine FL

This quote is valid until: 07/21/2024

Description	Common Name	Quantity
No erosion control included		
Hardscape Notes To exclude the following; All concrete. Sub grade to be 7" (Pedestrian) below top of concrete by others prior to installation. Paver Cuts and Waste to be placed in Dumpster provided by General Contractor Concrete Substrate for Steps		
Proposal is based on all demolition and debris to be free from area prior to mobilization. Proposal is based on Paver size 12"x12". Proposal Does Not include P&P Bonds, Certified Payroll preliminary wage rates, or any permitting. Proposal is based on completing full scope of work in one mobilization. Proposal valid for 30 Days from date of issuance. Beyond 30 Days pricing will need to be adjusted to reflect current material cost escalations.		
	Total:	\$68,153.30



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #88461

Customer Address

Mathews/DCCM
Eric Laneheart
7 Waldo St.
St. Augustine, Florida 32084
elanehart@mdginc.com

Physical Project Address

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

Project

CON: Sampson Creek CDD

Estimated Project Start Date

December 1, 2024

Proposed By

Anna Buckhold

Estimate Details

Description of Services & Materials	Quantity	Rate	Amount
Irrigation			
Irrigation System Installation	1.00	\$10,000.00	\$10,000.00
***Irrigation is included for budgetary purposes only. No design was created for the purpose of providing this budgetary figure. Price is subject to change upon issue of approved designs.			
		Subtotal	\$10,000.00
Tree/Plant Installation			
Japanese Blueberry Tree - 8'Ht x 6"	9.00	\$625.00	\$5,625.00
***Priced as a 3"Cal.			
Wild Date Palm - 14'CT.	3.00	\$5,900.00	\$17,700.00
Blue Plumbago - 18"Ht	22.00	\$58.50	\$1,287.00
***Priced as a 7Gal.			
Dwarf Pringles Yew Podocarpus - 12"Ht x 12"Sp	43.00	\$17.75	\$763.25
***Priced as a 3Gal.			
Dwarf Fakahatchee Grass - 24"Ht	18.00	\$14.75	\$265.50
***Priced as a 3Gal.			
Gold Mound Duranta - 15"Ht x 15"Sp 36"OC.	65.00	\$58.50	\$3,802.50
***Priced as a 7Gal.			
Blue African Lily - 1Gal	263.00	\$8.75	\$2,301.25
Blue Pacific Juniper - 1Gal	170.00	\$9.25	\$1,572.50
Lilyturf - 1Gal	29.00	\$8.25	\$239.25
Seasonal Annuals - 4"-1Gal	688.00	\$5.00	\$3,440.00
		Subtotal	\$36,996.25
Mulch			
Pine Bark Mulch	15.00	\$80.00	\$1,200.00
		Subtotal	\$1,200.00
Sod			
Bahia Sod	2.00	\$450.00	\$900.00
		Subtotal	\$900.00

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

Estimate Details

Description of Services & Materials	Quantity	Rate	Amount
		Project Total	\$49,096.25

Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Invoices are Due Upon Receipt. Pricing on this proposal is good for 30 days from the date created. This proposal is subject to our Terms & Conditions at dtlandscape.com/terms-and-conditions.

The Subtotal of "Optional Services" above is not included in the "Project Total". Selection of any of the above "Optional Services" will add to the value of the "Project Total".

LANDSCAPE

Backfill for landscape material is bid as in place site soil. Any soil amendments or fertilizer required will be at additional cost to be determined based on soil test results.

Plant beds and soil to be free of weeds and debris including lime rock.

Grade to be received at +/- .10 of a foot to finish landscape grade

No import or export of soil included.

Plant material size specification may not correspond with the specified container size on the plant legend. Material pricing is based on the tree caliper or shrub container size specified. Some plants/trees may not meet the height/spread specification per the plant legend.

IRRIGATION

Irrigation is included for budgetary purposes only. No design was created for the purpose of providing this budgetary figure. Price is subject to change upon issue of approved designs.

MAINTENANCE

Included in this proposal, DTE will take the burden for fully maintaining all plant material (including but not limited to pruning, watering, weeding, mowing, edging, string trimming, fertilizing, and pest prevention) during the duration of the project or phase. After the final walkthrough and sign off from contractor/owner, DTE Construction maintenance will no longer be responsible for maintaining the project or phase.

After completion of installation and final walkthrough, DTE can provide a separate proposal for "Regular Yearly Maintenance".

Maintenance proposal will not interfere with the installation contract or required warranty.

WARRANTY

All trees, palms, shrubs and plant material shall be warranted for the period of 1 year, starting after date of completion and acceptance of the project or phase. Final acceptance of all landscape and irrigation under contract shall constitute the beginning of guarantee period.

Replacements will be in accordance with the drawings and specifications.

If client/owner chooses to use DTE "Regular Yearly Maintenance", DTE will extend the warranty of the plant material as long as DTE is maintaining the "property."

BID INFORMATION

Aforementioned services are priced in reference to the following information.

Landscape Plans Dated: December 14, 2023

Job Number: 16080.03

Sheet #: From Sheet L1 to Sheet L2

Proposed By:

Agreed & Accepted By:

Anna Buckhold

06/21/2024

Down to Earth
Landscape & Irrigation

Date

Mathews/DCCM

Date

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 (904) 515-8265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

Laura Webb
 205 St Johns Golf Drive
 St. Augustine, FL 32092

SHIP TO

Laura Webb
 205 St Johns Golf Drive
 St. Augustine, FL 32092

ESTIMATE # 2479

DATE 04/10/2023

EXPIRATION DATE 05/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Hardscape Design/ Installation: SJGCC Pool Deck Renovations			
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft materials (includes aggregate paver base, sand & portland cement)	4,066	8.50	34,561.00T
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone , per sq ft installation	4,066	5.50	22,363.00
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	22.50	15,525.00T
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft installation	690	22.50	15,525.00
Product Sales:Hardscape Tremron Stonegate Caps (walls & columns), per unit	515	8.50	4,377.50T
Product Sales:Hardscape Tremron Stonegate Caps, per unit installed	515	6.50	3,347.50
Landscape Construction Equipment Grade Work, Bobcat Machine 5 days	5	850.00	4,250.00
Installation:Hardscape Installation Hardscape Installation - To Include: Demolition of existing paver patio and retaining walls per new design plans. Debris removal off site. Grade work and soil export/ import for new terraces. Labor includes all of the final grade work and back fill for the new terrace walls. Beds ready for plant installations.	1	9,600.00	9,600.00
Clean-Up/Disposal Clean-Up/Disposal, per load	5	375.00	1,875.00
Product Sales:Topsoil Topsoil, per cu yd	20	45.00	900.00T
Product Sales:Bed Fabric Wall Fabric	1	685.00	685.00T
Landscape Design/ Installation: New Patio Terrace Plantings			
Product Sales:Plant Material Specimen Queen Palms (20 ft. Overall)	3	985.00	2,955.00T
Product Sales:Plant Material Triple Pygmy Date Palms (6'-8ft. Overall)	2	650.00	1,300.00T
Product Sales:Plant Material European Fan Palms 15 gal.	14	250.00	3,500.00T
Product Sales:Plant Material Croton 'Petra', 7 gal.	11	60.00	660.00T
Product Sales:Plant Material Cordylone 'Red sister', 3 gal.	8	18.50	148.00T
Product Sales:Plant Material Drift rose 'Icy', 3 gal.	75	26.50	1,987.50T
Product Sales:Plant Material Apostle Iris, 3 gal.	27	18.50	499.50T
Product Sales:Plant Material Drift rose 'Coral', 3 gal.	55	24.50	1,347.50T
Product Sales:Plant Material	35	14.50	507.50T

ACTIVITY	QTY	RATE	AMOUNT
Flax lily, 3 gal. Product Sales:Plant Material	60	12.50	750.00T
Carex 'Everillo', 1 gal. Product Sales:Plant Material	125	6.75	843.75T
Blue daze, 1 gal. Product Sales:Sod	1,000	0.65	650.00T
Sod- St Augustine, per sq ft. Product Sales:Mulch	6	55.00	330.00T
Mulch, per cu yd Installation:Landscape Installation	1	13,700.00	13,700.00
Landscape Installation- To Include: Install new plant designs for all patio terrace bed areas based on design plans. Install new sod on top terrace levels to repair from construction. Install fresh mulch in all bed areas. Final clean up and debris removal. Irrigation Repair	1	3,500.00	3,500.00
Irrigation Repair/ Renovations: Cost allowance for renovations to existing system for new landscape plantings and patio installation. Pricing is subject to change based on the locations of existing irrigation system components.			
Landscape Construction	1	2,000.00	2,000.00
Electrical Cost Allowance: Cost allowance for the removal/ relocation of lighting components in the new design areas. At least one light pole will have to be relocated/ removed. Pricing is subject to change based on the locations of existing wiring and/ or underground electrical conduit and the relocation of the existing light pole.			
Notes	1	0.00	0.00
50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$76,168.51 There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

SUBTOTAL	147,687.75
TAX	4,649.27
TOTAL	\$152,337.02

Accepted By

Accepted Date

T.N. Lee Services LLC

PROPOSAL

July 8, 2024

RE: Sampson Creek CDD - Aquatics PH2
Proposal 2024-07

Mr. Acree:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of **\$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).**

The scope of work shall include all items shown per plans, including...

- Demo and removal of the existing pavers, retaining walls, concrete steps, and concrete ramp.
- Construction of new retaining walls, stair, and ramp walls to match existing.
- Prep and placement of concrete deck pavers, stair treads and wall caps as show to match existing.
- Form, place, and finish new concrete ramp.
- Provide and install new metal handrails per plans.
- Provide new landscaping, trees, plants, and shrubbery as noted per plans.

Please feel free to contact me if you have any questions.

Sincerely,

Nick Lee

Owner/Project Manager



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

08/15/2024

Alex Acree
St. John Golf and Country Club

RE: Proposal for St. Johns Golf and Country Club

Dear Alex Acree

Thank you for the opportunity to submit this proposal for the referenced project St. Johns Golf and Country Club .

At Bent Construction, we leverage our expertise in overseeing all aspects of construction projects to ensure individuals and organizations can achieve their construction goals efficiently, cost-effectively, and with confidence. The following pages outline the details for this proposal.

Executive Summary

Project Location: 205 Saint Johns Golf Dr. ,Saint Augustine , Florida , 32092

Project Description: St. Johns Golf and Country Club

Project Duration: 4 weeks

Project Total: \$315,322

Please review the attached for more detailed information. If you have any questions or require clarification on any aspect of the proposal, please do not hesitate to contact me at 904-323-8928 or bentley@bentconstruction.com

Regards,

Ben Bradley
Owner/Founder
Bent Construction LLC



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Cost Summary

Description	Total	Cost/SF
01 General Requirements	9,140.78	4.15
02 Site Construction	101,814.39	46.28
03 Concrete	18,000.00	8.18
04 Masonry	100,000.00	45.45
05 Metals	10,256.80	4.66

Indirect Summary

Description	Percentage	Totals
Sub-Total (Contingency)		
Contingency	0.00%	\$0.00
Insurance	1.15%	\$2,750.94
Permits	0.70%	\$1,693.74
Staffing / Proj. Mgmt / Supervision	0.00%	\$43,000.00
Sub-Total (Contingency) Total		\$286,656.65

Fee Summary

Description	Percentage	Totals
Total Estimate		
Fee	10.00%	\$28,665.66
Total Estimate Total		\$315,322.31



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Project Specific Notes & Clarifications

- This proposal is based on drawings supplied by Mathews dated 3/2/2024.
- We have included all labor, equipment, and material to demolish existing hardscape area and install new steps, ramp, and paver area per plan.
- We have not included the concrete retaining walls as noted. However, we are happy to provide as an alternate, if needed.
- We have included temporary fencing, protection, and repair to existing surfaces to ensure a seamless transition.
- We have not included new site lighting.
- We have not included any storm drainage.

Detailed Budget

Division Code	Description	Quantity	Unit	Unit Cost	Total
01-000 - General Requirements Total					\$2,075.00
	Construction Documentation	1.00	EA	500.00	500.00
	Dumpsters	1.00	EA	475.00	475.00
	Fuel	1.00	EA	500.00	500.00
	Temporary Toilets	2.00	MO	300.00	600.00
02-000 - Sitework Total					\$25,627.28
	6' Temporary Fencing w/ shield, sandbags	155.79	LF	13.26	2,065.78
	Site Demolition	1.00	EA	16,750.00	16,750.00
	SWPPP - Silt Fence	140.63	LF	3.00	421.89
	Tree Protections	29.87	LF	3.00	89.61
	Wattle Inlet Protection	2.00	EA	50.00	100.00
	Aluminum fence Repair	1.00	EA	1,200.00	1,200.00
	Temporary Protection	1.00	EA	5,000.00	5,000.00
02-700 - Paving & Walks Total					\$30,734.34
	Pavers	2,195.31	SF	14.00	30,734.34



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Division Code	Description	Quantity	Unit	Unit Cost	Total
02-900 - Landscaping Total					\$47,000.05
	Landscaping	2,576.18	SF	18.05	46,500.05
	Irrigation Repair	1.00	EA	500.00	500.00
03-300 - Concrete Total					\$123,518.50
	Cast Stone - Stairs	1.00	EA	100,000.00	100,000.00
	Concrete Steps	1.00	EA	18,000.00	18,000.00
	Sidewalks & Ramp	212.25	SF	26.00	5,518.50
05-000 - Metals Total					\$10,256.80
	34" Tall Handrail - Ramp	95.71	LF	80.00	7,656.80
	34" Tall Handrail - Stairs	26.00	LF	100.00	2,600.00
Total					\$239,211.97

Indirects Summary

Description	Percentage	Totals
Sub-Total (Indirects)		\$239,211.97
Contingency	0.00%	\$0.00
Insurance	1.15%	\$2,750.94
Permits	0.70%	\$1,693.74
Staffing / Proj. Mgmt / Supervision	0.00%	\$43,000.00
Sub-Total (Contingency) Total		\$286,656.65

Fee Summary

Description	Percentage	Totals
Sub-Total (Fee)		\$286,656.65
Fee	10.00%	\$28,665.66
Total Estimate Total		\$315,322.31



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

08/15/2024

Alex Acree
St. John Golf and Country Club

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Please review the attached for more detailed information. If you have any questions or require clarification on any aspect of the proposal, please do not hesitate to contact me at 904-323-8928 or bentley@bentconstruction.com

Regards,

Ben Bradley
Owner/Founder
Bent Construction LLC



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Cost Summary

Description	Total	Cost/SF
01 General Requirements	9,140.78	4.15
02 Site Construction	101,814.39	46.28
03 Concrete	18,000.00	8.18
04 Masonry	100,000.00	45.45
05 Metals	10,256.80	4.66

Indirect Summary

Description	Percentage	Totals
Sub-Total (Contingency)		
Contingency	0.00%	\$0.00
Insurance	1.15%	\$2,750.94
Permits	0.70%	\$1,693.74
Staffing / Proj. Mgmt / Supervision	0.00%	\$43,000.00
Sub-Total (Contingency) Total		\$286,656.65

Fee Summary

Description	Percentage	Totals
Total Estimate		
Fee	10.00%	\$28,665.66
Total Estimate Total		\$315,322.31



Ben Bradley
Bent Construction
www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Project Specific Notes & Clarifications

- This proposal is based on drawings supplied by Mathews dated 3/2/2024.
- We have included all labor, equipment, and material to demolish existing hardscape area and install new steps, ramp, and paver area per plan.
- We have not included the concrete retaining walls as noted. However, we are happy to provide as an alternate, if needed.
- We have included temporary fencing, protection, and repair to existing surfaces to ensure a seamless transition.
- We have not included new site lighting.
- We have not included any storm drainage.

Detailed Budget

Division Code	Description	Quantity	Unit	Unit Cost	Total
01-000 - General Requirements Total					\$2,075.00
	Construction Documentation	1.00	EA	500.00	500.00
	Dumpsters	1.00	EA	475.00	475.00
	Fuel	1.00	EA	500.00	500.00
	Temporary Toilets	2.00	MO	300.00	600.00
02-000 - Sitework Total					\$25,627.28
	6' Temporary Fencing w/ shield, sandbags	155.79	LF	13.26	2,065.78
	Site Demolition	1.00	EA	16,750.00	16,750.00
	SWPPP - Silt Fence	140.63	LF	3.00	421.89
	Tree Protections	29.87	LF	3.00	89.61
	Wattle Inlet Protection	2.00	EA	50.00	100.00
	Aluminum fence Repair	1.00	EA	1,200.00	1,200.00
	Temporary Protection	1.00	EA	5,000.00	5,000.00
02-700 - Paving & Walks Total					\$30,734.34
	Pavers	2,195.31	SF	14.00	30,734.34



Ben Bradley
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www.bentconstruction.com
(904) 257-3233
577 College St
Jacksonville, FL, 32204

Division Code	Description	Quantity	Unit	Unit Cost	Total
02-900 - Landscaping Total					\$47,000.05
	Landscaping	2,576.18	SF	18.05	46,500.05
	Irrigation Repair	1.00	EA	500.00	500.00
03-300 - Concrete Total					\$123,518.50
	Cast Stone - Stairs	1.00	EA	100,000.00	100,000.00
	Concrete Steps	1.00	EA	18,000.00	18,000.00
	Sidewalks & Ramp	212.25	SF	26.00	5,518.50
05-000 - Metals Total					\$10,256.80
	34" Tall Handrail - Ramp	95.71	LF	80.00	7,656.80
	34" Tall Handrail - Stairs	26.00	LF	100.00	2,600.00
Total					\$239,211.97

Indirects Summary

Description	Percentage	Totals
Sub-Total (Indirects)		\$239,211.97
Contingency	0.00%	\$0.00
Insurance	1.15%	\$2,750.94
Permits	0.70%	\$1,693.74
Staffing / Proj. Mgmt / Supervision	0.00%	\$43,000.00
Sub-Total (Contingency) Total		\$286,656.65

Fee Summary

Description	Percentage	Totals
Sub-Total (Fee)		\$286,656.65
Fee	10.00%	\$28,665.66
Total Estimate Total		\$315,322.31

TWELFTH ORDER OF BUSINESS

A.

Vegetation Clean Up

Sampson Creek CDD

Tyler Smith

Project:

Sampson Creek CDD - Pond # 25A

1929 Glenfield Crossing Ct
St. Augustine, Florida 32092



Brett Collins
Captain

Service Provider Information

Company Info



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

P: 407-205-2537
<http://www.aquaticweeds.com>

Contact Person

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 vinyl 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

Image



Notes:

Image



Notes:

Proposal: Sampson Creek CDD - Pond # 25A

Image



Notes:

Image



Notes:

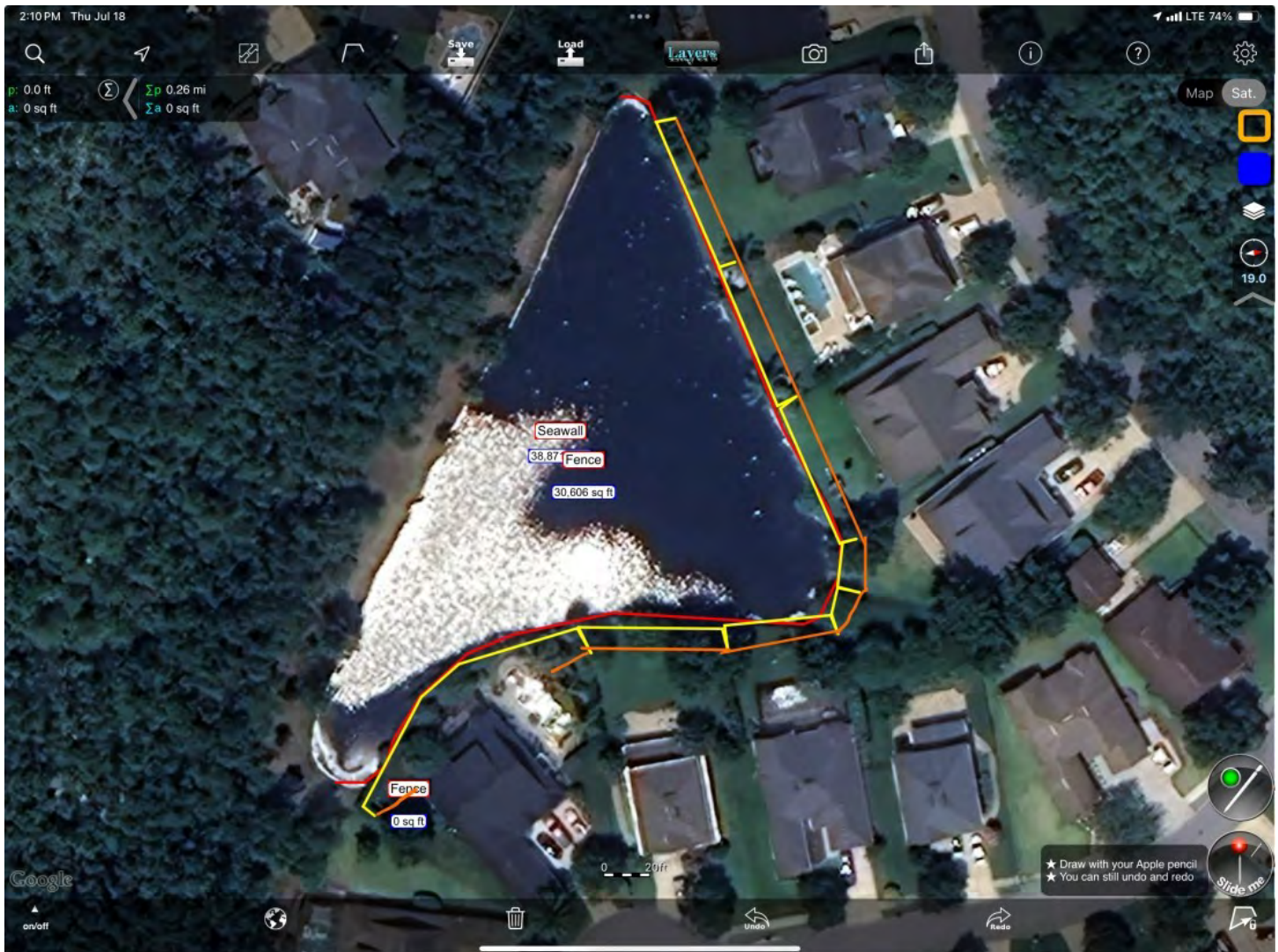
Image



Notes:

Proposal: Sampson Creek CDD - Pond # 25A

Image



Notes:

Image



Notes:

Image



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: _____

A handwritten signature in black ink, appearing to read "Brett Collins", written over a horizontal line.

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>

Aquatic Weeds Terms and Conditions

1. 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.
5. 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 AND WARRANTIES 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, to prevent 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

Proposed Budget

Owner: Sampson Creek Community Development District

Date: 08/15/2024

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
LLC



Tax 22.00
Penalty 0.00
Cost 0.00
Total 22.00

Owner Name H And H Land And Marine LLC

Mailing Address 4705 Raggedy Pt Rd
Fleming Island FL 32003

**DENNIS W. HOLLINGSWORTH
ST. JOHNS COUNTY TAX COLLECTOR**

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



2023/2024 Local Business Tax Renewal Notice

RECEIPT EXPIRES SEPTEMBER 30TH OF EACH YEAR

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

Account Number: 1059488

Current Amount Due: \$ 22.00
Arrears/Penalty: \$ 0.00
Total Due By Sept. 30: \$ 22.00

Late Penalty Fees:	OCT: 10%	DEC: 20%
	NOV: 15%	JAN: 25%

RETURN THIS NOTICE WITH PAYMENT OR

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

**Dennis W. Hollingsworth
St. Johns County Tax Collector**

THIS IS NOT A RECEIPT UNLESS VALIDATED



34
4-17434

H AND H LAND AND MARINE LLC
4705 RAGGEDY POINT RD
FLEMING ISLAND FL 32003-7845



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 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).

PRODUCER Kelly White & Associates Insurance, LLC 1622 Hickman Road Jacksonville FL 32216		CONTACT NAME: HOUSE PHONE (A/C No. Ext): 904-880-8881 FAX (A/C No.): E-MAIL ADDRESS: kelly@kwhiteinsurance.com
INSURED H & H Land & Marine, LLC PO BOX 9168 Fleming Island FL 32006-0024		INSURER(S) AFFORDING COVERAGE INSURER A: Kinsale Insurance Company INSURER B: INSURER C: INSURER D: American Interstate Ins Co INSURER E: Travelers Property & Casualty Company INSURER F:

COVERAGES **CERTIFICATE NUMBER:** H&HL24010316282592 **REVISION 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.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		0100167404-2	10/25/2023	10/25/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	AVWCFL3167312023	05/15/2023	05/15/2024	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER Incl USL&H E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Contractors Equipment		6607S641178	10/25/2023	10/25/2024	Rented/Leased \$75,000 Unscheduled \$10,000/\$2,500

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
4040 Lewis Speedway

St Augustine

FL 32084

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

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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 bulkhead. 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
Composite 5/4x6 boardwalk cap in place of 2(2x8) bulkhead cap.	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, Inc.
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 & H 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 sub-contractor 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

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.
Sheet Pile	ESP 8.5 - 10" x 18" x 12' - Driven to minimum depth of 50% pile length - Top 1' poured with cap.
Deadman Anchors	12" x 12" x continuous concrete deadman anchor connecting cap to with 3/4" HDG tie-back rods - 7' O/C - (3) #5 rebar tied to rods.
Helical Ground Anchors	Install approx. (9) 1.5" 10/12 Helical ground anchors w/12' - 16 - 3/4" rods behind pool at 2121 Foxtail Ct.
Cap	16" x 24" - 3,500 psi concrete - (4) runs of #5 rebar with #5 tie 12" O/C.
Weep-holes	Jet Filter - Weep-holes set 7' O/C for proper drainage to releasing hydrostatic pressure.
Drains	New wall to cross (1) concrete drain basin and (2) down spout drains to be extended thru new wall.
Back-fill	Install (20) 18yd truck loads of sand fill - Additional fill will be billed at \$750 per load (labor & material)
Post Construction Repair	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 KNOWN 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, cancellation 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 such as 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 **3** 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, Fl. 32399-0791

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

Approval Deadline: Oct 28, 2024

I confirm that my action here represents my electronic signature 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 sub-contractor 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" x 8" x 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 2.5cca - 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.
Top Cap	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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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 **3** 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

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

Signature:

Date:

Print Name:

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 board (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 that 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.

Home / Business Owner Date:

Docks, Deck & More Inc

Date:



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

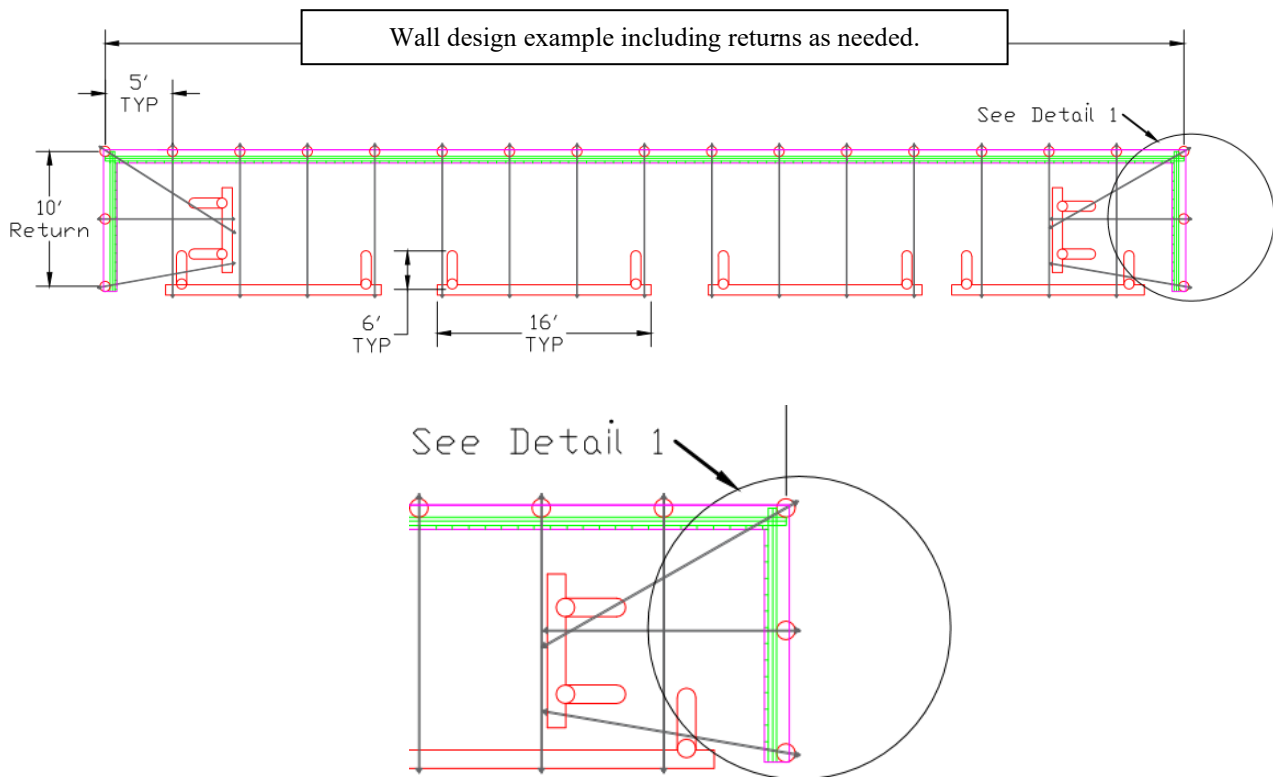
Bulkhead Material:

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 ¾ 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 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 HEREINFOR 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 marine construction needs. If you have any questions, please contact us at your earliest convenience.

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).

PRODUCER 843-606-5270 Maritime Insurance International, Inc 3 Lockwood Drive Suite 302A Charleston, SC 29401	8884826844	CONTACT NAME: Maritime Insurance PHONE (A/C, No. Ext): 843-606-5270 E-MAIL ADDRESS: info@maritimeii.com FAX (A/C, No): 8884826844
INSURED Barefoot Marine Inc dba Barefoot Marine Construction 10945 Patton Road Jacksonville, FL 32246		INSURER(S) AFFORDING COVERAGE INSURER A: Everest National Insurance Company INSURER B: Atlantic Specialty Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			B5JH29051	08/27/2024	08/27/2025	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input checked="" type="checkbox"/> Protection & Indemnity						MED EXP (Any one person)	\$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY	\$ EXCLUDED
	<input type="checkbox"/> AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> UMBRELLA LIAB							\$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE	\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			9700000821241	07/26/2024	07/26/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	N / A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
B	Pollution			B5JH29051	08/27/2024	08/27/2025	Limit	\$100,000
B	Hull Physical Damage			B5JH29051	8/27/2024	8/27/2025	Limit	**See Below***
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

John Westcott, PE

CANCELLATION

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

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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

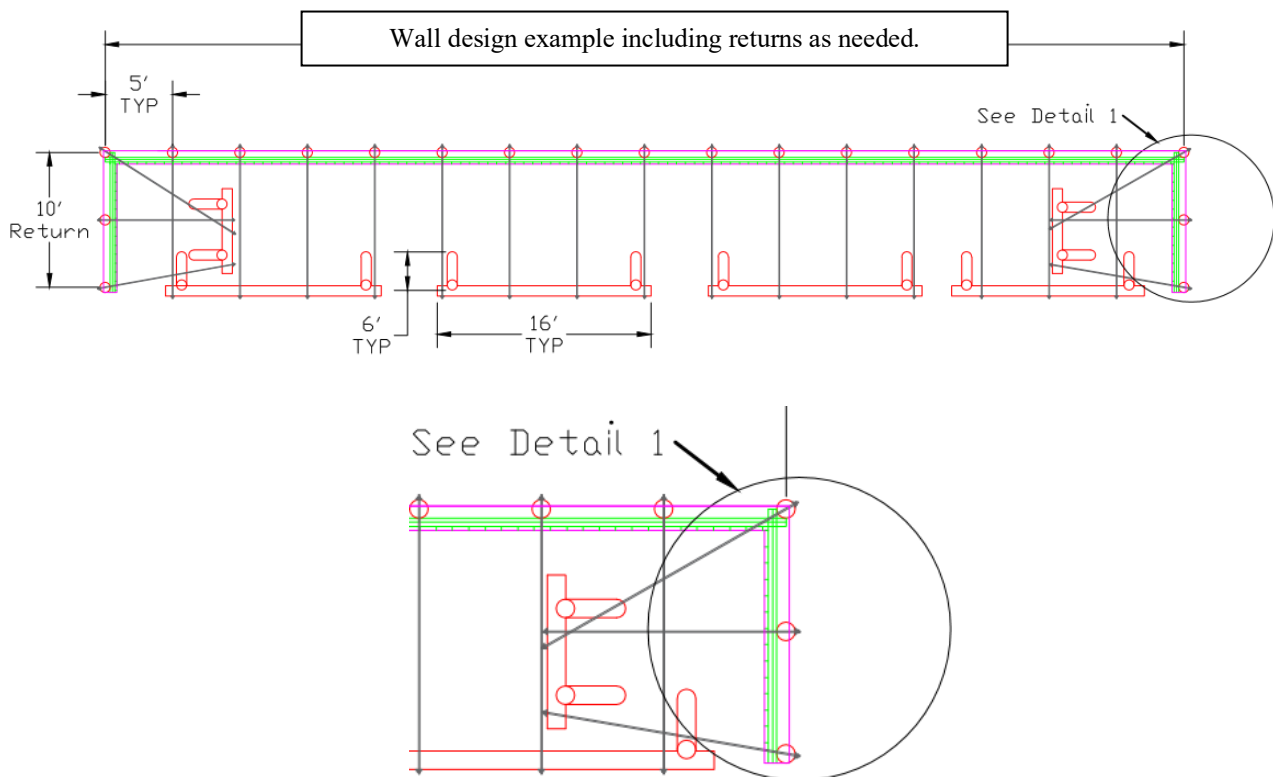
Bulkhead Material:

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 ¾ 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.

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 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 RESPONSIBLE 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 HEREINFOR 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) THERE 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 marine construction needs. If you have any questions, please contact us at your earliest convenience.

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

B.



Duck Duck Rooter Plumbing, Septic & Air Conditioning
4567 Blanding Blvd, Jacksonville FL 32210
www.DuckDuckRooter.com
904-862-6769

Certified Plumbing Contractor - CFC 1429193
Mechanical Contractor - CMC 1250980
Master Septic Tank Contractor - SM0051487

Certified Underground Utility and Excavation Contractor - CUC 1225195

BILL TO

St. Johns Golf Club
420 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

ESTIMATE
75528564

ESTIMATE DATE
Oct 30, 2024

JOB ADDRESS

St. Johns Golf Club
420 Saint Johns Golf Drive
St. Augustine, FL 32092 USA

Job: 75355039

ESTIMATE DETAILS

Jetting : Duck Duck Rooter Proposes to Perform Hydro Jetting from Existing Catch Basin to Retention Pond Approx. 200ft +- to remove sediment debris and restore drainage.

1. Set-up # 1 Staging Area inlet 167 photo 4128, 4129 hydro-jet pressure hose will lay across fairway marked with cones to reach retention pond infall MES 167A photo 4130,4131, jetting will be performed from this location upstream to pull debris back to pond.

2. Set-up # 2 From staging area hydro-jet up stream to curb inlets.

3. Set-up # 3 From curb inlet basin hydro-jet up stream to pond # 16 Weir

Access to work area will be made through cart path and equipment water supplied from hydrant located on St Johns Golf Dr. (Water from hydrant will be metered)

Note: Not responsible for damage to landscape or golf course fairway during jetting process.

If the retention needs to be plug it will have to be done by another contractor

Price Includes: labor, Equipment and Mobilization

Terms: Paid Upon Completion

SUB-TOTAL \$2,638.00

TAX \$0.00

TOTAL \$2,638.00

EST. FINANCING \$39.97

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties unless products have been installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date



1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSAL

5345

CUSTOMER: Matthews Engineering	PHONE: 904-826-1334	DATE: 10/29/2024
STREET: 7 Waldo St.	JOB NAME: 420 St. Johns Golf & Country Club	
CITY/STATE/ZIP: St. Augustine, FL, 32084	JOB LOCATION: 420 St. Johns Golf Dr, St. Augustine, FL,	
ATTN: Mike Silverstein	E-MAIL: msilverstein@mdginc.com	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: Storm Standard Services				
8.00	Storm Standard Cleaning (8HR Day Rate)	HRS	295.00	2,360.00
5.00	Storm Offsite Disposal (5 Ton Minimum)	EA	135.00	675.00
1.00	Flex Hose Rental (Up to 250FT)	EA	350.00	350.00
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
Seq: Diving/Plugging				
1.00	Storm Plug Rental - 15"x30"	DYS	180.00	180.00
1.00	Storm Plug Installation - 15"x30"	EA	550.00	550.00
1.00	Storm Plug Removal - 15"x30"	EA	550.00	550.00
0.00	Storm Pipe Dredging (3HR Minimum) If Necessary	HRS	265.00	0.00
0.00	Plug Service/Maintenance Fee (Per Plug if Necessary)	EA	250.00	0.00
1.00	Plug Drop-Off & Pick-Up Fee	EA	390.00	390.00
1.00	Fuel Recovery - Dive Truck (Per Mobilization)	EA	75.00	75.00
TOTAL				5,280.00

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT
PENALTY TO APS



1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our Proposal includes Labor, Material, Equipment, and Workmanship necessary to perform all work shown above.

Work will be subject to an 8-Hour Day Rate per piece of equipment. Additional time will be billed hourly:
-Vac Truck Hourly Rates: \$295 per hour

Plug Service and Maintenance fee will be billed for each plug maintained if APS must mobilize to job site.

Dredging will be billed hourly and will be subject to a 3 Hour Minimum.

Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- ☒ Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- ☒ Local Metered Water Source
- ☒ Exposure of structures and access to all work areas without delay
- ☒ Stabilized Access to Work Areas - Two Wheel Drive Accessible
- ☐ Access to secure site for equipment storage
- ☒ Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	Erin Hans - Project Estimator	DATE	10/29/2024
SIGNATURE	Erin Hans		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

NOTES:

SEE P01 (SHEET 21 OF 64) DRAINAGE NOTES.

SILT FENCE

SILT FENCE

EXCAVATION STOCKPILES (TYP.)

[illegible]

STRUCTURE DATA TABLE

[illegible]

THIRTEENTH ORDER OF BUSINESS

**Sampson Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Sampson Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Sampson Creek Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Sampson Creek Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Sampson Creek Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Sampson Creek Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 19, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Sampson Creek Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 19, 2024

Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

Management's discussion and analysis of Sampson Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all position and liabilities of the District, with the difference between position and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$1,995,825 (net position). Unrestricted net position for Governmental Activities were \$529,394. Net investment in capital assets was \$1,404,359. Restricted net position was \$62,072.
- ◆ Governmental activities revenues totaled \$1,736,324 while governmental activities expenses totaled \$2,300,527.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 552,892	\$ 788,473
Restricted assets	1,100,065	1,109,247
Capital assets, net	7,668,711	8,449,076
Prepaid bond insurance	30,903	32,767
Deferred outflows	220,416	250,135
Total Assets and Deferred Outflows	9,572,987	10,629,698
Current liabilities	546,499	635,008
Non-current liabilities	7,030,663	7,434,662
Total Liabilities	7,577,162	8,069,670
Net investment in capital assets	1,404,359	1,820,716
Net position - restricted	62,072	25,698
Net position - unrestricted	529,394	713,614
Total Net Position	\$ 1,995,825	\$ 2,560,028

The decrease in current assets is related to the decrease in investments in the current year.

The decrease in capital assets is mainly related to depreciation in the current year.

The decrease in restricted assets is related to debt service activity in the current year.

The decrease in non-current liabilities is related to the current year principal payments.

The decrease in net position is the result of expenses exceeding revenues in the current year.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 1,616,185	\$ 1,611,175
General Revenues		
Investment earnings	77,452	9,213
Miscellaneous	42,687	46,861
Total Revenues	<u>1,736,324</u>	<u>1,667,249</u>
Expenses		
General government	145,143	128,042
Physical environment	1,905,485	1,950,434
Interest and other charges	249,899	258,362
Total Expenses	<u>2,300,527</u>	<u>2,336,838</u>
Change in Net Position	(564,203)	(669,589)
Net Position - Beginning of Year	<u>2,560,028</u>	<u>3,229,617</u>
Net Position - End of Year	<u>\$ 1,995,825</u>	<u>\$ 2,560,028</u>

The increase in general government is mainly related to the increase in legal and engineering fee expenses in the current year.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Capital assets not being depreciated:		
Land and improvements	\$ 1,648,125	\$ 1,648,125
Capital assets being depreciated:		
Improvements other than buildings	17,152,941	17,152,941
Equipment	1,215,524	1,163,968
Accumulated depreciation	(12,347,879)	(11,515,958)
Total Capital Assets, depreciated	<u>6,020,586</u>	<u>6,800,951</u>
 Total Capital Assets	 <u>\$ 7,668,711</u>	 <u>\$ 8,449,076</u>

During the year, depreciation was \$831,921, and \$51,556 was added to equipment.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because of lower amenity repairs and maintenance expenditures than were originally expected.

The current year budget was amended for more landscape and repairs and maintenance expenditures than were originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2016, the District issued \$7,595,000 Series 2016 Capital Improvement and Revenue Refunding Bonds. These bonds were issued to advance refund the Series 2006 Capital Improvement and Revenue Refunding Bonds and fund the Series 2016 Capital Improvement Project. The balance outstanding at September 30, 2023 was \$5,030,000.
- ◆ In February 2020, the District issued \$2,520,000 Series 2020 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2020 Project. As of September 30, 2023, the balance outstanding was \$2,490,000.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Sampson Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Sampson Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Sampson Creek Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Sampson Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 164,778
Investments	293,974
Due from other governments	10,152
Accrued interest receivable	6,526
Assessments receivable	6,446
Deposits	5,590
Prepaid expenses	65,426
Total Current Assets	<u>552,892</u>
Non-current Assets:	
Prepaid bond insurance	30,903
Restricted assets:	
Investments	1,100,065
Capital assets not being depreciated:	
Land and improvements	1,648,125
Capital assets being depreciated:	
Improvements other than buildings	17,152,941
Equipment	1,215,524
Less: accumulated depreciation	<u>(12,347,879)</u>
Total Non-current Assets	<u>8,799,679</u>
Total Assets	<u>9,352,571</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding, net	<u>220,416</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	37,738
Contracts payable	12,420
Accrued interest payable	86,341
Bonds payable	420,000
Total Current Liabilities	<u>556,499</u>
Non-current Liabilities:	
Bonds payable, net	<u>7,020,663</u>
Total Liabilities	<u>7,577,162</u>
NET POSITION	
Net investment in capital assets	1,404,359
Restricted for debt service	62,072
Unrestricted	529,394
Total Net Position	<u><u>\$ 1,995,825</u></u>

See accompanying notes.

Sampson Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (145,143)	\$ 125,737	\$ (19,406)
Physical environment	(1,905,485)	854,531	(1,050,954)
Interest and other charges	(249,899)	635,917	386,018
Total Governmental Activities	<u>\$ (2,300,527)</u>	<u>\$ 1,616,185</u>	<u>(684,342)</u>
General revenues:			
Investment earnings			77,452
Miscellaneous			42,687
Total General Revenues			<u>120,139</u>
Change in Net Position			(564,203)
Net Position - October 1, 2022			2,560,028
Net Position - September 30, 2023			<u>\$ 1,995,825</u>

See accompanying notes.

Sampson Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service Series 2016	Debt Service Series 2020	Capital Project Reserve	Capital Project Series 2016	Capital Project Series 2020	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 79,913	\$ -	\$ -	\$ 84,865	\$ -	\$ -	\$ 164,778
Investments	293,737	-	-	237	-	-	293,974
Due from other funds	18,925	-	-	-	-	-	18,925
Due from other governments	10,152	-	-	-	-	-	10,152
Assessments receivable	-	5,687	759	-	-	-	6,446
Accrued interest receivable	1,701	1,249	659	-	27	2,890	6,526
Deposits	820	-	-	4,770	-	-	5,590
Prepaid expenses	65,426	-	-	-	-	-	65,426
Restricted assets - investments	-	291,875	154,050	-	6,389	647,751	1,100,065
Total Assets	<u>\$ 470,674</u>	<u>\$ 298,811</u>	<u>\$ 155,468</u>	<u>\$ 89,872</u>	<u>\$ 6,416</u>	<u>\$ 650,641</u>	<u>\$ 1,671,882</u>
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 37,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,738
Contracts payable	-	-	-	5,392	-	7,028	12,420
Due to other funds	-	-	-	18,925	-	-	18,925
Total Liabilities	<u>37,738</u>	<u>-</u>	<u>-</u>	<u>24,317</u>	<u>-</u>	<u>7,028</u>	<u>69,083</u>
FUND BALANCES							
Nonspendable							
Deposits	820	-	-	4,770	-	-	5,590
Prepaid expenses	65,426	-	-	-	-	-	65,426
Restricted for:							
Debt service	-	298,811	155,468	-	-	-	454,279
Capital projects	-	-	-	-	6,416	643,613	650,029
Assigned-capital projects	-	-	-	60,785	-	-	60,785
Unassigned	366,690	-	-	-	-	-	366,690
Total Fund Balances	<u>432,936</u>	<u>298,811</u>	<u>155,468</u>	<u>65,555</u>	<u>6,416</u>	<u>643,613</u>	<u>1,602,799</u>
Total Liabilities and Fund Balances	<u>\$ 470,674</u>	<u>\$ 298,811</u>	<u>\$ 155,468</u>	<u>\$ 89,872</u>	<u>\$ 6,416</u>	<u>\$ 650,641</u>	<u>\$ 1,671,882</u>

See accompanying notes.

Sampson Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 1,602,799
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, land and improvements, used in governmental activities are not current financial resources and are not reported at the fund level.	1,648,125
Capital assets, being depreciated, improvements other than building, \$17,152,941, and equipment, \$1,215,524, net of accumulated depreciation, \$(12,347,879), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	6,020,586
Prepaid bond insurance was recognized as an other debt service cost at the fund level in the year the debt was issued; however, at the government-wide level, it is recognized as an asset and amortized over the life of the bonds.	30,903
Deferred amounts on refunding are not current financial resources and therefore, are not reported at the fund level.	220,416
Long-term liabilities, including bonds payable, \$(7,520,000), less net bond discount, net, \$79,337, are not due and payable in the current period and therefore, are not reported at the fund level.	(7,440,663)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund statement level.	(86,341)
Net Position of Governmental Activities	<u>\$ 1,995,825</u>

See accompanying notes.

**Sampson Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023**

	General	Debt Service Series 2016	Debt Service Series 2020	Capital Project Reserve	Capital Project Series 2016	Capital Project Series 2020	Total Governmental Funds
Revenues							
Special assessments	\$ 980,268	\$ 561,002	\$ 74,915	\$ -	\$ -	\$ -	\$ 1,616,185
Investment earnings	21,178	17,889	6,921	1,739	276	29,449	77,452
Miscellaneous	42,687	-	-	-	-	-	42,687
Total Revenues	<u>1,044,133</u>	<u>578,891</u>	<u>81,836</u>	<u>1,739</u>	<u>276</u>	<u>29,449</u>	<u>1,736,324</u>
Expenditures							
Current							
General government	141,357	-	-	151	-	3,635	145,143
Physical environment	960,687	-	-	76,515	-	36,362	1,073,564
Capital outlay	-	-	-	51,556	-	-	51,556
Debt service							
Principal	-	400,000	10,000	-	-	-	410,000
Interest	-	152,293	63,662	-	-	-	215,955
Total Expenditures	<u>1,102,044</u>	<u>552,293</u>	<u>73,662</u>	<u>128,222</u>	<u>-</u>	<u>39,997</u>	<u>1,896,218</u>
Revenue over/under expenditures	<u>(57,911)</u>	<u>26,598</u>	<u>8,174</u>	<u>(126,483)</u>	<u>276</u>	<u>(10,548)</u>	<u>(159,894)</u>
Other financing sources/(uses)							
Transfers in	2,038	-	-	91,562	-	-	93,600
Transfers out	(91,562)	(2,038)	-	-	-	-	(93,600)
Total Other Financing Sources/(Uses)	<u>(89,524)</u>	<u>(2,038)</u>	<u>-</u>	<u>91,562</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(147,435)	24,560	8,174	(34,921)	276	(10,548)	(159,894)
Fund Balances - October 1, 2022	<u>580,371</u>	<u>274,251</u>	<u>147,294</u>	<u>100,476</u>	<u>6,140</u>	<u>654,161</u>	<u>1,762,693</u>
Fund Balances - September 30, 2023	<u>\$ 432,936</u>	<u>\$ 298,811</u>	<u>\$ 155,468</u>	<u>\$ 65,555</u>	<u>\$ 6,416</u>	<u>\$ 643,613</u>	<u>\$ 1,602,799</u>

See accompanying notes.

Sampson Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (159,894)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$51,556, was exceeded by depreciation, \$(831,921), in the current year.	(780,365)
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Repayment of long-term liabilities are reported as expenditures at the fund level, but such repayments reduce liabilities in the Statement of Net Position.	410,000
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Amortization of prepaid bond insurance reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level.	(1,864)
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Amortization expense of bond discount does not require the use of current resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	(6,001)
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The deferred amount of refunding is amortized in the Statement of Activities, but not at the fund level. This is the amount of amortization in the current year.	(29,719)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year to the current year.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">3,640</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ (564,203)</div>
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See accompanying notes.

**Sampson Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 965,283	\$ 980,268	\$ 980,268	\$ -
Investment earnings	75	21,178	21,178	-
Miscellaneous	45,250	42,687	42,687	-
Total Revenues	<u>1,010,608</u>	<u>1,044,133</u>	<u>1,044,133</u>	<u>-</u>
Expenditures				
Current				
General government	154,059	141,358	141,357	1
Physical environment	910,372	964,560	960,687	3,873
Total Expenditures	<u>1,064,431</u>	<u>1,105,918</u>	<u>1,102,044</u>	<u>3,874</u>
Revenues over/(under) expenditures	(53,823)	(61,785)	(57,911)	3,874
Other financing sources/(uses)				
Transfers in	-	2,038	2,038	-
Transfers out	(91,562)	(91,562)	(91,562)	-
Total Other Financing Sources/(Uses)	<u>(91,562)</u>	<u>(89,524)</u>	<u>(89,524)</u>	<u>-</u>
Net change in fund balances	(145,385)	(151,309)	(147,435)	3,874
Fund Balances - October 1, 2022	<u>145,385</u>	<u>151,309</u>	<u>580,371</u>	<u>429,062</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 432,936</u>	<u>\$ 432,936</u>

See accompanying notes.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 1, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Sampson Creek Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis in a general election by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Sampson Creek Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

When both restricted and unrestricted resources are combined in a fund, qualified expenses are considered to be paid first from restricted resources, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Funds – Account for debt service requirements to retire the capital improvement revenue and refunding bonds which were used to refund the capital improvement bonds issued to finance the construction of District infrastructure improvements and fund the cost to acquire, construct and equip the Series 2016 Project.

Capital Projects Funds – The Capital Projects Funds account for the construction of improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, improvements other than buildings, and equipment are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives ranging from 5 to 30 years.

d. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Bond Discounts

Bond discounts associated with the issuance of bonds are amortized over the life of the bonds using the straight line method of accounting.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

g. Net Position

Net position represents the difference between assets and liabilities and are reported in three categories. Net investment in capital assets represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position are assets that do not meet definitions of the classifications previously described.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,602,799, differs from “net position” of governmental activities, \$1,995,825, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land and improvements	\$ 1,648,125
Improvements other than buildings	17,152,941
Equipment	1,215,524
Accumulated depreciation	<u>(12,347,879)</u>
Total	<u><u>\$ 7,668,711</u></u>

Prepaid bond insurance

Prepaid bond insurance is recognized as an asset at the government-wide level and amortized over the life of the long-term debt.

Prepaid bond insurance	<u><u>\$ 30,903</u></u>
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Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred amount on refunding

The difference between the outstanding balance of the old debt and the cost of the new debt is a deferred outflow of resources. This balance is amortized over the life of the new debt. The unamortized balance is reflected as deferred amount on refunding.

Deferred amount on refunding, net	\$ <u>220,416</u>
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Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ (7,520,000)
Bond discount, net	<u>79,337</u>
Total	<u>\$ (7,440,663)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(86,341)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(159,894), differs from the "change in net position" for governmental activities, \$(564,203), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (831,921)
Capital outlay	<u>51,556</u>
Total	<u><u>\$ (780,365)</u></u>

Deferred amount on refunding

Amortization of the deferred amount on refunding does not require the use of current resources and therefore, is not reported in the governmental funds.

Amortization of deferred amount on refunding	<u><u>\$ (29,719)</u></u>
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Prepaid bond insurance

Prepaid bond insurance is recognized as other debt service costs at the fund level, however, it is recognized as an asset at the government-wide level and amortized over the life of the bonds.

Amortization of prepaid bond insurance	<u><u>\$ (1,864)</u></u>
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Long-term debt transactions

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable	<u><u>\$ 3,640</u></u>
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Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions (Continued)

The repayment of long-term liabilities is reported as an expenditure at the fund level, but such repayments reduce long-term liabilities at the government-wide level.

Debt principal payments	<u>\$ 410,000</u>
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Amortization of the bond premium/discount does not require the use of current resources and therefore, is not reported in the governmental funds.

Amortization of bond discount	<u>\$ (6,001)</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2023, the District's bank balance was \$227,895 and the carrying value was \$164,778.

Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME Fund	35 days*	\$ 237
U.S. Global Corporate Trust	N/A	293,737
First American Government Obligation Fund	24 days*	<u>1,100,065</u>
Total		<u>\$ 1,394,039</u>

*Maturity is a weighted average maturity.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Government Obligation Fund and the U.S. Global Corporate Trust are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in government obligation and money market are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in the First American Government Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's. The District's investments in U.S. Global Corporate Trust are not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in First American Government Obligation Fund represents 79% of the District's total investments. The investment in Florida PRIME represents less than 1% of the District's total investments. The investment in U.S. Global Corporate Trust represents 21% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023, were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Directly collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Balance 10/1/22	Additions	Deletions	Balance 09/30/23
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 1,648,125	\$ -	\$ -	\$ 1,648,125
Capital assets, being depreciated:				
Improvements other than building	17,152,941	-	-	17,152,941
Equipment	1,163,968	51,556	-	1,215,524
Total Capital Assets, Being Depreciated	18,316,909	51,556	-	18,368,465
Less accumulated depreciation for:				
Improvements other than building	(10,996,318)	(761,233)	-	(11,757,551)
Equipment	(519,640)	(70,688)	-	(590,328)
Total Accumulated Depreciation	(11,515,958)	(831,921)	-	(12,347,879)
Total Capital Assets Depreciated, Net	6,800,951	(780,365)	-	6,020,586
Governmental Activities Capital Assets	<u>\$ 8,449,076</u>	<u>\$ (780,365)</u>	<u>\$ -</u>	<u>\$ 7,668,711</u>

Depreciation of \$831,921 was allocated to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 7,930,000
Principal payments	<u>(410,000)</u>
Long-term debt at September 30, 2023	\$ 7,520,000
Less: bond discount, net	<u>(79,337)</u>
Bonds Payable, Net at September 30, 2023	<u>\$ 7,440,663</u>

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2023:

Capital Improvement Revenue and Refunding Bonds

\$7,595,000 Series 2016 Capital Improvement Revenue and Refunding Bonds maturing through 2034, interest between 3.5% and 5.0%, payable May 1 and November 1. Current portion is \$410,000. \$ 5,030,000

\$2,520,000 Series 2020 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2021 maturing May 2040. Interest at various rates between 2.375% and 2.625% is due May and November beginning May 2020. Current portion is \$10,000. 2,490,000

Bond Payable at September 30, 2023 \$ 7,520,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 420,000	\$ 207,218	\$ 627,218
2025	430,000	197,243	627,243
2026	440,000	186,925	626,925
2027	450,000	175,938	625,938
2028	465,000	164,150	629,150
2029-2033	2,545,000	603,325	3,148,325
2034-2038	1,995,000	236,631	2,231,631
2039-2040	775,000	32,024	807,024
Totals	<u>\$ 7,520,000</u>	<u>\$ 1,803,454</u>	<u>\$ 9,323,454</u>

Significant Bond Provisions

The District agrees to levy special assessments in annual amounts adequate to provide payment of debt in accordance with Bond Indentures. The Bond Indentures established certain amounts be maintained in reserve accounts for the Series 2016 and Series 2020 Bonds. The reserve requirement for the Series 2016 Bonds was met through bond insurance and a cash reserve of \$193,381 which meets the bond requirement. The reserve requirement for the Series 2020 Bonds was met through bond insurance and a cash reserve of \$112,710 which is equal to the bond requirement.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE G – INTERFUND ACTIVITY

Interfund balances at September 30, 2023, consisted of the following:

	<u>Payable Fund</u>
<u>Receivable Fund</u>	Capital Project Reserve
General Fund	<u><u>\$ 18,925</u></u>

The amount owed to the General Fund from the Capital Project Reserve relates to capital expenditures paid out of the General Fund.

The interfund transfers for the year ended September 30, 2023, consisted of the following:

	<u>Transfer Out</u>		
<u>Transfer In</u>	General Fund	Debt Service Series 2016	Total
General Fund	\$ -	\$ 2,038	\$ 2,038
Capital Project Reserve	91,562	-	91,562
Total	<u><u>\$ 91,562</u></u>	<u><u>\$ 2,038</u></u>	<u><u>\$ 93,600</u></u>

The transfer from the Debt Service Fund to the General Fund relates to excess revenues collected in the Debt Service Fund. The transfer from the General Fund to the Capital Project Reserve Fund relates to reimbursement of expenditures paid out of Capital Projects Reserve Fund.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Claims and settled claims from these risks have not exceeded commercial insurance coverage for the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Sampson Creek Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 19, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Sampson Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sampson Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Sampson Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Sampson Creek Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Sampson Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 19, 2024



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Sampson Creek Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated August 19, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 19, 2024 should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Sampson Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Sampson Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Sampson Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Sampson Creek Community Development District. It is management's responsibility to monitor the Sampson Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Sampson Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 3
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 35
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$35,602
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,423,274
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Sampson Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$1,267.58 and Debt Service Fund, \$41.34 - \$15,244.79.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,616,185.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2016 Bonds, \$5,030,000, maturing through 2034 and Series 2020 Bonds, \$2,490,000, maturing May 2040.



To the Board of Supervisors
Sampson Creek Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 19, 2024



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have examined Sampson Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Sampson Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Sampson Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Sampson Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Sampson Creek Community Development District's compliance with the specified requirements.

In our opinion, Sampson Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 19, 2024

SIXTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, October 17, 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 Yuro	Chairman
Graham Leary	Vice Chairman
Mike Davis	Supervisor
Lori Weitzel	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
John Westcott	District Engineer
Haley Hadd	Vesta Property Services
Jim Masters	Vesta Property Services
Clayton Buss	C-BUSS
M&G Holiday Lighting	
Residents	

The following is a summary of the actions taken at the October 17, 2024 Board of Supervisors of the Sampson Creek Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

Resident Mike McCormick of 604 Remington Court recalled that BrightView recommended Ginger plants for Leo Maguire Parkway; however, they were not tolerant to cold weather and suggested a sturdier, low maintenance plant. For the future amenity capital

improvements, he hoped that the Board discussed the entire review and decision-making process, timeline and obtained community feedback. The minutes from the prior meeting, discussed some golf course enhancements, including the structure at the back of the range and questioned what it involved, whether it included lights and after-hours activity, which could be disruptive to residents of Brookhaven and Highland View. Mr. Tom Thompson of Eagle Point Drive felt that it would be useful to mark the items on the exhibit for the future amenity capital improvements, that would require ongoing maintenance.

THIRD ORDER OF BUSINESS**Amenities Booking Requests**

Mr. Laughlin was not aware of any amenity booking requests. Ms. Hadd reported that the football teams practices were pushed back one week, due not being able to practice because of the two hurricanes and would end next Tuesday on the 22nd.

FOURTH ORDER OF BUSINESS**Update on Splash Pad Issues**

This item was discussed after the Fifth Order of Business.

FIFTH ORDER OF BUSINESS**Discussion with M&G Lighting
Regarding Christmas Lights**

Ms. Hadd presented a proposal from M&G Holiday Lighting, which was included in the agenda package, as well as a comparison showing the amounts from last year, which was similar to this year; however, this year's proposal included Eagle Point and Stonehedge Trail monuments, which was an additional \$550. There was also a quote to replace wreaths, bows and garlands on 26 posts. A representative of M&G explained that the wreaths and bows were three to four years old and faded from the sun. To spruce things up, he recommended replacing 52 bows. Mr. Laughlin recalled that \$15,000 was budgeted for holiday decorations. Mr. Leary and Mr. Yuro felt that the bows did not look that bad. Ms. Hadd noted that some were more faded than others, but all of them should be replaced, to provide for cohesiveness. Ms. Weitzel questioned whether M&G could verify that all of the lights were the same color of white, particularly at the entrance. A representative of M&G pointed out that there were old strings that get faded, but if they were replaced with new ones, they would look brighter, but they would make sure that all of them matched. Some pieces suffered damage last year, that they were going to replace at their expense. Mr. Yuro recalled that M&G was going to perform weekly

inspections, but after last year lights were installed, some went out and M&G did not return. The representative of M&G pointed out that they lived 20 minutes away and would drive through the community to check at them, once a week and respond quickly, if lights needed to be replaced.

Mr. Yuro questioned whether there were 26 wreaths and 52 bows. The representative of M&G confirmed that 52 wreaths, 52 bows and 26 sticks of garland were installed throughout the property. Mr. Laughlin pointed out that there was a \$3,000 difference between the proposal and the budget. Mr. Yuro was in favor of spending the \$550, but did not think that they needed to replace anything this year. Mr. Leary agreed and requested that Vesta perform a complete review, to see if anything needed to be replaced next year. A representative of M&G pointed out that most of the decorations lasted three to five seasons, but some were dimmer than others, due to age. If they needed to be replaced, they would tag them and replace the following season. Mr. Yuro recalled that their takedown date was on January 2nd, but there was no installation date in the quote. The representative of M&G stated that everything would be installed before the end of November. Mr. Laughlin pointed out that an agreement would be entered into with M&G and these dates would be incorporated. Mr. Yuro agreed with the installation at the end of November.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal with M&G Lighting for holiday lighting in the amount of \$11,946.50 was approved.

- **Update on Splash Pad Issues** (*Item 4*)

Mr. Clayton Buss of C-BUSS Enterprises, the CDD's current pool and Splash Pad maintenance provider, introduced himself to the Board. Since he was not a rubber pad applicator expert, he spoke to the owner of Specialty Surfaces in Orlando, who installed rubber coatings at Disney World, who reported that the coating on the CDD's Splash Pad, was an EPBM rubber material, the same type of rubber used in car tires and roll on roofs and was not intended for chemically treated water. It should not have failed within a year and she recommended that the actual surface material/substrate be prepped, by grinding it all the way down to the bare concrete and installing a primer, to allow the new material to adhere to the actual substrate. In Mr. Buss' opinion, the water did not cause the failure, as the failure was in the actual material. In addition, when they prepped a surface, they would remove the existing finish and go all the way to the shell of the pool and make it rough, in order for the new material to adhere properly and apply a

mechanical bond to the substrate. He suggested contacting the owner of Specialty Surfaces and requesting an analysis on what she was recommending. Another option was to plaster the surface with the same type of material that was currently in the pool, which had a pebble finish. It had a bigger aggregate but provided for more slip resistance. With the crack that the Splash Pad had, Mr. Buss recommended installing mechanical staples, to prevent the substrate from moving any further. Mr. Yuro recalled that there was a current warranty with the original contractor, Soft Crete, but they were only honoring the labor. Ms. Hadd indicated that according to Soft Crete, the surface was failing due to the acidity of the water and Vesta was negligent, but they offered to cover the labor if the CDD paid for the materials. Mr. Yuro questioned whether C-BUSS tested the chemicals of the Splash Pad. Mr. Buss stated that he tested the chemicals in the Splash Pad and pool and provided a spreadsheet of all chemicals that were used in the past year-of-a-half. The pH level was 7.4 all year round. The Splash Pad had UV and did not need as much chlorine, but the pH must be between 7.2 and 7.8. Mr. Laughlin confirmed that there were health inspections and they were always within the parameters that were required. Otherwise, they should close the pool down. Ms. Hadd noted that the pool chemicals were high the day that Soft Crete, tested it. Mr. Buss was informed by the owner of Specialty Surfaces, that a Toxicology Report must be submitted to the Health Department for a variance, when a surface was installed, showing that the product was not leaching toxins into the water and suggested that staff request one from Soft Crete. Mr. Yuro preferred that staff obtain additional pricing and a cost for Soft Crete to repair it.

Mr. Davis requested that the owner of Specialty Surfaces, Soft Crete and other contractors come to a meeting and present quotes to the Board. Mr. Masters would contact the owner of Specialty Surfaces and other contractors to obtain quotes and have them present at a future meeting, because he was concerned if Soft Crete repaired it, the entire surface could fail. Ms. Hadd requested guidance on the warranty. Ms. Weitzel questioned whether the District had any legal ramifications. Mr. Haber felt at the most basic level, the CDD had a valid warranty claim, as the surface was failing and there was historical testing, showing that the CDD was not negligent, as the chemicals were being used at a reasonable level. Soft Crete should fulfill the warranty and repair the Splash Pad at no additional cost to the CDD, as their proposal included a chemical being applied on top of the material to protect it from failing, due to the chemicals and the warranty work should include the application of the chemical. What was favorable for the

District, was that the proposal attached to the agreement with Soft Crete, indicated that not only would they install the material, but they would prepare the surface and there was actually no preparation. Therefore, if it made sense to have the Soft Crete to prepare the surface and apply this chemical before re-applying the material. If the Board wanted to consider other options, Mr. Haber recommended that the Board demand monetary payment from Soft Crete but felt that the Board had a strong position to make a warranty claim, due to their defective installation and guarantee that the material was appropriate for a Splash Pad. Mr. Yuro wanted to hear from Soft Crete, first, on what they did to prepare the surface and that other vendors present to the Board and provide quotes. Mr. Davis agreed, but also wanted vendors to present solutions to the Board and that Vesta provide an information packet on the current product, a copy of Soft Crete's contract and Toxicology Report. Mr. Laughlin would provide the contract to the Board, as well as provide samples of the product. Mr. Leary requested an estimate of the total amount of money spent on repairing the Splash Pad since it was installed. Mr. Laughlin would have the vendors attend the October meeting and a representative from Soft Crete attend the December meeting.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

A. Annual Operations Calendar

An annual calendar of tasks was included in the agenda package.

B. Quality Site Assessment

Mr. Laughlin stated that BrightView's report was included in the agenda package. Mr. Yuro recalled that in September, BrightView was supposed to install pine straw and flowers. The flowers were installed but questioned if the pine straw installation was completed. Mr. Masters did not see any new pine straw and would follow up with BrightView.

C. Landscape Enhancements along Leo Maguire

D. Landscape Enhancements on Eagle Point Drive

E. Sod Entrance Island of St. John's Golf

F. Landscape Enhancement next to Basketball Court

G. Sod Proposal Between Holes 4&5

Mr. Laughlin presented a proposal from BrightView to upgrade the landscape beds along the exit side of Leo Maguire Parkway, in the amount of \$3,697.29. Mr. Yuro preferred mulch versus pine straw for Leo Maguire and for Items D and F, agreed that something needed to be

done, but was not happy with what was proposed. Mr. Leary approved of Items D, E and G, but wanted the right solution for the basketball court, as there was an erosion problem, between the road and the sidewalk, but could go either way on Item C and requested that a section at the entrance, be re-sodded. Mr. Yuro was in favor of Items E and G. Ms. Weitzel approved of Items C, D, E and G and liked the Leo Maguire proposal, because the entranceway did not look appealing and preferred to figure out the issues on the basketball court, first, before including landscaping and to install additional benches or picnic tables. Mr. Leary preferred having low maintenance material and not a Holly Tree, as listed in one of the proposals, as it shed leaves. Mr. Yuro preferred having mulch versus sod on Leo Maguire, but there needed to be a good mulching, as BrightView did not do a good job with prior mulching and it should be part of their contract. In addition, there was an existing Crepe Myrtle that looked like what BrightView was proposing. Mr. Laughlin recalled that the proposals included demo, prep, unwanted plant material, hauling and disposal of debris and did not see how this would apply, in looking at the pictures.

Mr. Davis felt that the Board should be choosing between three different options and to find a resident in the neighborhood, who was experienced with landscaping and could provide some ideas. Mr. Masters did not disagree but had some issues with the BrightView's overall process. Mulching was included in BrightView's contract and the District was paying \$23,000 for one application and two applications of pine straw. There should be 1,200 bales, but it could be removed from their contract. At this time, BrightView was past due with applying the pine straw, but was happy that they were delayed, as the Board discussed whether or not to continue with the pine straw or mulch the entire community. Mulch was typically applied in October or November, which in his opinion, was a bad time, as they would go into the Spring and Summer, with the mulch looking dull. It should be applied in March or April and refreshed in main areas in October. Mr. Rodney Hicks of BrightView approved of it being pulled out of their contract, so that the CDD could control when the mulch was being applied and was at the correct depth. Mr. Davis questioned whether Mr. Masters had a vendor to apply the mulch. Mr. Masters stated that he had several vendors in mind. In addition, BrightView wanted to charge to remove the pine straw, but they should not charge for something that was not there and it should be pulled out of their contract. Mr. Yuro voiced the same concern, because when there were overlapping contractors, there was finger pointing and if mulch was pulled out of their contract and another

vendor applied it, but flowers started dying, BrightView would say there was too much mulch. In his opinion, BrightView should be held accountable for it. He did not expect mulching anytime soon but wanted the District to receive what they were supposed to, which had not been the case in the last couple of years. Mr. Davis was not in favor of the pine straw, but did not see why BrightView could not do the mulching. Mr. Masters pointed out that they should not have to ask BrightView to mulch, because if the mulch looked horrible, they should do whatever they needed to, in order for it to look good.

Mr. Davis requested that BrightView to provide three different options for the Leo Maguire and Eagle Point Drive landscape enhancements and provide a solution for the mulch. Mr. Masters agreed but questioned what to tell BrightView about the pine straw. Mr. Yuro preferred that Mr. Masters inform them that they needed to apply the pine straw, as it was in their contract and that they needed to do something with the sod between Holes 4 and 5. In addition, for the last couple of years, their flowerbeds shrunk considerably and wanted BrightView to match the original flower border, so there were no dead areas. Mr. Laughlin pointed out that there was a unit count in the agreement of 1,715 units and for the flowers to be charged every three months. Mr. Masters recalled that they had a hard time with weeds, but there was plant material that could just be pulled out, so they did not have a weed issue. For the entrance island at Leo Maguire Parkway and St. Johns Golf Drive, Mr. Masters recommended a strip of sod on the backside of the monument. Mr. Yuro was not in favor of approving any of the proposals, with the exception of the sod between Holes 4 and 5, since the irrigation repairs were authorized. Mr. Davis was in favor of the proposal for sod between Holes 4 and 5, but not at the entrance island at Leo Maguire and St. Johns Golf Drive, until the flower issue was resolved. Mr. Yuro noted that the proposal included an Irrigation Technician retrofitting the system, which was completed and preferred to approve a not-to-exceed amount and having Mr. Masters work with BrightView to revise the proposal. Mr. Masters recalled discussion from the Board on having St. Augustine versus Bermuda. Mr. Yuro preferred St. Augustine, to provide continuity and to table the remaining proposals until there was further information.

Mr. Yuro MOVED to approve the proposal with BrightView to install sod between Holes 4 and 5 on the golf course in a not-to-exceed amount of \$2,300 and authorize staff to work with BrightView to switch from Bermuda to St. Augustine and revise the proposal to remove irrigation costs and Mr. Davis seconded the motion.

Mr. Yuro volunteered to work with BrightView.

On VOICE VOTE with all in favor the proposal with BrightView to install sod between Holes 4 and 5 on the golf course in a not-to-exceed amount of \$2,300, authorizing staff to work with BrightView to switch from Bermuda to St. Augustine and revising the proposal to remove irrigation costs and the Chairman providing final approval was approved.

Mr. Masters hoped to have a not-to-exceed price of \$2,300 for sod between Holes 4 and 5 and to place a strip of sod on the backside of the monument at the Leo Maguire entrance. Mr. Yuro estimated that three pallets of sod would cost \$1,000 and recommended increasing the not-to-exceed amount to \$3,000.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor amending the prior motion to change the not-to-exceed amount to \$3,000, to include sod at the entrance island at Leo Maguire Parkway and St. Johns Golf Drive was approved.

Mr. Davis requested that BrightView provide multiple proposals for Items C, D and F. Mr. Masters agreed and suggested that each Board Member, individually, look at these areas, to have a quicker process in approving proposals. Mr. Yuro concurred. Mr. Masters reported that he asked BrightView not to attend this meeting, so that the Board and staff could discuss their report and relay any information back to them, as they did not need them to attend every meeting. He felt that BrightView was doing an admirable job, but there were many projects that the Board and staff wanted to complete and could use \$4,000 credit that BrightView was providing, towards these projects. If they were not doing anything, Mr. Masters would recommend looking elsewhere, but they were willing to work with the District, as they replaced the controller that caused issues with the turf on the soccer field, at no charge and were going to

replace the sod, at no charge, in three to five weeks, which he was happy with. There were many improvements that the District could do, in partnership with them, but did not disagree with Mr. Yuro regarding the mulch. Mr. Yuro was in favor of the mulching, if staff could manage it.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reminded the Board, if they were appointed/elected prior to March 30th, they had until December 31, 2024 to complete their four hours of ethics training.

B. Engineer

Mr. Westcott had no report for the Board. Mr. Leary understood that Mr. Chris Boggess completed the renderings for the meeting room, but he left Matthews and requested an update. Mr. Westcott reported that he was in contact with the new architect and it was on hold until the bulkhead project was completed. Ms. Leary recalled that the Board wanted a cost estimate. Mr. Westcott would follow up.

C. Manager

There being no comments, the next item followed.

D. General Manager

1. Report

2. Athletic Field Maintenance Reports

Ms. Hadd presented the General Manager's Report, which was included in the agenda package. The Fall Festival was scheduled for Saturday. Mr. Yuro requested a map of the lakes, for the next agenda package. Mr. Laughlin had a map that he could provide. Ms. Weitzel liked the idea of having Fun At the Field, since many people were not staying for Movie On the Lawn and suggested having something earlier and inviting a food truck or two, to see how it goes. Ms. Hadd intended to have something at the same time every month, since the movies have not been popular and food trucks did not want to come. When she had the Star Wars obstacle course, it was the busiest that she had ever seen the field. Ms. Weitzel suggested having more events for little kids, as well as having a festival in December. Ms. Hadd reported that two events were scheduled in December, The Grinch movie on December 6th, where The Grinch would pass out hot chocolate and cookies and Santa and Mrs. Claus on December 14th, where there would be

carolers on the patio and crafts for the kid. The golf course was having a Brunch with Santa on December 1st.

E. Field Operations Manager – Report

Mr. Masters presented the General Manager's Report, which was included in the agenda package. He met with Mr. Andrew Anderson of Precision Sidewalk Safety and they would be onsite in two to three weeks, to complete the severely raised sidewalks of 1 inch and above on St. Johns Golf Drive and just started working on Eagle Point Drive. On their next visit, they planned to go through the entire community and provide a number of repairs that needed to be made and provide a proposal. 2 Men Concrete would do the worst slabs. Mr. Davis was happy that the sidewalks were being repaired and requested that 2 Men Concrete start the next round of sidewalks after Halloween and that this item be included on future agendas, under the Field Operations Manager Report, until this matter was resolved. Mr. Masters suggested having a policy regarding the preserves, based on laws set by the St. John's River Water Management District (SJRWMD) and provided a sample policy, due to calls that he received regarding trees in the preserve. If a tree was dead or dying, staff would inspect the tree and he would take pictures and forward it to Ms. Tracy Shilling at the SJRWMD, for her approval to drop it into the preserve. However, the resident could hire an Arborist to provide a report. Mr. Laughlin recalled the Water Management District informing him that dead trees could be dropped into the preserve and suggested that the Board approve a policy separate from the Amenity Policy and post it on the CDD website. Mr. Masters recommended a provision for residents cutting back vegetation in the preserve growing over their fence line. Mr. Yuro agreed with this additional language and requested that Mr. Masters incorporate it and bring to the next meeting for Board review. Mr. Masters wanted to do the same with the ponds, as residents should not have to wait a month for Lake Doctors to treat their pond. Mr. Laughlin would include a reminder on the CDD website.

Mr. Yuro recalled a proposal from BrightView, regarding the trimming back of vegetation; however, it was already in BrightView's contract, to cut all wood lines and preserve areas, once a year. Mr. Masters pointed out that they could mow and clean it up but would only go no more than 10 feet high. Mr. Yuro indicated if they were cutting up to at least 10 feet, it would take care most of the overgrowth and requested that Mr. Masters ensure that BrightView was meeting their contract obligations. Ms. Weitzel asked if residents should contact him about

trees in their backyard that were before the greens. Mr. Masters would speak to Mr. Ben Pasquith of the St. Johns Golf & Country Club about this, but typically, if a resident lived on the golf course and had a tree that was dead or dying, the golf course needed to handle it. However, if residents called him, they could figure out the process. Mr. Yuro preferred that Mr. Masters refer the resident to the golf course, but not take the responsibility of the CDD contacting the golf course. Mr. Masters recommended including language in the policy, for residents to contact the golf course, for a tree on golf course property. Mr. Haber offered to help Mr. Masters with the language. Mr. Davis noted a forested area between Forest Glen Way and Crested Heron Court that was overgrown and people throwing dog feces bags into the forest. Mr. Davis questioned whether Lake Doctors was spraying retaining walls. Mr. Masters recalled that 25 retaining walls were pointed out to Lake Doctors and they only sprayed two. Mr. Davis asked if they had boat access to the bulkhead on Pond 25A. Mr. Masters would find out. Mr. Davis wanted to ensure that Lake Doctors had access to all of the walls and were treating them on a regular basis and requested their spreadsheet, include the walls. Mr. Masters questioned whether the walls were in their contract to be sprayed. Mr. Davis was informed by Lake Doctors at the last meeting, that they were spraying them every three months. Pond 25A was a significant problem and wanted the access question to be 100% resolved between now and next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Hold Harmless and License Agreement with United Parcel Service

Mr. Laughlin presented a Hold Harmless and License Agreement with United Parcel Service (UPS), which was included in the agenda package. This was the same agreement that was approved each year, in order to place a pod onsite, for the delivery of holiday packages within the community. Mr. Davis questioned the location of the pod. Mr. Yuro recalled that it was placed by the cemetery, last year and for the past 10 years and noted a blank in the agreement for the location. Mr. Laughlin would include the location and pointed out that last year, they paid the District \$2,200 and would request this amount again. Mr. Davis recalled that last year, staff asked for more. Mr. Laughlin clarified that UPS offered \$1,200 last year and it was increased to \$2,200. Mr. Yuro agreed with receiving \$2,200, as it was for the benefit of residents receiving their packages quicker.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the Hold Harmless and License Agreement with United Parcel Service with a payment to the District of \$2,200 was approved.

NINTH ORDER OF BUSINESS**Future Amenity Capital Improvements**

Mr. Laughlin presented a list of future capital projects, which was included in the agenda package and included the Amenity Room enhancement, pool area enhancement, pickleball courts and tennis court enhancement. However, after the last meeting, the playground enhancement, fence around the playground and upgrade to fitness equipment, were added. Mr. Davis offered to provide a list of potential projects, for the Board to review at any point in time and present it to the community, to request input from residents. Mr. Yuro felt that it was a great idea, in order to keep their existing facilities up to date. Mr. Laughlin pointed out that just because an item was listed, did not mean that the Board was taking action, at this time. Mr. Davis wanted residents to feel comfortable that the Board was looking into the future and for them to come to a meeting to suggest an item that the Board should be considering or contribute to the existing list of items. Mr. Laughlin requested that Mr. Davis provide the list to him, so it could be incorporated into this one and include it in future agenda packages.

TENTH ORDER OF BUSINESS**Consideration of Proposal from Matthews Regarding Rates**

Mr. Laughlin presented a proposal from Matthews for their rates, which was included in the agenda package. They were updating them to be current with their existing rates. The last time Matthews made this request, was in 2016. Mr. Yuro questioned whether this was consistent with all of Matthews clients. Mr. Westcott replied affirmatively. Mr. Yuro was amenable to them, as Matthews was charging the same rate since 2016 and were only billing for work that was directed by the Board. Mr. Leary proposed looking at other engineering firms. Mr. Yuro agreed, if Mr. Leary had concerns, but they could only look at qualifications, under the Consultants' Competitive Negotiation Act (CCNA), select the most qualified firm and then try to negotiate the price. If they could not negotiate the price with the number one ranked firm, they would negotiate with the number two ranked firm. Mr. Laughlin confirmed that the District must issue a Request for Qualifications (RFQ). Mr. Davis agreed with going out for vendors and wanted to have a list of all of their vendors in their agenda package and when their contract

renewed. Mr. Laughlin pointed out that he had a tracking list of all vendors for his Districts, which he could provide to the Board. Mr. Leary was in favor of proceeding with the issuance of an RFQ, noting that his decision was not based on price, but questioned whether this was a contract renewal and if there was a termination provision. Mr. Laughlin explained that Matthews contract would continue and there would be an addendum to their previous contract.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal from Matthews for an increase in rates was approved.

ELEVENTH ORDER OF BUSINESS

Discussion of Sidewalk Repair

This item was discussed.

TWELFTH ORDER OF BUSINESS

Discussion Items

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

Mr. Westcott reported that his firm sent out emails to contractors, requesting pricing for repairing the section of wall that was damaged. Two bids were received, one from C&H Marine (C&H) in the amount of \$16,113 and one from Barefoot Marine Construction (Barefoot) in the amount of \$13,640. However, C&H's bid did not include fence repair and irrigation, dirt or fill, whereas Barefoot Marine's proposal included a temporary fence, fence repair, irrigation and clearing. Two other companies responded but had not submitted bids. Ms. Weitzel found it odd that Barefoot did more for less money. Mr. Yuro was in favor of having Barefoot fix the wall and moving forward, as this item had been on the agenda for months, there may not be a warranty and there was no evidence of failure to the rest of the wall. If there were additional issues, they would address it in the future, but voiced concern about them getting access, as there was an easement several houses away, which would disturb several properties. Mr. Laughlin noted that there was an easement at the end of the cul-de-sac and one between Mr. Greg Kern's property, but it was blocked by a fence. Ms. Weitzel questioned whether they must get permission from the resident. Mr. Haber felt that it was good practice to advise the homeowner, but the CDD would have the right to remove it, to fulfill their obligation to maintain the stormwater improvement. However, if they needed to access someone's property to move a fence, and there was no easement, they must obtain the property owner's consent.

Mr. Davis was not in favor of approving a contractor, based on the District Engineer's assessment that the wall had five years of life remaining and recommended that the Board take the next several months, to understand the work that was taking place, speak to the residents most affected by this work, decide on the best course of action and go through the process of selecting a vendor. Mr. Yuro preferred to repair the area in question, to address the immediate concerns and not spend \$300,000 on other parts of the wall that did not show signs of failure at this point, but for the next meeting, requested a plat map showing the easement, access points and how the work would be completed. Mr. Westcott pointed out that they could access 1929 and the property next door and float a barge across the pond. Mr. Yuro recommended contacting the residents, to inform them that the Board was working on this matter and discuss the potential option, to see if they were agreeable to the contractor accessing their property. Ms. Weitzel questioned whether the CDD was responsible for the repair. Mr. Yuro believed that the bulkhead was the responsibility of the CDD, because it was installed by the developer as part of the overall infrastructure improvements that the CDD reimbursed the developer for. However, there were some other bulkheads in the community that were installed after the fact, either by the builder or by the homeowner, which the CDD was not responsible for. Mr. Haber clarified that the CDD was responsible, as the permittee on the permit, but if it was not part of the Stormwater Plan that the CDD was not responsible. Mr. Davis requested an official assessment of all the retaining walls that existed in the community and a map that highlighted all of bulkheads, along with a list of all bulkheads that existed in the community and which ones the CDD were responsible for, which could be included in the minutes for reference.

Mr. Davis further wanted to confirm that all of the overgrowth on the bulkheads that the CDD was responsible for, was addressed and create a policy or procedure, to ensure that the bulkheads were continuously maintained in the future. Mr. Laughlin pointed out in the HOA documents, residents were responsible for maintenance of their bulkheads, but the CDD was liable under the permit. Mr. Davis questioned whether the CDD was responsible for informing the resident that there was overgrowth. Mr. Laughlin indicated that the CDD should be monitoring the bulkheads, to ensure that the District was compliant with the permit. Before making any decisions, Mr. Davis wanted a clear understanding of how the bulkheads would be maintained going forward and that Lake Doctors should be responsible for keeping vegetation off of the bulkheads, because in the past, this was not the case and now they were facing a

\$300,000 expense. Mr. Laughlin suggested having staff look at the bulkheads, on a quarterly basis and retain a log. Mr. Davis requested that the log be included in every agenda package. Mr. Masters suggested that Mr. Laughlin find out from Barefoot, how they would access the bulkhead at 1929 Glenfield Crossing Court and their timeframe for completion. Mr. Westcott was informed that it would take three to four weeks.

B. 420 St. Johns Golf Drive Control Structure Washout

Mr. Laughlin was informed by Mr. Acree, that they were still waiting on the proposal from Atlantic Pipe Services (APS). Mr. Westcott reported that there was a blockage in the line crossing the golf course, but this would be verified by APS, once they scoped it. Mr. Davis voiced concern that this item was on their To-Do-List for a long time. Mr. Laughlin recalled that the blockage was discovered a few months ago and staff spent months diagnosing it, but at a prior meeting, a resident notified the Board that water was coming out of it when it rained. Mr. Davis requested an official document from Matthews on why it was failing and recommended a procedural change.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Leary questioned whether there would be a closeout of the fiscal year. Mr. Laughlin would provide one when the financials were discussed. At the last meeting, Mr. Leary recalled asking amenity staff to work on a plan to update the Gym equipment and obtaining a proposal, but this was pushed back, due to the hurricane and requested that it included on next month's agenda. Mr. Leary asked if staff followed up on the bridge painting. Ms. Hadd reported that the golf course had no plans to work on the bridge before they closed. Mr. Davis thanked Mr. Masters for getting the Stonehedge monument repaired, but it was still tipping. Mr. Masters was unsure about what they were going to do. Mr. Davis questioned whether staff followed up with the responsible parties insurance company. Mr. Masters was still working on it. Mr. Davis requested an update at the next meeting and that Mr. Masters follow up on the question from a resident earlier in the meeting, about the golf course enhancements. In the minutes from the last meeting, under the Fourth Order of Business, he questioned when the driving range project would be completed and was informed that it would start soon and finish by the end of the year;

however, the dates were wrong. Mr. Laughlin would listen to the recording and confirm the dates.

FOURTEENTH ORDER OF BUSINESS Public Comments

Mr. Mike McCormick of 604 Remington Court reported that Mr. Mike O'Malley's last day was tomorrow, as he was moving on to Palencia. Mr. Chris Carcela, their Property Manager left and Mr. Gilbert Lopez replaced him and would attend their upcoming annual meeting. Mr. McCormick questioned why the CDD's Comcast bill was \$650. Mr. Laughlin explained that the District was staying with the current service and was not going to piggyback on the HOA, as it was a residential plan that only offered eight TV boxes and five hotspots, but not internet. The CDD currently had a hospitality plan, which included a box and lines running underground. If they piggybacked what the HOA had, the box would be removed and boxes must be placed on the floor behind each machine. As a result, Mr. Laughlin stopped the cancellation. Mr. McCormick questioned whether a tab could be added onto the CDD website for the HOA. Mr. Laughlin confirmed that there was contact information, but no tab.

Resident Alex Bidner of Stonehedge Trail Lane requested use of the field on Wednesday but was told to approach the Board. The field was used more frequently and it was hard to use a side of it for soccer. Mr. Davis recalled a special situation with the Liberty Pines Academy football team, for use of the field in August, September and October. Ms. Hadd confirmed that this arrangement ended next week. Mr. Davis pointed out that usually, half of the field was available for residents. Mr. Laughlin indicated that there was a policy for residents to reserve the soccer field. Ms. Hadd confirmed that residents could reserve half of the field one day per week, on Monday, Tuesday and Thursday for two hours, as long as the majority of people participating were residents, but Mr. Bidner was requesting it for Wednesday, which was not in the policy and had to be approved by the Board. Ms. Bidner explained that he wanted to play soccer with his son and daughter, who lived in the community, as well as a couple of his friends, who lived outside of the community. Mr. Yuro wanted to keep the field open for residents, like Mr. Bidner. Ms. Hadd pointed out that the football team was only using the field on Monday and Tuesdays. Mr. Yuro indicated that it was first come/first serve. Ms. Hadd stated the issue with Mr. Bidner's request, was that he wanted use of the field from 5:30 p.m. to 7:30 p.m. and the field closed at 6:55 p.m. In November, the field would close at 5:30 p.m. Mr. Bidner reported that the security

guard approached them when the field was closing, holding his gun and making him feel like he was doing something wrong, without using common courtesy. Mr. Laughlin explained that the security guard was there to monitor the field and clear the crowd after the food trucks left. Mr. Yuro requested that amenity staff speak have the security guard give a 15-minute warning. Ms. Hadd spoke to the guard about being more lenient on the closing time for the field after the sun sets at 6:55 p.m. and waiting for 15 minutes. Mr. Leary requested a security update at the next meeting. *There was Board consensus to not change the policy and allow the field to be first come/first serve.*

FIFTEENTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of Minutes of the September 19, 2024 Meeting**

Mr. Laughlin would listen to the recording for the September 19th meeting and confirm the dates of the golf course projects, before publishing the minutes to the website.

B. Balance Sheet as of September 10, 2024 and Statement of Revenues & Expenditures for the Period Ending September 10, 2024

Mr. Laughlin presented the Balance Sheet and Statement of Revenues and Expenditures for the Period Ending September 10, 2024. The District finished the fiscal year at \$102,000 under budget, which would be carried over to next fiscal year, to pay bills, as assessments would not be received until the end of November. The balance in the Capital Reserve Fund at \$154,000 and another \$200,000 would be added, for a total amount of \$354,000.

C. Check Register

Mr. Laughlin presented the Check Register for October 17, 2024 in the amount of \$74,816.29.

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

SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 21,
2024 @ 6:00 p.m. @ St. Johns Golf &
Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for November 21, 2024 at 6:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

B.



Sampson Creek Community Development District

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



Thursday, November 14, 2024

Financial Services Dashboard Status Report - 2024-October EOM Report



CDD District Name: Sampson Creek Community Development District ("District")
GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Last Updated: 11/13/24
% of Fiscal Year Completed: 8.33%

Topic

Status

Financial State Of The Union:

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

10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	417,869.37	10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	(124,487.29)	10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	\$	293,382.08	10) In Good Order

FYTD Tax Assessments Collected \$ 1 0.00%

10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	
Total Revenues	\$ 1,164,783	\$ 50	0%	10) In Good Order

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

Total	\$ 1,113,103	\$ 124,537	11%	10) In Good Order
Administrative	\$ 155,277	\$ 23,547	15%	10) In Good Order
Field Operations	\$ 957,826	\$ 100,991	11%	10) In Good Order

General Fund - Material Line items

Administrative

Engineer	\$ 15,000	\$ -	0%	10) In Good Order
Attorney	\$ 23,963	\$ -	0%	10) In Good Order

Field Operations

Security Operations	\$ 79,888	\$ 6,849	9%	10) In Good Order
Repairs & Maintenance	\$ 32,849	\$ 1,499	5%	10) In Good Order
Electric	\$ 80,000	\$ 6,483	8%	10) In Good Order
Landscape	\$ 275,398	\$ 15,174	6%	10) In Good Order

Recreation Facility

Onsite Staffing	\$ 183,369	\$ 15,481	8%	10) In Good Order
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Long Term Debt

	10/1/24	Principal Payments	10/31/24	
Series 2016	\$ 4,620,000	\$ -	\$ 4,620,000	10) In Good Order
Series 2020	\$ 2,480,000	\$ -	\$ 2,480,000	10) In Good Order
	\$ 7,100,000	\$ -	\$ 7,100,000	

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	
Capital Outlay	\$ 63,797	\$ -	\$ -	\$ 63,797	10) In Good Order
Funding ⁽¹⁾	\$ 200,000	\$ -	\$ -	\$ (200,000)	10) In Good Order
Account Balance	\$ 299,666	\$ 155,280	\$ -	\$ (144,387)	10) In Good Order

Series 2020 Construction Account

	10/1/24	Actual to Date	Interest Income	10/31/24	
Account Balance	\$ 574,025	\$ -	\$ -	\$ 574,025	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-October EOM Report



CDD District Name: Sampson Creek Community Development District ("District")
 GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Last Updated: 11/13/24
 % of Fiscal Year Completed: 8.33%

Topic

Status

2023-2024 Capital Reserve Repairs

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

Sampson Creek
Community Development District

Unaudited Financial Reporting
October 31, 2024



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Sampson Creek
Community Development District
Combined Balance Sheet
October 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 66,771	\$ -	\$ -	\$ 66,771
Petty Cash Account	\$ 16,694	\$ -	\$ -	\$ 16,694
Capital Projects Account	\$ -	\$ -	\$ 25,443	\$ 25,443
Due from Capital Projects	\$ 6,992	\$ -	\$ -	\$ 6,992
Due from Other	\$ 6	\$ -	\$ -	\$ 6
Deposits	\$ 820	\$ -	\$ -	\$ 820
<u>Investments:</u>				
US Bank Custody	\$ 198,530	\$ -	\$ -	\$ 198,530
State Board of Administration	\$ -	\$ -	\$ 139,712	\$ 139,712
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 101,362	\$ -	\$ 101,362
Construction	\$ -	\$ -	\$ 6,757	\$ 6,757
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 53,056	\$ -	\$ 53,056
Construction	\$ -	\$ -	\$ 576,534	\$ 576,534
Total Assets	\$ 289,814	\$ 460,509	\$ 748,446	\$ 1,498,769
Liabilities:				
Accounts Payable	\$ (3,568)	\$ -	\$ 5,392	\$ 1,823
Due to General Fund	\$ -	\$ -	\$ 6,992	\$ 6,992
Total Liabilities	\$ (3,568)	\$ -	\$ 12,384	\$ 8,816
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 294,744	\$ -	\$ 294,744
Debt Service - Series 2020	\$ -	\$ 165,766	\$ -	\$ 165,766
Capital Projects - Series 2016	\$ -	\$ -	\$ 6,757	\$ 6,757
Capital Projects - Series 2020	\$ -	\$ -	\$ 574,025	\$ 574,025
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 155,280	\$ 155,280
Unassigned	\$ 292,562	\$ -	\$ -	\$ 292,562
Total Fund Balances	\$ 293,382	\$ 460,509	\$ 736,062	\$ 1,489,953
Total Liabilities & Fund Balance	\$ 289,814	\$ 460,509	\$ 748,446	\$ 1,498,769

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,158,783	\$ -	\$ -	\$ -
Interest Income	\$ 5,000	\$ 417	\$ -	\$ (417)
Youth Programs Income	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	\$ 1,000	\$ 83	\$ 50	\$ (33)
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,164,783	\$ 500	\$50	\$ (450)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	\$ 918	\$ 77	\$ 61	\$ 15
Engineering	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Dissemination	\$ 2,226	\$ 186	\$ 186	\$ 0
Arbitrage	\$ 1,200	\$ 100	\$ -	\$ 100
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 23,963	\$ 1,997	\$ -	\$ 1,997
Annual Audit	\$ 4,000	\$ 333	\$ -	\$ 333
Trustee Fees	\$ 8,500	\$ 708	\$ -	\$ 708
Management Fees	\$ 65,730	\$ 5,478	\$ 5,478	\$ 0
Information Technology	\$ 1,113	\$ 93	\$ 93	\$ (0)
Telephone	\$ 400	\$ 33	\$ 86	\$ (53)
Postage	\$ 600	\$ 50	\$ -	\$ 50
Printing & Binding	\$ 400	\$ 33	\$ 13	\$ 20
Insurance	\$ 11,037	\$ 11,037	\$ 11,037	\$ -
Legal Advertising	\$ 1,350	\$ 113	\$ -	\$ 113
Other Current Charges	\$ 1,000	\$ 83	\$ 28	\$ 55
Office Supplies	\$ 100	\$ 8	\$ 26	\$ (18)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,277	\$ 28,318	\$ 23,547	\$ 4,772

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<u>Operations & Maintenance</u>				
Field				
General Manager (Vesta)	\$ 183,369	\$ 15,281	\$ 15,481	\$ (200)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 13,866	\$ 13,206	\$ 661
Landscape Maintenance (St Johns Golf)	\$ 57,000	\$ 4,750	\$ -	\$ 4,750
Landscape Maintenance Contingency	\$ 52,000	\$ 4,333	\$ 1,968	\$ 2,365
Lake Maintenance	\$ 30,000	\$ 2,500	\$ 2,360	\$ 140
Security	\$ 79,888	\$ 6,657	\$ 6,849	\$ (192)
Lifeguards/Pool Monitors	\$ 46,434	\$ 3,870	\$ -	\$ 3,870
Pool Maintenance	\$ 35,000	\$ 2,917	\$ 3,545	\$ (628)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 500	\$ 500	\$ -
Janitorial Maintenance	\$ 22,500	\$ 1,875	\$ 1,811	\$ 64
Electric	\$ 80,000	\$ 6,667	\$ 6,483	\$ 184
Water	\$ 18,500	\$ 1,542	\$ 1,177	\$ 365
Refuse Service	\$ 500	\$ 42	\$ -	\$ 42
Permits	\$ 2,000	\$ 167	\$ -	\$ 167
Repairs & Maintenance	\$ 32,849	\$ 2,737	\$ 1,499	\$ 1,238
Street & Tennis Court Lighting Maintenance	\$ 8,281	\$ 690	\$ -	\$ 690
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 1,667	\$ 295	\$ 1,372
Tennis Court Maintenance	\$ 3,897	\$ 325	\$ -	\$ 325
Supplies	\$ 16,563	\$ 1,380	\$ 588	\$ 793
Special Events	\$ 25,000	\$ 2,083	\$ 3,225	\$ (1,142)
Holiday Decorations	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Workers Compensation Insurance	\$ 2,000	\$ 167	\$ -	\$ 167
Property Insurance	\$ 45,947	\$ 45,947	\$ 40,983	\$ 4,964
Telephone/Internet/Cable TV	\$ 7,000	\$ 583	\$ 1,022	\$ (438)
Website Maintenance	\$ 1,000	\$ 83	\$ -	\$ 83
Office Supplies	\$ 700	\$ 58	\$ -	\$ 58
Contingencies	\$ -	\$ -	\$ -	\$ -
Youth Programs	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 957,826	\$ 121,937	\$ 100,991	\$ 20,946
Total Operations & Maintenance	\$ 957,826	\$ 121,937	\$ 100,991	\$ 20,946
Total Expenditures	\$ 1,113,103	\$ 150,255	\$ 124,537	\$ 25,718
Excess (Deficiency) of Revenues over Expenditures	\$ 51,680		\$ (124,487)	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer	\$ (200,000)	\$ (16,667)	\$ -	\$ 16,667
Interfund Transfer-Excess/Shortage DS Revenues	\$ 23,229	\$ 1,936	\$ -	\$ (1,936)
Total Other Financing Sources/(Uses)	\$ (176,771)	\$ (14,731)	\$ -	\$ 14,731
Net Change in Fund Balance	\$ (125,091)		\$ (124,487)	
Fund Balance - Beginning	\$ 125,091		\$ 417,869	
Fund Balance - Ending	\$ (0)		\$ 293,382	

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Clubhouse Income	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	186
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 5,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,478
Information Technology	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	93
Telephone	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28
Office Supplies	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 23,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,547

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	\$ 15,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,481
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,206
Landscape Maintenance (St Johns Golf)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance Contingency	\$ 1,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,968
Lake Maintenance	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,360
Security	\$ 6,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,849
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 3,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,545
Splash Pad Maintenance/Chemicals	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Janitorial Maintenance	\$ 1,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,811
Electric	\$ 6,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,483
Water	\$ 1,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,177
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ 1,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,499
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Replacements-Amenity Center	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	295
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Supplies	\$ 588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	588
Special Events	\$ 3,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,225
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 40,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,983
Telephone/Internet/Cable TV	\$ 1,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,022
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Youth Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 100,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,991
Total Operations & Maintenance	\$ 100,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,991
Total Expenditures	\$ 124,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,537
Excess (Deficiency) of Revenues over Expenditures	\$ (124,487)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(124,487)
Other Financing Sources/Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (124,487)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(124,487)

Sampson Creek
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 552,515	\$ -	\$ -	\$ -
Interest	\$ 2,500	\$ 208	\$ -	\$ (208)
Total Revenues	\$ 555,015	\$ 208	\$ -	\$ (208)
<u>Expenditures:</u>				
Interest - 11/1	\$ 67,028	\$ -	\$ -	\$ -
Principal - 5/1	\$ 420,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 67,028	\$ -	\$ -	\$ -
Total Expenditures	\$ 554,055	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 960		\$ -	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (23,229)	\$ (1,936)	\$ -	\$ 1,936
Total Other Financing Sources/(Uses)	\$ (23,229)	\$ (1,936)	\$ -	\$ 1,936
Net Change in Fund Balance	\$ (22,269)		\$ -	
Fund Balance - Beginning	\$ 95,119		\$ 294,744	
Fund Balance - Ending	\$ 72,850		\$ 294,744	

Sampson Creek
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 73,780	\$ -	\$ -	\$ -
Interest	\$ 750	\$ 63	\$ -	\$ (63)
Total Revenues	\$ 74,530	\$ 63	\$ -	\$ (63)
Expenditures:				
Interest - 11/1	\$ 31,594	\$ -	\$ -	\$ -
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,594	\$ -	\$ -	\$ -
Total Expenditures	\$ 73,188	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,343		\$ -	
Net Change in Fund Balance	\$ 1,343		\$ -	
Fund Balance - Beginning	\$ 51,436		\$ 165,766	
Fund Balance - Ending	\$ 52,778		\$ 165,766	

Sampson Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ 500	\$ 42	\$ 595	\$ 554
Total Revenues	\$ 500	\$ 42	\$ 595	\$ 554
Expenditures:				
Capital Outlay	\$ 63,797	\$ 5,316	\$ -	\$ 5,316
Total Expenditures	\$ 63,797	\$ 5,316	\$ -	\$ 5,316
Excess (Deficiency) of Revenues over Expenditures	\$ (63,297)		\$ 595	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 200,000	\$ 16,667	\$ -	\$ (16,667)
Total Other Financing Sources (Uses)	\$ 200,000	\$ 16,667	\$ -	\$ (16,667)
Net Change in Fund Balance	\$ 136,703		\$ 595	
Fund Balance - Beginning	\$ 162,963		\$ 154,684	
Fund Balance - Ending	\$ 299,666		\$ 155,280	

Sampson Creek
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning			\$ 6,757	
Fund Balance - Ending			\$ 6,757	

Sampson Creek
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning			\$ 574,025	
Fund Balance - Ending			\$ 574,025	

Sampson Creek

Community Development District

Long Term Debt Report

FY 2025

Series 2016, Special Assessment Bonds		
Interest Rate:	2.40%	
Maturity Date:	5/1/25	\$420,000
Interest Rate:	2.50%	
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2024		\$4,620,000
Less:	May 1, 2025 (Mandatory)	\$0
Current Bonds Outstanding		\$4,620,000
Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$765,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2024		\$2,480,000
Less:	May 1, 2025 (Mandatory)	\$0
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	\$ 9,751,730.51	\$ 2,520,000.00	\$ 1,080,046.24	\$ 3,600,046.24
		\$ 0.28			\$ 0.43	

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

C.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

November 21, 2024

GENERAL FUND		
<i>DATE</i>	<i>CHECK NUMBERS</i>	<i>AMOUNT</i>
10/16/24	8643-8655	\$22,799.33
10/24/24	8656-8659	\$1,683.38
10/31/24	8660-8667	\$21,512.76
11/07/24	8668-8680	\$35,949.38
Total		\$81,944.85

AP300R
*** CHECK NOS. 008643-050000

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

RUN 11/13/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/16/24	00311	9/30/24 16394	202409 320-57200-54500	BACKFLOW TEST 09/24	*	2,306.00	
				BOB'S BACKFLOW & PLUMBING SERVICES			2,306.00 008643
10/16/24	00443	9/30/24 9100243	202409 320-54100-46202	SVCS 09/24	*	364.03	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			364.03 008644
10/16/24	00319	9/28/24 1110618-	202410 320-57200-41000	SVCS 10/24	*	357.48	
				COMCAST			357.48 008645
10/16/24	00319	10/04/24 1110956-	202410 320-57200-41000	SVCS 10/24	*	664.16	
				COMCAST			664.16 008646
10/16/24	00334	10/02/24 100224-0	202409 320-57200-54600	SUPPLIES 09/24	*	171.79	
				CRYSTAL SPRINGS			171.79 008647
10/16/24	00481	10/01/24 90431	202410 310-51300-54000	ANNUAL FEE 10/24	*	175.00	
				FLORIDACOMMERCE			175.00 008648
10/16/24	00131	10/01/24 414	202410 310-51300-34000	MGMT FEE 10/24	*	5,477.50	
		10/01/24 414	202410 310-51300-35100	INFO TECH 10/24	*	92.75	
		10/01/24 414	202410 310-51300-31300	DISSEMINATION AGENT SVCS	*	185.50	
		10/01/24 414	202410 310-51300-51000	OFFICE SUPPLIES 10/24	*	26.07	
		10/01/24 414	202410 310-51300-42500	COPIES 10/24	*	13.05	
		10/01/24 414	202410 310-51300-41000	TELEPHONE 10/24	*	85.93	
				GOVERNMENTAL MANAGEMENT SERVICES			5,880.80 008649
10/16/24	00285	10/01/24 JAK10240	202410 320-57200-45300	SVCS 10/24	*	1,611.00	
				JANI-KING OF JACKSONVILLE			1,611.00 008650
10/16/24	00340	10/04/24 191904	202409 310-51300-31100	SVCS THRU 09/24	*	4,328.28	
				MATTHEWS DESIGN GROUP, INC.			4,328.28 008651
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 008643-050000

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

RUN 11/13/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/16/24	00467	10/10/24 907167	202410 320-57200-34500	OFF DUTY OFFICER 10/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008652
10/31/24	00467	10/10/24 907167	202410 320-57200-34500	OFF DUTY OFFICER 10/24	V	231.00-	
				ROLLKALL TECHNOLOGIES LLC			231.00-008652
10/16/24	00253	10/12/24 74856286	202410 320-57200-45400	MONITOR 10/22/24-01/21/25	*	106.65	
				VECTOR SECURITY INC.			106.65 008653
10/16/24	00377	8/30/24 421648	202408 320-57200-49400	MOVIE ON LAWN 08/24	*	192.61	
		9/30/24 422363	202409 320-57200-49400	EVENT PURCHASE 09/13/24	*	29.97	
				VESTA PROPERTY SERVICES, INC			222.58 008654
10/16/24	00016	10/04/24 SEPT-24	202409 320-54100-43000	SERVICE THRU 10/04/2024	*	6,380.56	
				FLORIDA POWER & LIGHT			6,380.56 008655
10/24/24	00443	10/16/24 9108559	202410 320-54100-46202	SVCS 10/24 REPAIRS	*	1,119.84	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,119.84 008656
10/24/24	00467	10/18/24 922400	202410 320-57200-34500	OFF DUTY OFFICER 10/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008657
10/24/24	00467	10/19/24 925238	202410 320-57200-34500	OFF DUTY OFFICER 10/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008658
10/24/24	00431	10/09/24 3470-092	202409 320-57200-41050	PURCHASES 09/24	*	88.00	
		10/09/24 3470-092	202409 320-57200-54502	PURCHASES 09/24	*	926.90	
		10/09/24 3470-092	202409 320-57200-49400	PURCHASES 09/24	*	59.97	
		10/09/24 3470-092	202409 320-57200-54600	PURCHASES 09/24	*	774.19	
		10/09/24 3470-092	202409 320-57200-51000	PURCHASES 09/24	*	39.27	
		10/09/24 3470-092	202409 300-36900-10400	PURCHASES 09/24	*	1,786.79-	
				TRUIST BANK			101.54 008659
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 008643-050000

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

RUN 11/13/24

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/31/24	00190	9/25/24 053	202411 320-57200-49400		*	700.00	
		50% DEPOSIT-	THE GRINCH				
				BIG TOP ENTERTAINMENT, A CLOWN CO.			700.00 008660
10/31/24	00416	11/01/24 11012024	202411 320-57200-49400		*	650.00	
		EVENT 11/24					
				BOUNCERS, SLIDERS, AND MORE INC.			650.00 008661
10/31/24	00443	10/23/24 9112480	202410 320-54100-46202		*	848.00	
		SVCS 10/24	IRRIGATION VAL				
		11/01/24 9115353	202411 320-54100-46200		*	13,866.49	
		MAINT 11/24					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			14,714.49 008662
10/31/24	00469	10/25/24 2546	202411 320-57200-45200		*	3,362.40	
		SVCS 11/24					
				CBUSS ENTERPRISES			3,362.40 008663
10/31/24	00022	10/15/24 14873242	202410 320-54100-43100		*	133.57	
		SVCS 10/24					
		10/15/24 82743242	202410 320-54100-43100		*	1,043.30	
		SVCS 10/24					
				JEA			1,176.87 008664
10/31/24	00019	11/01/24 59095924	202411 320-57200-54500		*	678.00	
		SENTRICON COVERAGE 11/24					
				NADER'S PEST RAIDERS, INC.			678.00 008665
10/31/24	00467	10/28/24 944730	202410 320-57200-34500		*	231.00	
		OFF DUTY OFFICER 10/24					
				ROLLKALL TECHNOLOGIES LLC			231.00 008666
10/31/24	00467	10/10/24 907167	202410 320-57200-34500		*	173.25	
		OFF DUTY OFFICER 10/24					
				ROLLKALL TECHNOLOGIES LLC			173.25 008667
11/07/24	00311	10/31/24 17160	202410 320-57200-54500		*	1,499.00	
		SVCS 10/24					
				BOB'S BACKFLOW & PLUMBING SERVICES			1,499.00 008668
11/07/24	00397	11/01/24 19-1464	202410 320-57200-34501		*	5,876.00	
		SVCS 10/24					
				CENTRAL SECURITY AGENCY			5,876.00 008669
11/07/24	00048	10/31/24 92945979	202410 320-57200-54600		*	290.00	
		ZOLL 3AED AGREEMENT 10/24					
				CINTAS CORPORATION			290.00 008670
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 008643-050000

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

RUN 11/13/24

PAGE 17

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/07/24	00319	10/28/24 1110618- SVCS 11/24	202411 320-57200-41000	COMCAST	*	357.73	357.73 008671
11/07/24	00334	10/30/24 23356477 SUPPLIES 10/24	202410 320-57200-54600	CRYSTAL SPRINGS	*	297.64	297.64 008672
11/07/24	00122	11/01/24 110124 POSTAGE 2024	202411 310-51300-42000	DENNIS W HOLLINGSWORTH	*	162.75	162.75 008673
11/07/24	00287	11/04/24 11400024 STRIP/WAX BATHROOMS 11/24	202411 320-57200-45300	DARRYL HALL	*	625.00	625.00 008674
11/07/24	00285	11/01/24 JAK11240 SVCS 11/24	202411 320-57200-45300	JANI-KING OF JACKSONVILLE	*	1,611.00	1,611.00 008675
11/07/24	00430	11/06/24 3480044 SVCS 08/24	202408 310-51300-31500	KUTAK ROCK LLP	*	1,243.00	1,243.00 008676
11/07/24	00031	11/01/24 225390B WATER MGMT 11/24	202411 320-54100-46300	THE LAKE DOCTORS, INC.	*	2,360.00	2,360.00 008677
11/07/24	00427	11/04/24 1034 50% DEPOSIT 2024	202411 320-57200-52005	M&G HOLIDAY LIGHTING	*	5,973.26	5,973.26 008678
11/07/24	00467	11/03/24 958492 OFF DUTY OFFICER 11/24	202411 320-57200-34500	ROLLKALL TECHNOLOGIES LLC	*	231.00	231.00 008679
11/07/24	00377	11/01/24 422867 FEES 11/24	202411 320-54100-34000	VESTA PROPERTY SERVICES, INC	*	15,480.75	15,480.75 008680
TOTAL FOR BANK A						81,944.85	
TOTAL FOR REGISTER						81,944.85	

SAMC SAMPSON CREEK SHENNING

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113

Jacksonville, FL 32244

Invoice

16394

Invoice Date

9/30/2024

Bill To

Sampson Creek CDD
c/o Vesta Property Services
200 Business Park Cir, Ste 101
St. Augustine, FL 32095

Job Location

Sampson Creek CDD
Various addresses
St. Augustine, FL 32092

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113

Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number**Terms****Due Date**

Net 30

10/30/2024

Serviced	Description	Quantity	Price Each	Amount
9/27/2024	1" Wilkins 950XLT S#:3085758 - Irrigation 380 Saint Johns Golf Dr. Labor to replace the existing backflow preventer, clean, flush, test, and certify	1.75	90.00	157.50
	1' Wilkins 975XL2 Serial# ABB24101	1	392.00	392.00
	Piping & Materials	1	30.00	30.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			639.50
	1" Wilkins 350 S#:A841837 - Irrigation 885 Eagle Point Labor to replace the existing backflow preventer, clean, flush, test, and certify	1.75	90.00	157.50
	1' Wilkins 975XL2 Serial# ABB24084	1	392.00	392.00
	Piping & Materials	1	50.00	50.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			659.50
	No Current Backflow Preventer Water meter #:83715860 - Irrigation 884 Eagle Point Labor 2 Men to install a 1" backflow preventer, clean, flush, test, and certify	2.25	180.00	405.00
	1' Wilkins 975XL2 Serial# ABB24110	1	392.00	392.00
	Piping & Materials	1	60.00	60.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	45.00	45.00
	Device Subtotal			962.00

Total**Payments/Credits****Balance Due**

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Invoice

16394

Invoice Date

9/30/2024

Bill To

Sampson Creek CDD
c/o Vesta Property Services
200 Business Park Cir, Ste 101
St. Augustine, FL 32095

Job Location

Sampson Creek CDD
Various addresses
St. Augustine, FL 32092

Bob's Backflow & Plumbing Services**4640 Subchaser Ct., Ste 113****Jacksonville, FL 32244**

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number**Terms****Due Date**

Net 30

10/30/2024

Serviced	Description	Quantity	Price Each	Amount
	NOTE: The following backflow preventer was not tested because it is located behind a locked gate, and the technician was unable to reach anyone to arrange access. Arrangements to access this device will be made for the time of the repairs to the other backflow preventers.			
	2" Wilkins 375 S#:B354276 - Potable 219 Saint Johns Golf Dr.	1	45.00	45.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - FAILED			
	Device Subtotal			45.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total \$2,306.00**Payments/Credits** \$0.00**Balance Due** \$2,306.00

GL 1.320.57200.54500
HT Sup 10-11-24



INVOICE

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

Customer #: 14846146
Invoice #: 9100243
Invoice Date: 9/30/2024
Sales Order: 8508314
Cust PO #:

Project Name: Sampson Creek - Add Muhly grasses
Project Description: Add Muhly grasses to existing beds

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Deliver and install 11 Muhly Grasses 3gal	11.000	EA	24.65	271.12
	Deliver and install 9 bags of mulch	9.000	BG	10.32	92.91
	001.320.54100.46202				
Total Invoice Amount					364.03
Taxable Amount					
Tax Amount					
Balance Due					364.03

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146
Invoice #: 9100243
Invoice Date: 9/30/2024

Amount Due: \$ 364.03

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

GL 1.320.54100.46202
HIT sub 10-11-24

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$357.48
Payment - thank you	Sep 19	-\$357.48
Balance forward		\$0.00
Regular monthly charges	Page 3	\$350.75
Taxes, fees and other charges	Page 3	\$6.73
New charges		\$357.48

Amount due Oct 19, 2024 \$357.48

Need help?

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

Your bill explained

- Any payments received or account activity after Sep 28, 2024 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000
\$357.48
October 2024

SEPARATE CHECK

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330310 NO RP 28 20240928 NNNNNNNY 0000581 0003OFFICE SAMPSON CREEK CDD
C/O HOME OFC
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number

8495 74 140 1110618

Payment due

Oct 19, 2024

Please pay

\$357.48

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574140111061800357483

Download the Comcast Business App

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 cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

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



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges		\$350.75
Comcast Business		\$264.85
TV Select		\$39.95
Business Video.		
Music Choice		\$29.95
Data, Voice, Access		\$259.00
Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		
Bundle Discount		-\$109.00
Static IP - 1		\$19.95
Mobility Voice Line		\$44.95
Business Voice.		
Voice Credit		-\$19.95

Equipment & services		\$39.90
TV Box + Remote		\$9.95
Equipment Fee		\$29.95
Voice and WiFi Pro Expanded Coverage		

Service fees		\$46.00
Directory Listing Management Fee		\$6.00
Voice Network Investment		\$6.00
Broadcast TV Fee		\$34.00

Taxes, fees and other charges		\$6.73
Other charges		\$6.73
Regulatory Cost Recovery		\$2.74
Federal Universal Service Fund		\$3.99

What's included?



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



TV: Keep your employees informed and customers entertained



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

Visit business.comcast.com/myaccount for more details

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



Additional information

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

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.

TV Update: Effective November 19, 2024, INSP HD channel 1431 will move from the Sports Entertainment Package to Standard. INSP SD will no longer be available. An X1 TV Box will be required to view INSP HD.

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



Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance	Paid CK#8621 on 9/26/27	\$653.82
Payments		\$0.00
Credits	Page 3	-\$7.25
Past due balance		\$646.57
Regular monthly charges	Page 3	\$652.40
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	Page 4	\$9.01
New charges due Oct 25, 2024		\$671.41

Amount due \$1,317.98

! Your account is past due

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

Need help?

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

Your bill explained

- Your one-time charges are \$10.00 due to Late Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Oct 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
\$664.16
October 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 20241004 NNNNNNNY 0000556 0003

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

Account number 8495 74 140 1110956
Past due balance \$646.57
New charges due Oct 25, 2024 \$671.41

Please pay **\$1,317.98**

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111095601317981

Download the Comcast Business App

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.

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- Pay your bill and customize billing options
- View upcoming appointments

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Call us anytime

800-391-3000

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

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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



Past due balance \$646.57

Previous balance \$653.82

Credits -\$7.25

RSN Fee - Adjustment Oct 02 -\$7.25

Regular monthly charges \$652.40

Comcast Business \$364.95

TV Standard \$74.95
Business Video.

Data, Voice, Access \$429.00
Package, Includes: Business Internet Gigabit Extra,
1 Mobility Voice Line, SecurityEdge, and WiFi Pro
Expanded Coverage.

Bundle Discount -\$189.00

Public View Service \$20.00
Business Video.

Service Discount -\$20.00

Mobility Voice Line \$89.90

Business Voice.

Qty 2 @ \$44.95 each

Voice Credit -\$39.90

Qty 2 @ -\$19.95 each

Equipment & services \$229.95

CableCARD ✓
Service To Additional TV.

Digital Adapter ✓
CableCARD \$43.50

Service To Additional TV.
Qty 6 @ \$0.00 each

Service Discount -\$43.50

Equipment Fee \$200.00
TV Box.

Equipment Fee \$29.95

Voice and WiFi Pro Expanded Coverage.

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

One-time charges \$10.00

Other charges \$10.00

Late Fee Oct 04 \$10.00

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 \$9.01

Other charges		\$9.01
Regulatory Cost Recovery	\$3.89	
Federal Universal Service Fund	\$5.12	

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.

TV Update: Effective November 19, 2024, INSP HD channel 1431 will move from the Sports Entertainment Package to Standard. INSP SD will no longer be available. An X1 TV Box will be required to view INSP HD.

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.



Reliable solutions and a partner you can trust.



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:

- The **largest, fastest, reliable network** for small businesses
- Connectivity from the company with **99.9% network reliability**
- **Advanced cybersecurity** to help protect your business and its data
- **24/7 customer service support** with an unyielding commitment to making it right

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 855-862-4457 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.



Call **855-862-4457** or visit
comcastbusiness.com/accountreview
today to review your account.

COMCAST
BUSINESS

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:** 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. B6737A-ADP-FAR+CBM-BAU-4457 PA0242



Upcoming Delivery Dates

October 2024Tuesday 15
Tuesday 29November 2024Tuesday 12
Tuesday 26December 2024Tuesday 10
Tuesday 24

Bottled Water * Filtration * Coffee

Enjoy crisp, refreshing Primo Water with .5L/24pk on-the-go bottled water delivered to your door. Stock up for Fall by ordering now at water.com/myaccount.

Customer Account#: 980956523356477

SAMPSON CREEK CDD

219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

Invoice Date:

10-02-24

Invoice #:

23356477 100224

Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
09-18-24		Previous Balance			279.64
		Payment - Thank You			-279.64
		Remaining Balance			0.00
09-17-24	T242616970002	CRYSTAL SPRINGS 5G PURIFIED WATER	18	7.99	143.82
		5.0 GALLON BOTTLE RETURN	-18	6.00	-108.00
		5.0 GALLON BOTTLE DEPOSIT	18	6.00	108.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
					157.81

Rec'd By:

001.320.57200.54600

\$171.79

September 2024

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.

Previous Balance
\$279.64Payment
\$279.64

+

Total New Charges
\$171.79

=

Pay This Amount
\$171.79

30355-P-0040

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to www.water.com

GL 1.320.57200.54600
H# sup 10-6-24

200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 980956523356477

Due By:

Upon Receipt

Late Fees May Apply After:

10-25-24

Total Amount Due:

\$171.79

☐ Check here and see reverse for address and phone corrections.

|||||
SAMPSON CREEK CDD
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351

↓ Mail Remittance With Payment To: ↓

|||||
CRYSTAL SPRINGS
PO BOX 660579
DALLAS, TX 75266-0579

020310 100124 09809565233564772 0017179 & 0017179 & 5

Invoice #:23356477 100224

Page 2 of 3

FloridaCommerce, Special District Accountability Program**Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 90431
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

001511

Sampson Creek Community Development District

Mr. Wesley Haber

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



001.310.51300.54000

2. Telephone: 850-692-7300 Ext: 001.310.51300.54000
3. Fax: 850-692-7319
4. Email: Wesley.Haber@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.StJohnsGCC.org
8. County(ies): St. Johns
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/09/2001
11. Creation Document on File: 12/13/2000
12. Date Established: 08/01/2000
13. Creation Method: Rule of the Governor and Cabinet
14. Local Governing Authority: St. Johns County
15. Creation Document(s): Rule 42DD-1.001 - 1.003, Florida Administrative Code; County Resolution 2000-117
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Wesley Haber Date 10.15.2024**STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.****a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

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

STEP 4: Make a copy of this document for your records.**STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.**

1001 Bradford Way
Kingston, TN 37763

Invoice #: 414
Invoice Date: 10/1/24
Due Date: 10/1/24
Case:
P.O. Number:

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

[illegible]

Remit To:

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

Invoice	
Date 10/01/2024	Number JAK10240011
Due Date 10/31/2024	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

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

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

Sold To:

SAMPSON CREEK C.D.D.
219 ST. JOHNS GOLF DRIVE
ST. AUGUSTINE FL 32092

For:

Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK10240011	10/01/2024	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	10/31/2024
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER <					

GL 1.320.57200.45300

HH 866 10-11-24

Project Manager Alex Acree

Matthews | **BCCM**

Engineering - Architecture - Planning - Surveying

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

October 04, 2024

Invoice # 191904

Project 0000020835.0000 Sampson Creek CDD

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

- CDD Agenda Conference Call and Monthly Meeting
- Prepare Requisitions
- Various meetings onsite with bulkhead contractors
- Analyze various bids from bulkhead contractors
- 420 St Johns Golf Parkway Investigation
- Coordinate Additional Bids for Hole #7 Pipe Repair and Bulkhead Repair

Please call Alex Acree if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through September 30, 2024

Phase 0001 General Services

	Hours	Rate	Amount
	5.00		0.00
Professional Engineer	29.00	135.00	3,915.00
Professional Engineer	1.00	135.00	135.00
Sr. CAD	.75	90.00	67.50
Administrative	1.75	50.00	87.50
Total Labor			4,205.00

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	123.28
Total Reimbursables	123.28

Total Due: 4,328.28

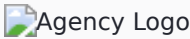
Outstanding Invoices

Number	Date	Balance
191864	9/13/2024	13,279.94
Total		13,279.94

001.310.51300.31100

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	4,205.00	121,895.27	126,100.27
Expense	123.28	3,390.77	3,514.05
Unit	0.00	1,270.71	1,270.71
Totals	4,328.28	126,556.75	130,885.03



Invoice

INVOICE DATE

10/10/2024

INVOICE NUMBER

907167

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEE	HOURS	RATE	AMOUNT
3859845	10/10/24	12:18 PM 03:18 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	3.00	\$55.00	\$165.00
001.320.57200.34500								
\$231.00								
Separate Check								
					TOTAL OFFICERS PAY			\$165.00
					SERVICE FEE			\$8.25
					TAX			\$0.00
					TOTAL DUE			\$173.25

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

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

Attn:

Transaction #: 136622
Date: 10/11/2024
Total Amount: **\$173.25**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3859845	907167	10/10/2024 11:18 - 14:18	St Johns Golf - Leo	Casey Romein	3.00	\$55.00/hr	\$165.00
Total Officers Pay							\$165.00
Coordination							
				Casey Romein	0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$165.00
RollKall Fees							\$8.25
Tax							\$0.00
Total							\$173.25



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 74856286
Invoice Date: 10/12/2024
Branch: 72
Account Number: 6415195
Due Date: 11/11/2024

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32092					
Service From: 10/22/2024 To: 01/21/2025 MONITORING - INTRUSION	3.00	28.27	84.81	0.00	84.81
Service From: 10/22/2024 To: 01/21/2025 SERVICE AGMT INTRUSION SYS	3.00	7.28	21.84	0.00	21.84
Site Subtotal			106.65	0.00	106.65
001.320.57200.45400					
Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due	
\$106.65	\$0.00	\$106.65	\$0.00	\$106.65	

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

5SJVK8HF



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

Invoice

Customer Name: SAMPSON CREEK CCD
Invoice Number: 74856286
Invoice Date: 10/12/2024
Account Number: 6415195
Due Date: 11/11/2024
Amount Due: \$106.65

Amount Enclosed: \$

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

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



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

0000000072000000064151954007485628600000000106655

How to Reach Customer Care

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



KNOCK, KNOCK.

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

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

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

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

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____

New Address: _____

City: _____ State: _____ Zip: _____

Effective Date: _____

Old Phone Number: (____) _____ - _____

New Phone Number: (____) _____ - _____

Effective Date: _____

Email Address: _____

Signature: _____

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Invoice

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

Invoice # 421648
Date 08/30/2024

Terms Net 30
Due Date 09/29/2024
Memo

Bill To

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

Description	Quantity	Rate	Amount
Movie on the lawn, back to school bash	7.48	25.75	192.61

Thank you for your business.

Total 192.61

001.320.57200.49400
August 2024

Non-Contracted Billable Services

<u>Community:</u>	St Johns Golf and Country Club	<u>Month:</u>	August	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
8/2/2024	Emilee Bautista - Movie on the Lawn	3.73	\$25.75	\$96.05
8/10/2024	Amanda Haltiwanger - Back to School Bash	3.75	\$25.75	\$96.56
	Total	7.48		\$192.61



Invoice

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

Invoice # 422363
Date 09/30/2024

Terms Net 30
Due Date 10/30/2024

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			
HALEY HADD - 2024-09-13 - PUBLIX #1099 - Event Purchase			29.97
Total Billable Expenses			29.97
Total			29.97

001.320.57200.49400
September 2024



Download



Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

September-24

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	956.76
19350-09421	211 St. John's Golf Drive #LITES	\$	106.85
46974-44356	9402 Leo Maguire Pkwy #2	\$	26.96
55613-33054	2125 County Road 210 W	\$	49.42
59216-52565	205 St. John's Golf Drive	\$	74.45
61084-35154	944 Leo Maguire Parkway #1	\$	27.20
80369-00598	205 St. John's Golf Drive #Swimclub	\$	708.37
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,152.72
33381-88364	1574 Drury Court #1	\$	252.17
Total		<hr/> \$	<hr/> 6,380.56 <hr/>

*****V#16**

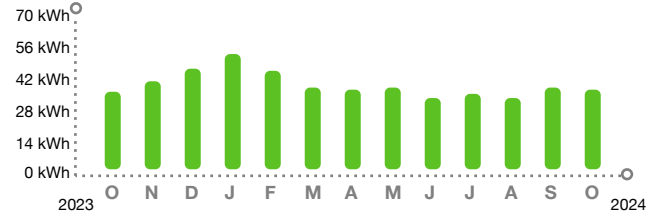
*****PLEASE CODE TO MONTH ON SCHEDULE, NOT INVOICE DATE. THANKS!**

**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$27.20**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.23
Payments received	-27.23
Balance before new charges	0.00
Total new charges	27.20
Total amount you owe	\$27.20

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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

/ 27

1304610843515420272000000

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

61084-35154

ACCOUNT NUMBER

\$27.20

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.23
Payment received - Thank you	-27.23
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Minimum base bill charge: \$9.47

Non-fuel: (\$0.082130 per kWh) \$3.12

Fuel: (\$0.029780 per kWh) \$1.13

Electric service amount 26.50

Gross receipts tax (State tax) 0.68

Taxes and charges 0.68

Regulatory fee (State fee) 0.02

Total new charges \$27.20

Total amount you owe \$27.20

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	19910		19872		38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	38	39	37
Service days	28	31	29
kWh/day	1	1	1
Amount	\$27.20	\$27.23	\$27.73

KEEP IN MIND

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

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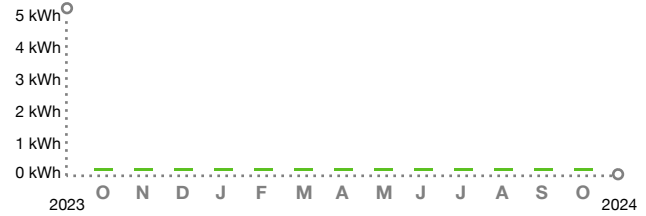
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 08744-67061**Service Address:**380 SAINT JOHNS GOLF DR #IRR
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

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Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

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

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.

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

/ 27

1304087446706126652000000

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 08744-67061

FPL.com Page 2

E001

BILL DETAILS

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

New Charges

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

Base charge: \$12.78

Minimum base bill charge: \$12.22

Non-fuel energy charge: \$0.082130 per kWh

Fuel charge: \$0.029780 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

Total amount you owe \$25.66

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Nov 5, 2024.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	0	0	0
Service days	28	31	29
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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

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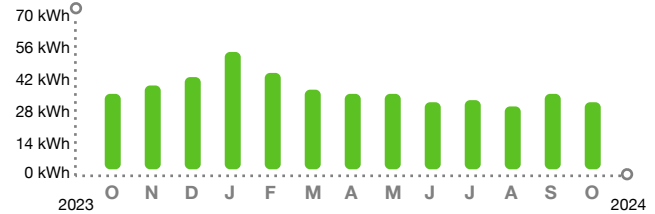
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 46974-44356**Service Address:**9402 LEO MAGUIRE PKWY # 2
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.96**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.13
Payments received	-27.13
Balance before new charges	0.00
Total new charges	26.96
Total amount you owe	\$26.96

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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

/ 27

13044697444356 6962000000

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

46974-44356

ACCOUNT NUMBER

\$26.96

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.13
Payment received - Thank you	-27.13
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Minimum base bill charge: \$9.91

Non-fuel: (\$0.082130 per kWh) \$2.63

Fuel: (\$0.029780 per kWh) \$0.95

Electric service amount 26.27

Gross receipts tax (State tax) 0.67

Taxes and charges 0.67

Regulatory fee (State fee) 0.02

Total new charges \$26.96

Total amount you owe \$26.96

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	16434		16402		32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	32	36	36
Service days	28	31	29
kWh/day	1	1	1
Amount	\$26.96	\$27.13	\$27.67

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 33381-88364**Service Address:**

1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092

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

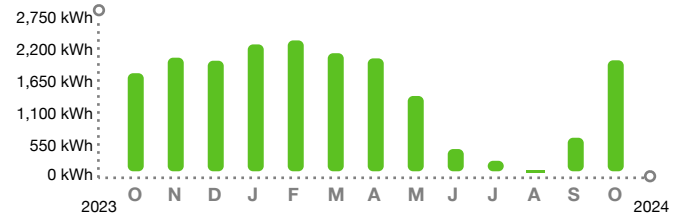
CURRENT BILL**\$252.17**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	85.36
Payments received	-85.36
Balance before new charges	0.00
Total new charges	252.17
Total amount you owe	\$252.17

(See page 2 for bill details.)

KEEP IN MIND

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**Ways to Pay**

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33381-88364

ACCOUNT NUMBER

\$252.17

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	85.36
Payment received - Thank you	-85.36
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$170.91

Fuel: (\$0.029780 per kWh) \$61.97

Electric service amount 245.66

Gross receipts tax (State tax) 6.30

Taxes and charges 6.30

Regulatory fee (State fee) 0.21

Total new charges \$252.17

Total amount you owe \$252.17

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	61692		59611		2081

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	2081	629	1839
Service days	28	31	29
kWh/day	74	20	63
Amount	\$252.17	\$85.36	\$251.47

KEEP IN MIND

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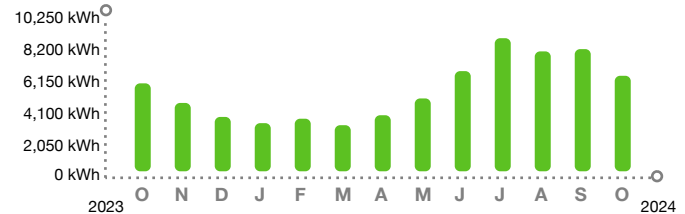
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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$708.37**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

Pay \$635.26 instead
of \$708.37 by your
due date. Enroll in
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FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	872.62
Payments received	-872.62
Balance before new charges	0.00
Total new charges	708.37
Total amount you owe	\$708.37

(See page 2 for bill details.)

KEEP IN MIND

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- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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711 (Relay Service)**Ways to Pay**

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80369-00598

ACCOUNT NUMBER

\$708.37

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	872.62
Payment received - Thank you	-872.62
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$187.68
Fuel: (\$0.029780 per kWh)	\$198.75
Demand: (\$13.02 per KW)	\$273.42

Electric service amount 690.06

Gross receipts tax (State tax) 17.71

Taxes and charges 17.71

Regulatory fee (State fee) 0.60

Total new charges \$708.37

Total amount you owe \$708.37

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	74975		68301		6674
Demand KW	20.85				21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	6674	8538	6146
Service days	28	31	29
kWh/day	238	275	211
Amount	\$708.37	\$872.62	\$720.92

KEEP IN MIND

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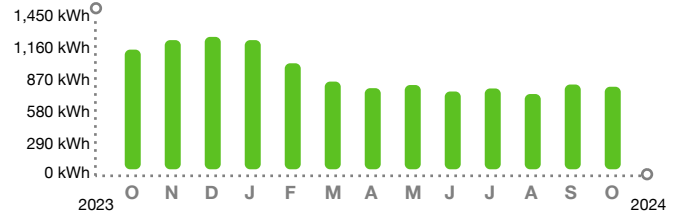
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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 19350-09421**Service Address:**211 SAINT JOHNS GOLF DR # LITES
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$106.85**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	109.38
Payments received	-109.38
Balance before new charges	0.00
Total new charges	106.85
Total amount you owe	\$106.85

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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19350-09421

ACCOUNT NUMBER

\$106.85

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	109.38
Payment received - Thank you	-109.38
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$67.01

Fuel: (\$0.029780 per kWh) \$24.30

Electric service amount 104.09

Gross receipts tax (State tax) 2.67

Taxes and charges 2.67

Regulatory fee (State fee) 0.09

Total new charges \$106.85

Total amount you owe \$106.85

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	50626		49810		816

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	816	838	1183
Service days	28	31	29
kWh/day	29	27	40
Amount	\$106.85	\$109.38	\$166.41

KEEP IN MIND

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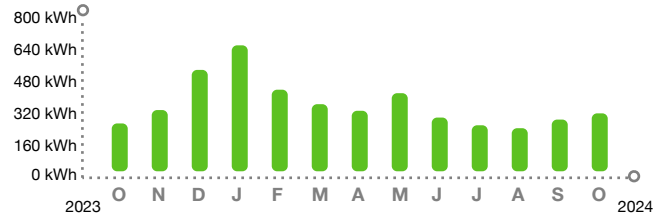
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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 55613-33054**Service Address:**2125 COUNTY ROAD 210 W
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$49.42**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	45.52
Payments received	-45.52
Balance before new charges	0.00
Total new charges	49.42
Total amount you owe	\$49.42

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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711 (Relay Service)**Ways to Pay**

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for ways to pay.

55613-33054

ACCOUNT NUMBER

\$49.42

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	45.52
Payment received - Thank you	-45.52
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$25.95

Fuel: (\$0.029780 per kWh) \$9.41

Electric service amount 48.14

Gross receipts tax (State tax) 1.24

Taxes and charges 1.24

Regulatory fee (State fee) 0.04

Total new charges \$49.42

Total amount you owe \$49.42

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	93773		93457		316

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	316	282	261
Service days	28	31	29
kWh/day	11	9	9
Amount	\$49.42	\$45.52	\$46.84

KEEP IN MIND

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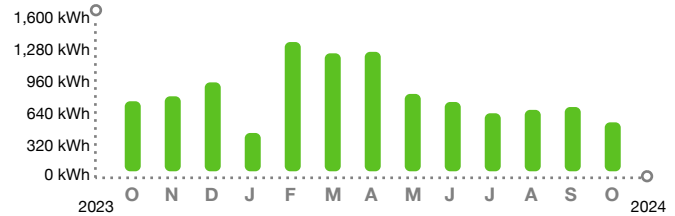
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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 59216-52565**Service Address:**205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$74.45**

TOTAL AMOUNT YOU OWE

Oct 28, 2024

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	93.66
Payments received	-93.66
Balance before new charges	0.00
Total new charges	74.45
Total amount you owe	\$74.45

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 27, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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711 (Relay Service)**Ways to Pay**

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for ways to pay.

59216-52565

ACCOUNT NUMBER

\$74.45

TOTAL AMOUNT YOU OWE

Oct 28, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	93.66
Payment received - Thank you	-93.66
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$43.85

Fuel: (\$0.029780 per kWh) \$15.90

Electric service amount 72.53

Gross receipts tax (State tax) 1.86

Taxes and charges 1.86

Regulatory fee (State fee) 0.06

Total new charges \$74.45

Total amount you owe \$74.45

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	45281		44747		534

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	534	701	764
Service days	28	31	29
kWh/day	19	22	26
Amount	\$74.45	\$93.66	\$112.08

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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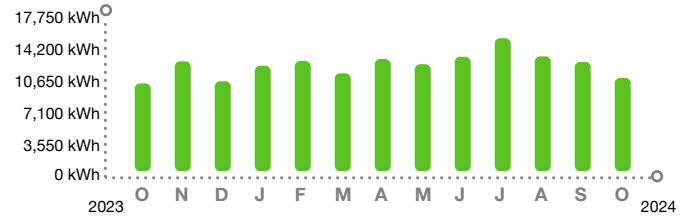
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**Electric Bill Statement****For:** Sep 6, 2024 to Oct 4, 2024 (28 days)**Statement Date:** Oct 4, 2024**Account Number:** 16229-99512**Service Address:**219 SAINT JOHNS GOLF DR # POOL
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$956.76**

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,232.22
Payments received	-1,232.22
Balance before new charges	0.00
Total new charges	956.76
Total amount you owe	\$956.76

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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for ways to pay.

16229-99512

ACCOUNT NUMBER

\$956.76

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,232.22
Payment received - Thank you	-1,232.22
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$317.84
Fuel: (\$0.029780 per kWh)	\$336.60
Demand: (\$13.02 per KW)	\$247.38

Electric service amount 932.03

Gross receipts tax (State tax) 23.92

Taxes and charges 23.92

Regulatory fee (State fee) 0.81

Total new charges \$956.76

Total amount you owe \$956.76

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	98377		87074		11303
Demand KW	18.88				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	11303	13239	10635
Service days	28	31	29
kWh/day	403	427	366
Amount	\$956.76	\$1,232.22	\$999.88

KEEP IN MIND

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OCT 07 2024

Electric Bill Statement

For: Sep 6, 2024 to Oct 4, 2024 (28 days)

Statement Date: Oct 4, 2024

Account Number: 72556-88074

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092SAMPSON CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$4,152.72

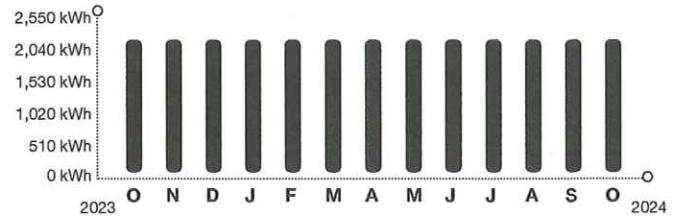
TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

Scan to
Pay
or visit
FPL.com/
WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	4,148.00
Payments received	-4,148.00
Balance before new charges	0.00
Total new charges	4,152.72
Total amount you owe	\$4,152.72

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 26, 2024 is considered LATE; a late payment charge of 0.791667% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

Switch to eBill today and get your bill wherever you are. FPL.com/eBillCustomer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

Ways to Pay



/ 27

1304725568807422725140000

0001 0004 026346

7 10

SAMPSON CREEK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

72556-88074

ACCOUNT NUMBER

\$4,152.72

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
SAMPSON CREEK CDD

Account Number:
72556-88074

FPL.com Page 2

0002 0004 026346

E001

BILL DETAILS

Amount of your last bill	4,148.00
Payment received - Thank you	-4,148.00
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	4,145.57
Gross receipts tax (State tax)	3.63
Taxes and charges	3.63
Regulatory fee (State fee)	3.52
Total new charges	\$4,152.72
Total amount you owe	\$4,152.72

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.036160 per kWh
Fuel charge:	\$0.028740 per kWh

METER SUMMARY

Next bill date Nov 5, 2024.

Usage Type

Total kWh used

Usage

2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	2302	2302	2302
Service days	28	31	29
kWh/day	82	74	79
Amount	\$4,152.72	\$4,152.72	\$4,167.46

KEEP IN MIND

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

Download the app

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

FPL.com/MobileApp

Lower your energy bill

Earn monthly bill credits by allowing FPL Business On Call® to cycle off your A/C only when necessary.

FPL.com/BusinessOnCall

Easy way to save lives

As you set clocks back on Nov. 3 to end daylight saving time, change smoke alarm batteries to save lives.

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



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

FPL.com Page 1 0003 0004 026346 ESLA

For: 09-06-2024 to 10-04-2024 (28 days)
kWh/Day: 82
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224 Energy	39	3500	F	154	0.400000	2,002	61.60
Non-energy							
Fixtures					9.600000		1,478.40
Maintenance					1.460000		224.84
C861225 Energy	73	6000	F	12	0.800000	300	9.60
Non-energy							
Fixtures					9.600000		115.20
Maintenance					1.460000		17.52
PMF0001 Non-energy				166			
Fixtures					9.680000		1,606.88
UCNP Non-energy				11,449			
Maintenance					0.049020		561.23

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



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





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

FPL.com Page 2

0004 0004 026346 ESLA

For: 09-06-2024 to 10-04-2024 (28 days)
kWh/Day: 82
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							71.20
Non-energy sub total							4,004.07
Sub total						2,302	4,075.27
Energy conservation cost recovery							0.87
Capacity payment recovery charge							0.30
Environmental cost recovery charge							1.06
Transition rider credit							-7.16
Storm protection recovery charge							9.07
Fuel charge							66.16
Electric service amount							4,145.57
Gross receipts tax (State tax)							3.63
Regulatory fee (State fee)							3.52
Total						2,302	4,152.72

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



INVOICE

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

Customer #: 14846146
Invoice #: 9108559
Invoice Date: 10/16/2024
Sales Order: 8428334
Cust PO #:

Project Name: Sampson Creek - Reroute irrigation from tree roots between holes 4 & 5

Project Description: Sampson Creek - Reroute irrigation from tree roots between holes 4 & 5

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	4' Spray head (add for proper coverage)	4.000	EA	30.00	120.00
	Tech labor to complete pipe reroute (2-TECHS)	24.000	HR	41.66	999.84
	001.320.54100.46202				
Total Invoice Amount					1,119.84
Taxable Amount					
Tax Amount					
Balance Due					1,119.84

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 #: 9108559
Invoice Date: 10/16/2024

Amount Due: \$ 1,119.84

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

Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Daniel Laughlin
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095

Project Name Sampson Creek - Reroute irrigation from tree roots between holes 4 & 5

Project Description Sampson Creek - Reroute irrigation from tree roots between holes 4 & 5

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	EACH	4' Spray head (add for proper coverage)	\$30.00	\$120.00
24.00	HOURL	Tech labor to complete pipe reroute (2-TECHS)	\$41.66	\$999.84

For internal use only

SO# 8428334
JOB# 346100574
Service Line 150

Total Price \$1,119.84

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. 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.
2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City, State and Federal Governments as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable.
5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, 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.
7. 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.
8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
10. Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
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.
12. Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all 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 hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Property Manager

Signature

Title

Daniel Laughlin

October 15, 2024

Printed Name

Date

BrightView Landscape Services, Inc. "Contractor"

Branch Manager, Senior

Signature

Title

Rodney Y. Hicks

October 15, 2024

Printed Name

Date

Job #: 346100574

SO #: 8428334

Proposed Price: \$1,119.84

Indra Dudley

From: Daniel Bauman
Sent: Thursday, October 3, 2024 8:24 AM
To: Rodney Hicks; Indra Dudley
Subject: FW: Sampson Creek Landscaping Meeting
Attachments: Sampson Creek - Reroute irrigation from tree roots between holes 4 5 SO 8428334.pdf

Below, is the approval for the irrigation repairs between holes 4 & 5 at Sampson Creek

From: Haley Hadd <hhadd@vestapropertyservices.com>
Sent: Thursday, October 3, 2024 8:19 AM
To: Daniel Bauman <Daniel.Bauman@brightview.com>
Subject: Re: Sampson Creek Landscaping Meeting

EXTERNAL E-MAIL

This has been approved.



Your Community.
Our Commitment.

Haley Hadd

General Manager

P. 407.765.2844

Vesta Property Services

St. John's Golf/Sampson Creek

219 St. John's Golf Drive

St. Augustine, FL 32092

www.VestaPropertyServices.com



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From: Daniel Bauman <Daniel.Bauman@brightview.com>
Sent: Tuesday, September 17, 2024 2:22 PM
To: Haley Hadd <hhadd@vestapropertyservices.com>
Cc: Dan Fagen <DFagen@vestapropertyservices.com>
Subject: RE: Sampson Creek Landscaping Meeting

Hey Haley,

Sorry it took so long. Attached to this email is a proposal to repair the irrigation that's between holes 4 & 5. Please take a moment to review, let me know if you have any questions.

Daniel

From: Haley Hadd <hhadd@vestapropertyservices.com>
Sent: Thursday, September 5, 2024 3:46 PM
To: Daniel Bauman <Daniel.Bauman@brightview.com>
Cc: Dan Fagen <DFagen@vestapropertyservices.com>
Subject: Sampson Creek Landscaping Meeting

EXTERNAL E-MAIL

Good morning,

Thank you for meeting with me today, just wanted to provide a summary of our meeting to make sure we are both on the same page.

- Brightview will continue to mow the north side of the road and while the Golf Course will mow the south side for now, Brightview will take care of plants and the edging on both sides of the road.
- Brightview will have a proposal regarding the irrigation issue between the 4th and 5th hole.
- Brightview will continuously work on the cord grasses in the following areas and will mention it in your report at the September meeting; front of St. Johns Golf Drive, next to house 200, and the areas along the main sidewalk into the amenity center along the field.
- We need to discuss a plan for the dead areas along St. Johns Golf drive that was caused by excessive heat and drought.

Let me know if there is anything I missed,



Your Community.
Our Commitment.

Haley Hadd

General Manager

P. 407.765.2844

Vesta Property Services

St. John's Golf/Sampson Creek

219 St. John's Golf Drive

St. Augustine, FL 32092

www.VestaPropertyServices.com



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Subject: Re: Sampson Creek - Inv. 9108559
Date: Monday, October 21, 2024 at 11:28:19 AM Eastern Daylight Time
From: Daniel Laughlin
To: Haley Hadd
CC: Sharyn Henning

Awesome!

Good to pay

Thank you

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

On Oct 21, 2024, at 11:26AM, Haley Hadd <hhadd@vestapropertyservices.com> wrote:

Yes this was completed!

<[Outlook-tfmi4hrw.png](#)>
Your Community.
Our Commitment.

Haley Hadd
General Manager
P. 407.765.2844

Vesta Property Services
St. John's Golf/Sampson Creek
219 St. John's Golf Drive
St. Augustine, FL 32092
www.VestaPropertyServices.com

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[Careers](#) | [Request Proposal](#)

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From: Daniel Laughlin <dlaughlin@gmsnf.com>
Sent: Monday, October 21, 2024 8:42 AM
To: Haley Hadd <hhadd@vestapropertyservices.com>
Cc: Sharyn Henning <shenning@gmssf.com>
Subject: Fwd: Sampson Creek - Inv. 9108559

Good Morning Haley,

Just wanted to make sure this work was done before I approve for payment.

Thank you

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

Begin forwarded message:

From: Sandra Northrup <Sandra.Northrup@brightview.com>
Subject: Sampson Creek - Inv. 9108559
Date: October 20, 2024 at 11:02:14 AM EDT
To: "shenning@gmssf.com" <shenning@gmssf.com>
Cc: Daniel Laughlin <dlaughlin@gmsnf.com>, "hhadd@vestapropertyservices.com" <hhadd@vestapropertyservices.com>

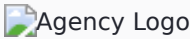
Thank you,

Sandra Northrup
Branch Administrator
BrightView Landscape Services
South Jacksonville / 34610
11530 Davis Creek Court
Jacksonville FL 32256

tel: (904) 292-0716 x12 fax (904) 292-1014

www.brightview.com

<image001.png>



Invoice

INVOICE DATE

10/18/2024

INVOICE NUMBER

922400

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
3909569	10/17/24	05:29 PM 09:29 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 OFFICERS PAY	\$220.00
SERVICE FEE	\$11.00
TAX	\$0.00

TOTAL DUE \$231.00

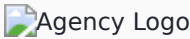
A - Admin E - Equipment V - Vehicle M - Miscellaneous

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

Attn:

Transaction #: 143557
Date: 10/18/2024
Total Amount: **\$231.00**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3909569	922400	10/17/2024 16:29 - 20:29	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
Total Officers Pay							\$220.00
Coordination							
Casey Romein					0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$220.00
RollKall Fees							\$11.00
Tax							\$0.00
Total							\$231.00



Invoice

INVOICE DATE

10/19/2024

INVOICE NUMBER

925238

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
3916809	10/18/24	05:18 PM 09:18 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 OFFICERS PAY	\$220.00
SERVICE FEE	\$11.00
TAX	\$0.00

TOTAL DUE \$231.00

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

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

Attn:

Transaction #: 144831
Date: 10/21/2024
Total Amount: **\$231.00**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3916809	925238	10/18/2024 16:18 - 20:18	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
Total Officers Pay							\$220.00
Coordination							
Casey Romein					0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$220.00
RollKall Fees							\$11.00
Tax							\$0.00
Total							\$231.00



SAMPSON CREEK CDD
Business Rewards Mastercard

Account summary

Previous balance	Paid \$970.18 CK#8631 10/2/24	\$970.18
Payments & other credits	-	\$1,786.79
Purchases & other charges	-	\$1,888.33
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,071.72

Credit limit	\$10,000.00
Available credit	\$8,928.28
Available for cash advance	\$3,000.00
Statement closing date	10/09/2024
Days in billing cycle	30

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

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 date	Post date	Reference number	Transaction description	Amount
SAMPSON CREEK CDD			Account number ending in 3470	Total: -\$1,786.79
				- A

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

480000057924500000000000000020000000000107172

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

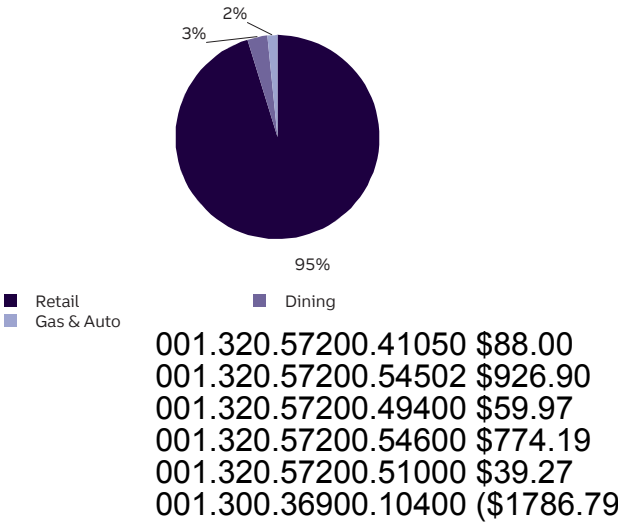


Page 1 of 4
Billing cycle 09/10/24 - 10/09/24
Account number ending in 3470

Payment information

New balance	\$1,071.72
Minimum payment due	\$20.00
Payment due date	11/03/24

Spending this cycle



Account number ending in	3470
Statement closing date	10/09/24
New balance	\$1,071.72
Minimum payment due	\$20.00
Payment due Date	11/03/24
Amount enclosed	\$

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



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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

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

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

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 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 error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

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

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

Sharing of information

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

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SAMPSON CREEK CDD

Business Rewards Mastercard

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

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
09/10	09/11	00455965472	REWARDS CASH BACK	-\$1,786.79

Cardholder activity

Total cardholder new activity: \$1,888.33

Tran date	Post date	Reference number	Transaction description	Amount
HALEY HADD		Account number ending in 9319		Total: \$1,888.33
09/09	09/10	75418234253208722785017	EIG*CONSTANTCONTACT.CO WALTHAM MA	\$88.00
09/09	09/11	55308764254084518465084	SHELL OIL 575416200QPS JACKSONVILLE FL	\$30.44
09/12	09/13	52704874257054291119142	DUNKIN #350098 Q35 ST JOHNS FL	\$59.97
09/16	09/16	55432864260209454851232	AMAZON MKTPL*Y12458QL3 Amzn.com/billWA	\$430.24
09/17	09/18	55506294262092355753932	CRONIN ACE HARDWARE SAINT JOHNS FL	\$103.87
09/17	09/18	55506294262092355753940	CRONIN ACE HARDWARE SAINT JOHNS FL	\$7.99
09/20	09/22	55432864264200822858278	AMAZON MKTPL*F59U74ZK3 Amzn.com/billWA	\$70.18
09/22	09/22	55432864266201286979145	Amazon.com*M73907AD3 Amzn.com/billWA	\$73.90
09/23	09/24	55432864267201710359434	AMZN Mktp US*JH9HG37U3 Amzn.com/billWA	\$115.58
09/23	09/23	55432864267201622370362	AMAZON MKTPL*2P4LK9BP3 Amzn.com/billWA	\$89.18
09/26	09/27	55432864270202755608086	AMZN Mktp US*2B26W2DM3 Amzn.com/billWA	\$129.90
09/27	09/29	55506294272102384950553	CRONIN ACE HARDWARE SAINT JOHNS FL	\$28.98
09/29	09/30	55432864273203808396486	AMAZON MKTPL*BE7R68GZ3 Amzn.com/billWA	\$82.43
10/03	10/04	55432864277205122260054	AMAZON MKTPL*475RI1GA3 Amzn.com/billWA	\$65.47
10/05	10/06	55432864279205811666742	AMAZON MKTPL*988YU28Y3 Amzn.com/billWA	\$89.00
10/05	10/06	82305094279000036349584	AMAZON MARK*VU7NG6YP3 SEATTLE WA	\$86.93
10/07	10/08	55432864281206548065378	Amazon.com*3T35P37N3 Amzn.com/billWA	\$39.27
10/07	10/08	55432864281206484860378	AMZN Mktp US*D315L2AL3 Amzn.com/billWA	\$297.00

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	20.99% (V)	0.05735% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Rewards summary

Previous balance	\$1,786.79	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 into Truist Online Banking.
Earned	+\$19.49	
Bonus earned	+\$0.61	
Redeemed	-\$1,786.79	
Other adjustments	+\$0.00	
Ending balance	\$19.49	

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.

District Credit Card Receipt Report 2024					
Card Holder:	Sampson Creek CDD		Month:	September 10 - October 09	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Constant Contact	9/9/2024	1.320.57200.41050	\$ 88.00	\$ 88.00	Email Web Service
Shell Oil	9/9/2024	1.320.57200.54502	\$ 30.44	\$ 30.44	Gas for blower
Dunkin	9/12/2024	1.320.57200.49400	\$ 59.97	\$ 59.97	Coffee for Golden Mornings Event
Amazon	9/16/2024	1.320.57200.54600	\$ 430.24	\$ 430.24	Gym Wipe Refills
Cronin Ace	9/17/2024	1.320.57200.54502	\$ 103.87	\$ 103.87	Wasp Spray and Fireant Treatment
Cronin Ace	9/17/2024	1.320.57200.54502	\$ 7.99	\$ 7.99	Door Kick Stand
Amazon	9/20/2024	1.320.57200.54502	\$ 70.18	\$ 70.18	J Hooks and Acrylic Wall Signs
Amazon	9/22/2024	1.320.57200.54600	\$ 73.90	\$ 73.90	Multifold Paper Towels
Amazon	9/23/2024	1.320.57200.54600	\$ 115.58	\$ 115.58	Soap
Amazon	9/23/2024	1.320.57200.54502	\$ 89.18	\$ 89.18	J Hooks
Amazon	9/26/2024	1.320.57200.54502	\$ 129.90	\$ 129.90	Tennis Court Replacement Roller
Cronin Ace	9/27/2024	1.320.57200.54502	\$ 28.98	\$ 28.98	Drill Bits and Zip Ties
Amazon	9/29/2024	1.320.57200.54502	\$ 82.43	\$ 82.43	Flag, Flag Pole, and Chlorine Drops
Amazon	10/3/2024	1.320.57200.54600	\$ 65.47	\$ 65.47	Trash Bags
Amazon	10/5/2024	1.320.57200.54600	\$ 89.00	\$ 89.00	Trash Bags
Amazon	10/5/2024	1.320.57200.54502	\$ 86.93	\$ 86.93	Zip Ties and Storage
Amazon	10/7/2024	1.320.57200.51000	\$ 39.27	\$ 39.27	Paper Cutter and Tissues
Amazon	10/7/2024	1.320.57200.54502	\$ 297.00	\$ 297.00	LED bulbs
			\$ 1,888.33	\$ 1,888.33	

Repair and Replacements	1.320.57200.54502
Special Event misc	1.320.57200.49400
Supplies	1.320.57200.54600
Office Supplies	1.320.57200.51000

001.320.57200.41050 \$88.00
 001.320.57200.54502 \$926.90
 001.320.57200.49400 \$59.97
 001.320.57200.54600 \$774.19
 001.320.57200.51000 \$39.27
 001.300.36900.10400 (\$1786.79)



SAMPSON CREEK CDD
Business Rewards Mastercard

Account summary

Previous balance		\$970.18
Payments & other credits	-	\$1,786.79
Purchases & other charges	-	\$1,888.33
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,071.72

Credit limit	\$10,000.00
Available credit	\$8,928.28
Available for cash advance	\$3,000.00
Statement closing date	10/09/2024
Days in billing cycle	30

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

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 date	Post date	Reference number	Transaction description	Amount
SAMPSON CREEK CDD			Account number ending in 3470	Total: -\$1,786.79
				- A

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

480000057924500000000000000020000000000107172

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

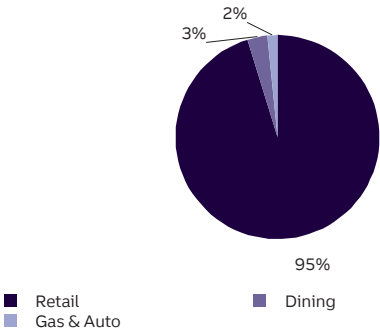


Page 1 of 4
Billing cycle 09/10/24 - 10/09/24
Account number ending in 3470

Payment information

New balance	\$1,071.72
Minimum payment due	\$20.00
Payment due date	11/03/24

Spending this cycle



Account number ending in	3470
Statement closing date	10/09/24
New balance	\$1,071.72
Minimum payment due	\$20.00
Payment due Date	11/03/24
Amount enclosed	\$

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

50347055561301756155836503470

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.
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- 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.

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

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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 error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

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- 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.

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SAMPSON CREEK CDD

Business Rewards Mastercard

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
09/10	09/11	00455965472	REWARDS CASH BACK	-\$1,786.79

Cardholder activity

Total cardholder new activity: \$1,888.33

Tran date	Post date	Reference number	Transaction description	Amount
HALEY HADD		Account number ending in 9319		Total: \$1,888.33
09/09	09/10	75418234253208722785017	EIG*CONSTANTCONTACT.CO WALTHAM MA	\$88.00
09/09	09/11	55308764254084518465084	SHELL OIL 575416200QPS JACKSONVILLE FL	\$30.44
09/12	09/13	52704874257054291119142	DUNKIN #350098 Q35 ST JOHNS FL	\$59.97
09/16	09/16	55432864260209454851232	AMAZON MKTPL*Y12458QL3 Amzn.com/billWA	\$430.24
09/17	09/18	55506294262092355753932	CRONIN ACE HARDWARE SAINT JOHNS FL	\$103.87
09/17	09/18	55506294262092355753940	CRONIN ACE HARDWARE SAINT JOHNS FL	\$7.99
09/20	09/22	55432864264200822858278	AMAZON MKTPL*F59U74ZK3 Amzn.com/billWA	\$70.18
09/22	09/22	55432864266201286979145	Amazon.com*M73907AD3 Amzn.com/billWA	\$73.90
09/23	09/24	55432864267201710359434	AMZN Mktp US*JH9HG37U3 Amzn.com/billWA	\$115.58
09/23	09/23	55432864267201622370362	AMAZON MKTPL*2P4LK9BP3 Amzn.com/billWA	\$89.18
09/26	09/27	55432864270202755608086	AMZN Mktp US*2B26W2DM3 Amzn.com/billWA	\$129.90
09/27	09/29	55506294272102384950553	CRONIN ACE HARDWARE SAINT JOHNS FL	\$28.98
09/29	09/30	55432864273203808396486	AMAZON MKTPL*BE7R68GZ3 Amzn.com/billWA	\$82.43
10/03	10/04	55432864277205122260054	AMAZON MKTPL*475RI1GA3 Amzn.com/billWA	\$65.47
10/05	10/06	55432864279205811666742	AMAZON MKTPL*988YU28Y3 Amzn.com/billWA	\$89.00
10/05	10/06	82305094279000036349584	AMAZON MARK*VU7NG6YP3 SEATTLE WA	\$86.93
10/07	10/08	55432864281206548065378	Amazon.com*3T35P37N3 Amzn.com/billWA	\$39.27
10/07	10/08	55432864281206484860378	AMZN Mktp US*D315L2AL3 Amzn.com/billWA	\$297.00

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	20.99% (V)	0.05735% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Rewards summary

Previous balance	\$1,786.79	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 into Truist Online Banking.
Earned	+\$19.49	
Bonus earned	+\$0.61	
Redeemed	-\$1,786.79	
Other adjustments	+\$0.00	
Ending balance	\$19.49	

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.

[Print](#)**Billing Activity - Payments*****Sampson Creek CDD***

*Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P: 904-599-9093*

Today's Date: 10/24/2024***User Name:*****Payments from 09/01/2024 to 09/30/2024**

Date	Description	Charge Amount	Credit Amount
09-09-2024 03:43:57 AM	Payment - Credit Card (MasterCard) *****9319		\$88.00

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

GL 1.320. 57200. 41050

57541620001
SHELL
2250 COUNTY ROAD 210
JACKSONVILLE FL 32

9/9/2024 11:07:56 A
TRAN# 3122976
87-Reg
PUMP NO. 18
GALLONS 9.576
PRICE/GAL \$3.179
FUEL TOTAL \$30.44

TAX \$0.00
TOTAL AMOUNT \$30.44

MASTERCARD
USD \$30.44
XXXX XXXX XXXX 9319
Chip Read
APPROVED
AUTH # 07660E
INV # 609552
Mode: Issuer
AID: A00000000041010
TVR: 0000008000
IAD: 1910A0400322000
0000000000000000
0000FF
TSI: E800
ARC: 00

GLI.320.57200.54502

THANK YOU FOR
SHOPPING AT SHELL

**MOBILE ORDER #830****ORDER DATE & TIME**

09/12/24 - 09:38 AM

**LOCATION**2225 County Road 210 W,
Jacksonville, FL

0.50 miles away

Walk-In

**PAYMENT METHOD**

Mastercard...9319

**POINTS EARNED FOR THIS ORDER**

Base Points	600
Total Points	600

**EARN MORE WITH
BOOSTED STATUS**

Get **FREE** food and drinks faster by
earning **12 points per dollar** spent
with Boosted Status. ⓘ



3

ORDER ITEMS

1

Box O' Joe® Coffee

Original Blend

\$22.99

1

Box O' Joe® Coffee

Original Blend and Vanilla

\$22.99

**MOBILE ORDER #830**

Get **FREE** food and drinks faster by earning **12 points per dollar** spent with Boosted Status. ⓘ



3

ORDER ITEMS

1

Box O' Joe® Coffee

Original Blend

\$22.99

1

Box O' Joe® Coffee

Original Blend and Vanilla

\$22.99

1

**MUNCHKINS® Donut
Hole Treats**

50 Count and Assorted

\$13.99**Sub-Total: \$59.97****Estimated Tax: \$0.00****Total: \$59.97**

GL 1.320.51200.49400



Points earned on eligible purchases only.

ORDER AGAIN**Issue with this order?**



Details for Order #111-7588106-9909037

Order Placed: September 13, 2024

Amazon.com order number: 111-7588106-9909037

Order Total: \$430.24

Not Yet Shipped

Items Ordered

Price

3 of: Zogics Wellness Center Cleaning Wipes - Gym Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated Wet Wipes (4,600 Count, 4 Rolls of 1150 Wipes)

\$145.95

Sold by: Zogics, LLC ([seller profile](#))

Business Price

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$437.85

Shipping & Handling: \$6.99

Promotion applied: -\$14.60

Billing address

Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Total before tax: \$430.24

Estimated Tax: \$0.00

Grand Total: \$430.24

To view the status of your order, return to [Order Summary](#).

GL 1.320.57200.54600

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

09/17/24 10:42AM MT 555 SALE

74847 3 EA \$15.99 EA N
FIREANT ORTHENE 120Z \$47.97
7415144 10 EA \$5.59 EA N
FOAM WASP & HORNET 17.50Z \$55.90
SUB-TOTAL:\$ 103.87 TAX: \$.00
TOTAL: \$ 103.87
BC AMT: \$ 103.87

BK CARD#: XXXXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 06877E AMT: \$ 103.87
Host reference #:071621 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 1910607003220000B025000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0006
AC : E652FA8A4DE1B18D
TxnID/ValCode: 438616

Bank card USD\$ 103.87

Total Items:13



==>> JRNL# A71621/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

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

09/17/24 10:44AM MT 555 SALE

5295076 1 EA \$7.99 EA N
DOOR HOLD KICK-DWN 4"CRM \$7.99
SUB-TOTAL:\$ 7.99 TAX: \$.00
TOTAL: \$ 7.99
BC AMT: \$ 7.99

BK CARD#: XXXXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 01808E AMT: \$ 7.99
Host reference #:071622 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 1910607003220000193E000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0007
AC : E3682EE797A78AA3
TxnID/ValCode: 438617

Bank card USD\$ 7.99

GL 1.320.57200.54502
Total Items:1



==>> JRNL# A71622/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059



Details for Order #113-9658675-6713016

Order Placed: September 20, 2024
Amazon.com order number: 113-9658675-6713016
Order Total: \$73.90

Not Yet Shipped	
Items Ordered	Price
2 of: Pacific Blue Basic Recycled Multifold Paper Towels (Previously Branded Envision) by GP PRO (Georgia-Pacific), Brown, 23304, 250 Towels Per Pack, 16 Packs Per Case Sold by: Amazon (seller profile) Business Price Condition: New	\$36.95
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$73.90
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$73.90
	Estimated Tax: \$0.00

	Grand Total: \$73.90

To view the status of your order, return to [Order Summary](#). GL 1-320-57200-54600



Details for Order #113-1521728-6386624

Order Placed: September 20, 2024

Amazon.com order number: 113-1521728-6386624

Order Total: \$115.58

Not Yet Shipped	
Items Ordered	Price
1 of: <i>EcoL 6101421 Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML 6 pack/Case</i>	\$115.58
Sold by: Blue River Industries (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$115.58
Sampson Creek Amenity Center Office	Shipping & Handling: \$0.00
219 SAINT JOHNS GOLF DR	-----
SAINT AUGUSTINE, FL 32092-1053	Total before tax: \$115.58
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$115.58

Payment Information	
Payment Method:	Item(s) Subtotal: \$115.58
MasterCard Last digits: 9319	Shipping & Handling: \$0.00
Billing address	-----
Haley Hadd	Total before tax: \$115.58
5385 N NOB HILL RD	Estimated Tax: \$0.00
SUNRISE, FL 33351-4761	-----
United States	Grand Total: \$115.58

To view the status of your order, return to [Order Summary](#) . **GL1.320.57200.54600**



Final Details for Order #113-3841942-6120207

Order Placed: September 17, 2024

Amazon.com order number: 113-3841942-6120207

Order Total: \$159.36

Shipped on September 18, 2024

Items Ordered	Price
1 of: AAGUT 16" Rebar Stakes Heavy Duty J Hook 24 Pcs Ground Anchors Black Steel Metal Garden Stake Yard Spikes for Camping Tent, Chain Link Fence Sold by: OuYi (seller profile) Business Price Condition: New	\$44.59
1 of: NIUBEE 6 Pack Acrylic Wall Sign Holder 8.5x11 Vertical, Clear Plastic Picture Frame, Wall Mounted Design, Support No Drilling(Provide 3M Tape and Screws) Sold by: Niu Bee (seller profile) Business Price Condition: New	\$25.59

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$70.18 Shipping & Handling: \$2.64 Free Shipping: -\$2.64 ----- Total before tax: \$70.18 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$70.18

GL 1.320.57200.54502

Shipped on September 22, 2024

Items Ordered	Price
2 of: AAGUT 16" Rebar Stakes Heavy Duty J Hook 24 Pcs Ground Anchors Black Steel Metal Garden Stake Yard Spikes for Camping Tent, Chain Link Fence Sold by: OuYi (seller profile) Business Price Condition: New	\$44.59

Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$89.18 Shipping & Handling: \$4.35 Free Shipping: -\$4.35 ----- Total before tax: \$89.18 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$89.18

GL 1.320.57200.54502

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$159.36
	Shipping & Handling: \$6.99
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Promotion applied: -\$6.99

	Total before tax: \$159.36
	Estimated Tax: \$0.00

	Grand Total: \$159.36
Credit Card transactions	MasterCard ending in 9319: September 23, 2024: \$89.18
	MasterCard ending in 9319: September 20, 2024: \$70.18

To view the status of your order, return to [Order Summary](#) .

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Details for Order #113-4001887-7555423

Order Placed: September 26, 2024
Amazon.com order number: 113-4001887-7555423
Order Total: \$129.90

Not Yet Shipped	
Items Ordered	Price
2 of: Tennis Court Maintenance Rol Dri - Rol-dri Seamless Replacement Roller Sold by: Do It Tennis (seller profile) Condition: New	\$64.95
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$129.90
	Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$129.90
	Estimated Tax: \$0.00
	Grand Total: \$129.90

To view the status of your order, return to [Order Summary](#) .

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

09/27/24 11:23AM JDB 553 SALE

3004663	1	EA	\$13.99	EA	N
CBLT TIE 14.5" BLK 100PK				\$13.99	
2004114	1	EA	\$14.99	EA	SN
CM DRILL GLDOXD SET 14PC				\$14.99	
Regular Price:			15.99		
You Saved :			1.00		

SUB-TOTAL:\$	28.98	TAX: \$.00
		TOTAL: \$	28.98
		BC AMT: \$	28.98

BK CARD#: XXXXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 03007E AMT: \$ 28.98
Host reference #:074088 Bat#
GL 1.320.57200.54502
Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 19106070032200005EFE000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0008
AC : 024374F76FE06B74
TxnID/ValCode: 444039

Bank card USD\$ 28.98

Total Items:2



==>> JRNL# A74088/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

YOU SAVED \$ 1.00 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059



Final Details for Order #113-0966187-9817816

Order Placed: October 1, 2024
Amazon.com order number: 113-0966187-9817816
Order Total: \$154.47

Shipped on October 2, 2024	
Items Ordered	Price
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty 150 Bags 50-60 Gallon Large Black Garbage Bags Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$44.50
3 of: Small Trash Bags 4 Gallon - 100 Count 4 Gallon Trash Bag, Small Garbage Bags for Office Bedroom Bathroom Trash Bags, White 4 Gal Small Trash Can Liners Sold by: BENEVAL (seller profile) Condition: New	\$6.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$65.47 Shipping & Handling: \$2.54 Free Shipping: -\$2.54 ----- Total before tax: \$65.47 Sales Tax: \$0.00 ----- Total for This Shipment: \$65.47 ----- GL 1.320.57200.64600
Shipping Speed: FREE Shipping	

Shipped on October 5, 2024	
Items Ordered	Price
2 of: Reli. 55-60 Gallon Trash Bags Heavy Duty 150 Bags 50-60 Gallon Large Black Garbage Bags Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$44.50
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$89.00 Shipping & Handling: \$4.45 Free Shipping: -\$4.45 ----- Total before tax: \$89.00 Sales Tax: \$0.00 ----- Total for This Shipment: \$89.00 ----- GL 1.320.57200.54600
Shipping Speed: FREE Shipping	

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal: \$154.47
Shipping & Handling: \$6.99
Promotion applied: -\$6.99

Total before tax: \$154.47
Estimated Tax: \$0.00

Grand Total: \$154.47

Credit Card transactions

MasterCard ending in 9319: October 5, 2024: \$89.00
MasterCard ending in 9319: October 3, 2024: \$65.47

To view the status of your order, return to [Order Summary](#) .

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Details for Order #113-4414279-3815440

Order Placed: October 2, 2024
Amazon.com order number: 113-4414279-3815440
Order Total: \$86.93

Not Yet Shipped	
Items Ordered	Price
1 of: Pit Posse 544 Cable Zip Tie Storage Holder Rack Aluminum Enclosed Race Trailer Shop Garage Storage Organizer-Made in USA Sold by: Boss Powersports Outlet (seller profile) Condition: New	\$31.95
2 of: Zip Ties Assorted Size,8+12+14+18 Inch Double Sided Toothed,100 LBS Tensile Strength Heavy Duty Cable Wire Ties With Self-Locking Adjustable More Durable Nylon Tie Wraps for Indoor Outdoor400 Pack Sold by: JIANYANG-US (seller profile) Condition: New	\$29.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$91.93
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Shipping & Handling: \$6.99
	Promotion applied: -\$11.99

	Total before tax: \$86.93
	Estimated Tax: \$0.00

	Grand Total: \$86.93

To view the status of your order, return to [Order Summary](#).
GL 1.320.57200.54502



Details for Order #113-3918129-6725846

Order Placed: October 4, 2024

Amazon.com order number: 113-3918129-6725846

Order Total: \$39.27

Not Yet Shipped

Items Ordered

Price

1 of: Amazon Basics Guillotine Paper Cutter Trimmer with Blade Lock - 15-Inch Blade for Cardstock, Photo Paper, Office and Heavy Duty Use, 10 Sheet Capacity

\$25.99

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

1 of: Puffs Plus Lotion Facial Tissues, 8 Family Boxes, 124 Facial Tissues per Box, Allergies and Colds

\$13.28

Sold by: Amazon.com

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

MasterCard | Last digits: 9319

Billing address

Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal: \$39.27

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$39.27

Estimated Tax: \$0.00

Grand Total: \$39.27

To view the status of your order, return to [Order Summary](#). **GL 1.320.57200.51000**

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Final Details for Order #113-5067278-2388268

Order Placed: October 7, 2024
Amazon.com order number: 113-5067278-2388268
Order Total: \$297.00

Shipped on October 7, 2024	
Items Ordered	Price
15 of: <i>Light Efficient Design LED-7320-35K-G3 10W, GX24q PL Light, 3500K, 120-277V, 4 Pin</i>	\$19.80
Sold by: KastLite (seller profile)	
Business Price	
Condition: New	
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$297.00 Shipping & Handling: \$0.00 ----- Total before tax: \$297.00 Sales Tax: \$0.00 ----- Total for This Shipment: \$297.00 -----
Shipping Speed: Expedited Shipping	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$297.00 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$297.00 Estimated Tax: \$0.00 ----- Grand Total: \$297.00
Credit Card transactions	MasterCard ending in 9319: October 7, 2024: \$297.00

To view the status of your order, return to [Order Summary](#) .

AAA Big Top Entertainment
 1376 Akron Oaks Dr.
 Orange Park, FL 32065
 904-307-2499
 www.ClownMagicianJax.com



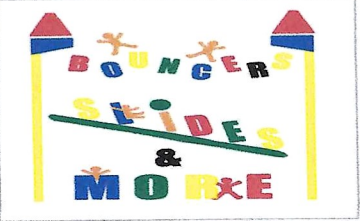
INVOICE

Date	Invoice #
9/25/24	053

Bill To
Julie Tallakensen Event Coordinator 219 Saint Johns Golf Drive Saint Augustine, Fl 32092 email - jtallaksen@vestapropertyservices.com ph - 904-599-9093

Description	Qty	Rate	Amount
The Grinch will be happy to meet, greet and take photos with your guests on your "movie on the lawn," Dec 6 from 5 to 7 PM at the above address.			\$350.00
Santa and Mrs. Claus will be happy to meet, greet and take photos with your guests on Dec 14, from 10 AM to 1 PM, Saturday, at the above address.			\$1050.00
(Please send a check, 50% NLT November 17 to the above address, thank you). <i>(Please Send remaining by Dec 1)</i> (If paying by CC a 4% convenience fee with be added)			
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!	Balance due: \$1400.00		

GL 1.320.57200.49400
Sub 10-30-24

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: November 1st, 2024		
				Invoice Number: 11012024.16		
<u>Name / Address</u> Attn: Julie St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092		Additional Details:				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	40'x20' Sports Arena	1	\$450.00		\$450.00	\$650.00
2	15'x15' Modular BH	1	\$175.00		\$175.00	
3	Staff Onsite	2	\$60.00		\$120.00	
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$650.00
		Sales Tax (0.0%)				n/a
		Total				\$650.00

GL 1.320. 57200.49400
 Sub 10-30-24

BrightView

Landscape Services

INVOICE

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

Customer #: 14846146
Invoice #: 9112480
Invoice Date: 10/23/2024
Sales Order: 8532535
Cust PO #:

Project Name: Sampson Creek - Proposal to replace irrigation valve that is stuck on
Project Description: Located on Zone 20 in the annuals island

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD 2" Valve	1.000	EA	848.00	848.00
Total Invoice Amount					848.00
Taxable Amount					
Tax Amount					
Balance Due					848.00

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 #: 9112480
Invoice Date: 10/23/2024

Amount Due: \$ 848.00

Thank you for allowing us to serve you

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

GL 1.320.54100. ~~46200~~ 46202
HH Sub 10-25-24

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



INVOICE

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

Customer #: 14846146
Invoice #: 9115353
Invoice Date: 11/1/2024
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For November	13,866.49
Total invoice amount		13,866.49
Tax amount		
Balance due		13,866.49

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 #: 9115353
Invoice Date: 11/1/2024

Amount Due: \$13,866.49

GL 1.320.54100.46200
HH Sub 10-28-24

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

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.: 2546
Terms: Due on receipt
Invoice date: 10/25/2024
Due date: 11/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	NOVEMBER POOL SERVICE	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	11	\$7.95	\$87.45
3.	LIQUID BLEACH	PER GAL	202.75	\$4.65	\$942.79
4.	TILE SOAP	PER GAL	0.25	\$66.65	\$16.66
5.	POOL PARTS	HUNTER VALVE FOR SPLASH PAD	1	\$90.50	\$90.50
6.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	0.5	\$150.00	\$75.00
7.	HURRICANE CLEAN-UP	ADDITIONAL CLEAN-UP REQUIRED DUE TO HURRICANE HELENE & MILTON	2	\$150.00	\$300.00

Total

\$3,362.40

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

GL 1.320.57200.54200

HTT 800 10-25-24



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

Phone: (904) 665-6000 Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 1487324200
Bill Date: 10/15/24
Cycle: 15

Amount Due
\$133.57

Please pay by 11/06/24 to avoid
1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation \$ 133.57
Total New Charges \$ 133.57

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

Previous Balance \$ 141.71
Payment(s) Received -141.71
Balance Before New Charges 0.00
New Charges \$ 133.57

A late payment charge will be assessed for unpaid balance. \$ 133.57

MESSAGES



Please pay \$133.57 by 11/06/24 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
October 2024

OCT 23 2024

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

Additional information on reverse side. →



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

Acct #: 1487324200

Bill Date: 10/15/24

Please pay by 11/06/24 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
\$133.57	

000223 000012390



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



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



026214873242000000000000004000013357010100000001500018

Pay Your Bill



Manage Your Alerts

Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information

A pie chart with a blue segment representing 75% of the total.

Learn About Rates

Understand Your Bill

Stay storm-ready.

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our Storm Center.



**Manage your services
your way.**

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.

Scan to learn more.



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 by 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

Account # 1487324200

Tel: _____

Address: _____

City:

State: Zip Code:

E-mail: _____



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 10/15/24

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: 09/09/24 - 10/08/24

Reading Date: 10/08/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	29	54	Regular	3/4	15000 GAL

Basic Monthly Charge \$ 18.90

Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35

Tier 2 Consumption (> 14 kgal @ \$4.33) 4.32

Total Current Irrigation Charges \$ 76.57

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 09/09/24 - 10/08/24

Reading Date: 10/08/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	29	2441	Regular	3/4	10000 GAL

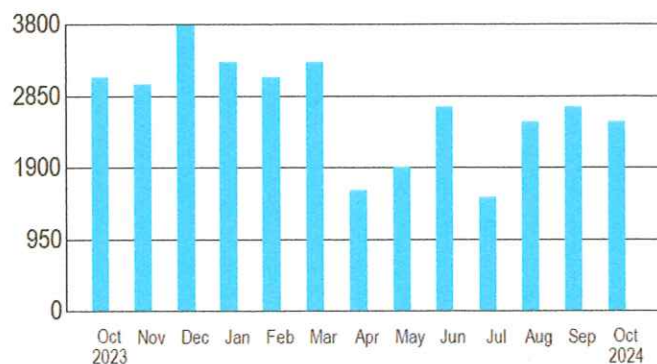
Basic Monthly Charge \$ 18.90

Tier 1 Consumption (1-14 kgal @ \$3.81) 38.10

Total Current Irrigation Charges \$ 57.00

CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	31,000	27,000	25,000	862





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



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 10/15/24

Cycle: 15

Amount Due
\$1,043.30

Please pay by 11/06/24 to avoid
1.5% late payment charge.

Phone: (904) 665-6000 Online: jea.com

TOTAL SUMMARY OF CHARGES

Water	\$	385.98
Sewer		76.24
Irrigation		581.08
Total New Charges	\$	1,043.30

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

Previous Balance	\$	1,096.90
Payment(s) Received		-1,096.90
Balance Before New Charges		0.00
New Charges	\$	1,043.30

A late payment charge will be assessed for unpaid balance. \$ **1,043.30**



Water
\$385.98
Sewer
\$76.24
Irrigation
\$581.08

MESSAGES



Please pay \$1,043.30 by 11/06/24 to avoid 1.5% late payment charge and service disconnections.



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

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

Additional information on reverse side. →


☐

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

☐

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

Acct #: 8274324200

Bill Date: 10/15/24

Please pay by 11/06/24 to avoid 1.5% late payment charge.

TOTAL AMOUNT PAID

\$1,043.30

000225 000012390



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

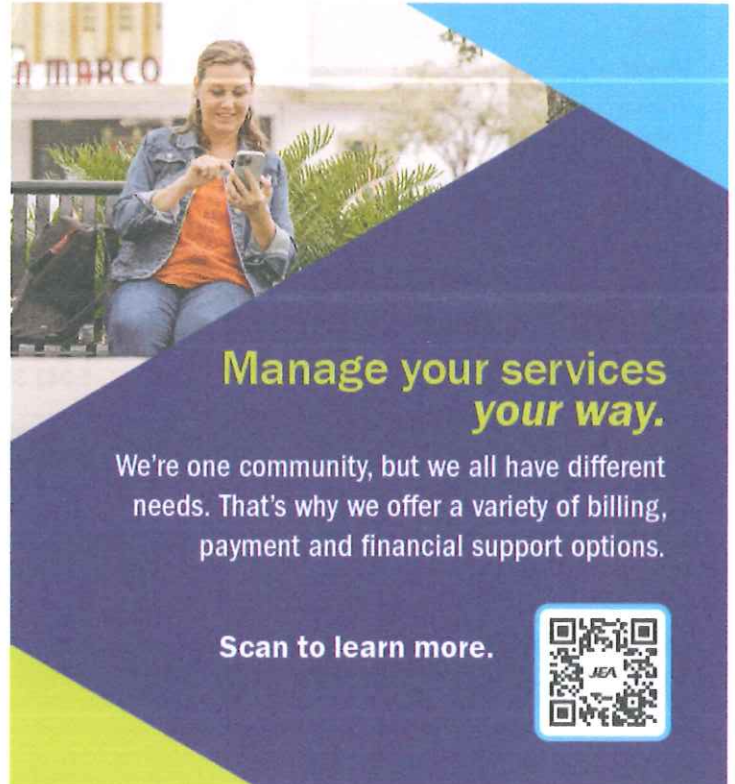


*** JEA ***
PO BOX 45047
JACKSONVILLE FL 32232-5047

12328274324200000000000000004000104330010100000001500012



A pie chart with a blue background and a white border. A single slice is removed from the top right, representing 25% of the total. The remaining 75% of the circle is shaded blue.



Tel: 0115 951 5555

Address:

City: State: Zip Code:

E-mail:



Phone: (904) 665-6000



Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 10/15/24

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$18.90	Irrigation 1 - Commercial	09/09/24 - 10/08/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74457419</td><td>29</td><td>497</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	29	497	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	29	497	Regular	0 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$102.16	Irrigation 1 - Commercial	09/08/24 - 10/07/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		17.31													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514012958</td><td>29</td><td>58</td><td>Regular</td><td>18000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	29	58	Regular	18000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	29	58	Regular	18000 GAL											
1401 CRESTED HERON CT	I	\$168.30	Irrigation 1 - Commercial	09/11/24 - 10/11/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		63.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		51.95													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>62253178</td><td>30</td><td>9101</td><td>Regular</td><td>26000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	30	9101	Regular	26000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	30	9101	Regular	26000 GAL											
219 SAINT JOHNS GOLF DR	W	\$344.46	Swimming Pool - Water	09/11/24 - 10/11/24	Commercial Water Service										
Detail Charges:Basic Monthly Charge		100.80													
Water Consumption Charge		243.66													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>94648188</td><td>30</td><td>1591</td><td>Regular</td><td>131000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	30	1591	Regular	131000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	30	1591	Regular	131000 GAL											
219 SAINT JOHNS GOLF DR	W	\$18.90	Commercial - Water/Sewer	09/11/24 - 10/11/24	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>30</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	30	0	Regular	0 GAL		
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	S	\$31.73	Commercial - Water/Sewer	09/11/24 - 10/11/24	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		31.73													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>30</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	30	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	30	0	Regular	0 GAL											

Total New Charges For This Address \$395.09

Water \$363.36

Sewer \$31.73



Water
\$363.36

Sewer
\$31.73



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$22.62	Commercial - Water/Sewer	09/09/24 - 10/08/24	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.90													
Water Consumption Charge		3.72													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>29</td><td>102</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	102	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	102	Regular	2000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$44.51	Commercial - Water/Sewer	09/09/24 - 10/08/24	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		31.73													
Sewer Usage Charge		12.78													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>29</td><td>102</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	102	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	102	Regular	2000 GAL											
380 SAINT JOHNS GOLF DR	I	\$18.90	Irrigation 1 - Commercial	09/09/24 - 10/08/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514034028</td><td>29</td><td>10</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	29	10	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	29	10	Regular	0 GAL											
825 HAMPTON CROSSING WAY	I	\$18.90	Irrigation 1 - Residential	09/11/24 - 10/11/24	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83711246</td><td>30</td><td>358</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	30	358	Regular	0 GAL		
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	I	\$31.50	Irrigation 1 - Commercial	09/09/24 - 10/08/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83715860</td><td>29</td><td>348</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83715860	29	348	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	29	348	Regular	0 GAL											
885 EAGLE POINT DR	I	\$72.24	Irrigation 1 - Commercial	09/09/24 - 10/08/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.34													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>81849996</td><td>29</td><td>321</td><td>Regular</td><td>14000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	29	321	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	29	321	Regular	14000 GAL											
982 EAGLE POINT DR	I	\$150.18	Irrigation 1 - Commercial	09/09/24 - 10/08/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		77.93													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>82580203</td><td>29</td><td>952</td><td>Regular</td><td>32000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	29	952	Regular	32000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	29	952	Regular	32000 GAL											

Total New Charges For This Address \$67.13

Water \$22.62

Sewer \$44.51



Water
\$22.62

Sewer
\$44.51



Nader's Pest Raiders 904-671-8240

PO Box 3805

St Augustine, FL 32085-3805

www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 343129

Statement Date: 10/11/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 219 St Johns Golf Drive, St. Augustine, FL 32092					
11/01/24	59095924	Sentricon Guarantee/Coverage	\$678.00	\$0.00	\$678.00

Current: \$678.00

Past Due: \$0.00

Total Amount Due: \$678.00

GL 1.320.57200.54500

Sub 10-29-24

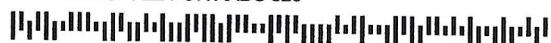
Please Keep the Top Portion For Your Records Return Bottom Portion with Payment



PO Box 3805 • St Augustine, FL 32085-3805

You can pay your bill online at www.naderspestraiders.com

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



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

3
475

GA22349F

Please check Invoice(s) paid below.			
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>
<input type="checkbox"/>	59095924	\$678.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



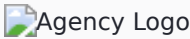
Statement Date: 10/11/24
Customer Number: 343129

Balance Forward: \$0.00

Amount: _____

Amount Due: \$678.00

Check # _____



Invoice

INVOICE DATE
10/28/2024

INVOICE NUMBER
944730

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
3974067	10/28/24	08:04 AM 12:04 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 OFFICERS PAY				\$220.00
				SERVICE FEE				\$11.00
				TAX				\$0.00
				TOTAL DUE				\$231.00

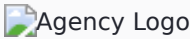
A - Admin E - Equipment V - Vehicle M - Miscellaneous

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

Attn:

Transaction #: 154914
Date: 10/28/2024
Total Amount: **\$231.00**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3974067	944730	10/28/2024 07:04 - 11:04	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
Total Officers Pay							\$220.00
Coordination							
				Casey Romein	0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$220.00
RollKall Fees							\$11.00
Tax							\$0.00
Total							\$231.00



Invoice

INVOICE DATE

10/10/2024

INVOICE NUMBER

907167

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEEs	HOURS	RATE	AMOUNT
3859845	10/10/24	12:18 PM 03:18 PM	St. Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	3.00	\$55.00	\$165.00
001.320.57200.34500								
\$231.00								
Separate Check								
					TOTAL OFFICERS PAY			\$165.00
					SERVICE FEE			\$8.25
					TAX			\$0.00
					TOTAL DUE			\$173.25

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

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

Attn:

Transaction #: 136622
Date: 10/11/2024
Total Amount: **\$173.25**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
3859845	907167	10/10/2024 11:18 - 14:18	St Johns Golf - Leo	Casey Romein	3.00	\$55.00/hr	\$165.00
Total Officers Pay							\$165.00
Coordination							
				Casey Romein	0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$165.00
RollKall Fees							\$8.25
Tax							\$0.00
Total							\$173.25

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113

Jacksonville, FL 32244

Invoice

17160

Invoice Date

10/31/2024

Bill To

Sampson Creek CDD
c/o Vesta Property Services
200 Business Park Cir, Ste 101
St. Augustine, FL 32095

Job Location

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113

Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number**Terms****Due Date**

Net 30

11/30/2024

Serviced	Description	Quantity	Price Each	Amount
10/28/2024	2" Wilkins 375 S#:B354276 - Potable Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify. Replace the badly rusted galvanized piping and insulate.	2.5	180.00	450.00
	2' Wilkins 975XL2 Serial# ACA00749 Piping & Materials	1	909.00	909.00
	Insulation to protect the device against future freeze damage.	1	70.00	70.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	70.00	70.00
		1	0.00	0.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total \$1,499.00**Payments/Credits** \$0.00**Balance Due** \$1,499.00

GL 1320.57200.54500
HTT 806 11-5-24

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

Invoice details

Invoice no.: 19-1464
Terms: Net 15
Invoice date: 11/01/2024
Due date: 11/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	October Week 1	32	\$32.00	\$1,024.00
2.		Sampson Creek Officer	October Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	October Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	October Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	October Week 5	16	\$32.00	\$512.00
6.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00

Total

\$5,876.00

Ways to pay

BANK

Note to customer

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

FEIN #46-3475536

GL 1.320.57200.34501
HH Sub 11-4-24

View and pay



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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To Pool
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

Invoice # 9294597969
Invoice Date 10/31/2024
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

Bill To Pool
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2 EA	\$145.00	\$290.00	
Invoice Sub-total				\$290.00	
Tax				\$0.00	
Invoice Total				\$290.00	

Remit To CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

GL 1.320.57200.54600
HH 11-4-24

Note

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$357.48
Payment - thank you	Oct 21	-\$357.48
Balance forward		\$0.00
Regular monthly charges	Page 3	\$350.75
Taxes, fees and other charges	Page 3	\$6.98
New charges		\$357.73

Amount due Nov 18, 2024 \$357.73

Your bill explained

- Any payments received or account activity after Oct 28, 2024 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000
Nov 2024

Need help?

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

NOV 04 2024

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330310 NO RP 28 20241028 NNNNNNNY 0000588 0003

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

Account number
Payment due

8495 74 140 1110618
Nov 18, 2024

Please pay

\$357.73

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111061800357731

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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



Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges		\$350.75
Comcast Business		\$264.85
TV Select		\$39.95
Business Video.		
Music Choice		\$29.95
Data, Voice, Access		\$259.00
Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		
Bundle Discount		-\$109.00
Static IP - 1		\$19.95
Mobility Voice Line		\$44.95
Business Voice.		
Voice Credit		-\$19.95

Equipment & services		\$39.90
TV Box + Remote		\$9.95
Equipment Fee		\$29.95
Voice and WiFi Pro Expanded Coverage		

Service fees		\$46.00
Directory Listing Management Fee		\$6.00
Voice Network Investment		\$6.00
Broadcast TV Fee		\$34.00

Taxes, fees and other charges		\$6.98
Other charges		\$6.98
Regulatory Cost Recovery		\$2.84
Federal Universal Service Fund		\$4.14

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (904)599-9093, (904)342-7936

Visit business.comcast.com/myaccount for more details

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



Additional information

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

Comcast Business TV Update: Effective October 21, 2024, Bally Sports will be rebranded to FanDuel Sports Network.

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.

Upcoming Delivery Dates

<u>November 2024</u>	<u>December 2024</u>
Tuesday 12	Tuesday 10
Tuesday 26	Tuesday 24



Bottled Water * Filtration * Coffee

Enjoy crisp, refreshing Primo Water with .5L/24pk on-the-go bottled water delivered to your door. Stock up for Fall by ordering now at water.com/myaccount.

Customer Account#: 980956523356477

SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

Invoice Date: 10-30-24
Invoice #: 23356477 103024
Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
10-24-24		Previous Balance			171.79
		Payment - Thank You			-171.79
		Remaining Balance			0.00
10-01-24	T242756970010	CRYSTAL SPRINGS 5G PURIFIED WATER	17	7.99	135.83
		5.0 GALLON BOTTLE DEPOSIT	17	6.00	102.00
		5.0 GALLON BOTTLE RETURN	-17	6.00	-102.00
		Sales Tax			0.00
					135.83

Rec'd By:

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.

Previous Balance
\$171.79

Payment
\$171.79

Total New Charges
\$297.64

Pay This Amount
\$297.64

30356-P-0040

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to www.water.com



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 980956523356477
Due By: Upon Receipt
Late Fees May Apply After: 11-22-24
Total Amount Due: \$297.64

GL 1.320.57200 54600
HH Sub 10-4-24

☐ Check here and see reverse for address and phone corrections.

|||||
SAMPSON CREEK CDD
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351

↓ Mail Remittance With Payment To: ↓

|||||
CRYSTAL SPRINGS
PO BOX 660579
DALLAS, TX 75266-0579

020310 100124 09809565233564772 0029764 6 0029764 6 3

Invoice #:23356477 103024

Page 2 of 3

November 1, 2024

Sampson Creek

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 162.75

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

001.310.51300.42000

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

Restroom floors

From Darryl Hall <d.hall126@yahoo.com>

Date Mon 11/4/2024 3:51 PM

To Haley Hadd <hhadd@vestapropertyservices.com>

You don't often get email from d.hall126@yahoo.com. [Learn why this is important](#)

11/4/24

INVOICE # 110400024

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
Strip & wax men's & women's restroom floor	Upon receipt	\$625.00

Thank you,

Darryl Hall

GL 1.320.57200.45300
HH Sub 11-5-24

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

Invoice	
Date 11/01/2024	Number JAK11240010
Due Date 11/30/2024	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:
SAMPSON CREEK C.D.D.

For:
Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

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

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

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

For:
Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK11240010	11/01/2024	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	11/30/2024
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR NOVEMBER <					

GL 1.320.57100.45300
Htt Sub 11-5-24

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 6, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3480044

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. 3480044
17923-1

Re: General

For Professional Legal Services Rendered

08/03/24	T. Mackie	0.10	34.00	Research application of s. 787.06, prepare anti-human trafficking affidavit and transmit same to district managers
08/08/24	W. Haber	0.20	39.00	Review agenda for August meeting
08/09/24	W. Haber	0.20	39.00	Review resident inquiry regarding retaining wall repair
08/12/24	W. Haber	0.30	58.50	Respond to inquiry regarding resident comment
08/15/24	W. Haber	3.20	624.00	Prepare for and participate in Board meeting
08/23/24	W. Haber	0.40	78.00	Prepare amendment to license agreement for football practice; confer with Laughlin regarding same
08/26/24	W. Haber	1.60	312.00	Review inquiry regarding easements for wall repair; research public records; prepare response; review and respond to inquiries regarding sidewalk maintenance and responsibility for same

KUTAK ROCK LLP

Sampson Creek CDD

November 6, 2024

Client Matter No. 17923-1

Invoice No. 3480044

Page 2

08/30/24	W. Haber	0.30	58.50	Review and begin response to auditor request
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TOTAL HOURS	6.30
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TOTAL FOR SERVICES RENDERED	\$1,243.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,243.00</u>
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001.310.51300.31500

MAKE CHECK PAYABLE TO:



ADDRESSEE

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



EXP. DATE

AMOUNT PAID

DATE _____

BALANCE

11/1/2024

\$2,360.00

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

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2024	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		\$393.35	\$0.00	\$393.35
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
	Please remit payment for this month's invoice.		\$393.33	\$0.00	\$393.33

GL 1.320. 54100.46300
Sub 11-4-24

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

Credits	\$0.00
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Adjustment	\$0.00
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AMOUNT DUE

\$2360.00

\$2360.00

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

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

INVOICE

M&G Holiday Lighting
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150



↑ new address

Bill to

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

Invoice details

Invoice no.: 1034
Terms: Net 30
Invoice date: 11/04/2024
Due date: 12/04/2024

#	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.	0.5	\$125.00	\$62.50
2.		Holiday Lighting Reinstall	Reinstall WW C7 lighting to clubhouse and amenity building fascia/gutter line.	0.5	\$1,350.00	\$675.00
3.		Holiday Lighting Reinstall	Courtyard/ Neighborhood Entrances - Reinstall 36" pre-lit wreaths with custom bows and pre-lit garland to 24 light posts.	0.5	\$2,250.00	\$1,125.00
4.		Holiday Lighting Reinstall	Entrance - Reinstall 1, 48" pre-lit wreath with custom bow to the bridge at entrance of community.	0.5	\$62.50	\$31.25
5.		Holiday Lighting Reinstall	Entrance - Reinstall C7 WW lights to bridge at entrance of community.	0.5	\$87.50	\$43.75
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).	0.5	\$855.00	\$427.50
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.	0.5	\$625.00	\$312.50

8.	Holiday Lighting Reinstall	Reinstall 20, 15" WW LED snowflakes 4 per tree on the entrance side of community. These would be affixed just above the trunk at similar heights just above the trunk.	0.5	\$781.25	\$390.63
9.	Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths with pre-lit garland to the 2 front entrance median light posts.	0.5	\$125.00	\$62.50
10.	Holiday Lighting Reinstall	Reinstall C7 WW lights to the neighborhood signs at the entrance.	0.5	\$154.00	\$77.00
11.	Holiday Lighting Reinstall	Reinstall 6, 5' snowflakes and pre-lit garland to front entrance posts.	0.5	\$1,125.00	\$562.50
12.	Holiday Lighting Reinstall	Reinstall 5 custom holiday flags.	0.5	\$781.25	\$390.63
13.	New Install	Eagle Point and Stone Hedge Trail Monuments - 4, 36" Pre-lit wreaths with bows. One on each side of both monuments.	0.5	\$550.00	\$275.00
14.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous consumable installation products	0.5	\$125.00	\$62.50
15.	Equipment Charge	Boom rental for install and takedown.	0.5	\$825.00	\$412.50
16.	Take Down	Take down of lights and decor at the end of the season.	0.5	\$1,500.00	\$750.00
17.	Storage	Storage of lights and decor until 2025 holiday season.	0.5	\$625.00	\$312.50

Total

\$5,973.26

Deposit ↑

Ways to pay



View and pay

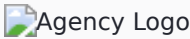
GL 1.320.57200.52065
HH Sub 11-5-25

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)





Invoice

INVOICE DATE

11/3/2024

INVOICE NUMBER

958492

BILLED FROM

CINDY HOWELL
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4019889	11/2/24	06:04 PM 10:04 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				TOTAL OFFICERS PAY				\$220.00
\$231.00				SERVICE FEE				\$11.00
Separate Check				TAX				\$0.00
TOTAL DUE							\$231.00	

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

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



Invoice

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

Invoice # 422867
Date 11/01/2024

Terms Net 30
Due Date 12/01/2024

Memo

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

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

Total 15,480.75

001.320.54100.34000