

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

*December 19, 2024*

## *AGENDA*



# **Sampson Creek Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

December 12, 2024

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, December 19, 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. Amenity Booking Request
- IV. Request from SJMSAA/Liberty Pines for Tennis Court Usage
- V. Update Regarding Splash Pad Surface
- VI. Brightview Landscape Update
  - A. Annual Operations Calendar
  - B. Quality Site Assessment
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. General Manager
    - 1. Report

2. Gym Equipment Renovation

E. Field Operations Manager

1. Report

2. Lake Doctors Report

VIII. Discussion of 420 St. Johns Golf Drive Control Structure Washout

IX. Discussion of Future Amenity Capital Projects

X. Discussion of Sidewalk Repair

XI. Discussion of Pool Renovation

XII. Discussion of Amenity Meeting Room Upgrade

XIII. Contracts Reviews/RFPs

XIV. Supervisors' Request

XV. Public Comments

XVI. Approval of Consent Agenda

A. Approval of Minutes of the November 21, 2024, Meeting

B. Balance Sheet as of November 30, 2024, and Statement of Revenues & Expenditures for the Period Ending November 30, 2024

C. Check Register

XVII. Next Scheduled Meeting – January 16, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XVIII. Adjournment

## *FOURTH ORDER OF BUSINESS*

Hi,

Here is the information you requested.

-What are the dates being requested (start and end dates, days, and time)

Practices will be every Wednesday afternoon starting 1/15/25 and going through 3/26/25 from 3:30 - 4:30 but as of Feb 12th practice can move to 2:30 - 3:30 because early release will resume.

Matches days we can be a little flexible on day of the week of either Thursday or Friday from 4-6pm. There are a total of 5 matches. 3 singles matches and 2 doubles matches. The more courts we can utilize at once the faster we are off the courts.

-How many participants in total. How many participants are residents?

There are 2 teams (JV and Varsity) for 22 player's total. More than half of the players will be from within the SJGCC community.

-What other communities had this request been made at. What is the status of those?

I have asked 2 other tennis court communities that have declined my request because the players do not live within their community. However, all the teams with community tennis courts have been granted access through the HOA to their community courts for the SJMSAA tennis program. Examples: Julington Creek Plantation, Durbin Crossing, Sawgrass, Marsh Landing

St Johns Forrest only has 2 tennis courts total and Johns Creek community only has 1 tennis court. Neither of those locations can support our need.

Where possible I book through the parks department, but I am limited in usage there because there are not very many courts.

Please let me know what additional information you need so we can help the kids have a successful season and be able to play home matches within their community. The middle schools in our area do not have the facilities so we rely on the kindness of our communities to help support our middle school athletes to develop and compete.

**April O'Donnell**

SJMSAA Tennis Commissioner

***"NOTICE:** The St Johns Middle School Athletic Association ("SJMSAA") middle school sports program is not operated or sponsored by the St Johns County School District. SJMSAA is an independent, private non-profit corporation, which uses District middle school names and facilities under a license agreement with the District, and which is solely responsible for the operation of the SJMSAA middle school sports program and its individual teams."*

## *SIXTH ORDER OF BUSINESS*

*A.*

[illegible]

*B.*



# Quality Site Assessment

Prepared for: **Sampson Creek CDD**

## General Information

**DATE:** Thursday, Dec 12, 2024

**NEXT QSA DATE:** Thursday, Mar 13, 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



1 Site Cleanliness



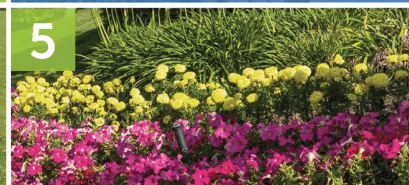
2 Weed Free



3 Green Turf



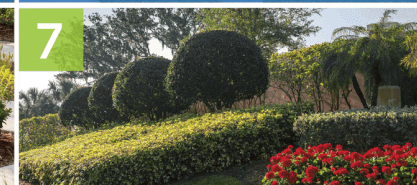
4 Crisp Edges



5 Spectacular Flowers



6 Uniformly Mulched Beds



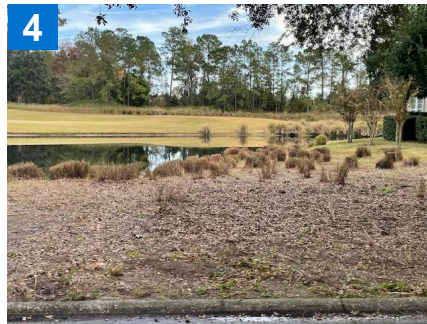
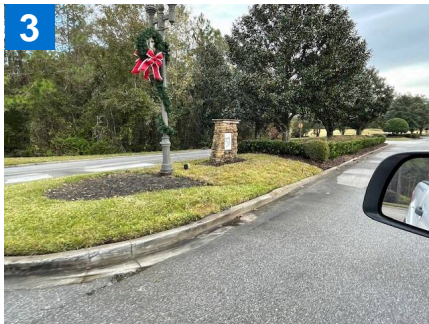
7 Neatly Pruned Trees & Shrubs



# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client

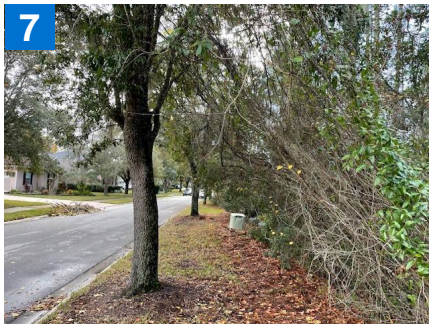


- 1** Our irrigation has been busy working on inspections and repairs. This picture is from a main-line break on a lank bank.
- 2** The crew has been diligent on working around the Christmas declarations.
- 3** We installed new sod on the island tip on St Johns Golf.
- 4** The crew has about finished cutting back the ornamental grasses.

# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



- 5** When it comes to the ornamental grasses in heavy shaded areas is to not cut them back like the rest on the community. We are apprehensive that the grasses won't grow back to there full potential because the lack of sunlight.
- 6** There are a few areas within the community that the crew will be grasses off the sidewalk.
- 7** Second week in January the crew will be working on cutting back wood-line within the property. We specified area to work on 1st.
- 8** The new Bermuda sod is establishing well.



# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



**9** New flower will be installed on 12-12-24.

**10** We installed new sod between holes 4 & 5.



## *SEVENTH ORDER OF BUSINESS*

*D.*

*1.*



## **SAMPSON CREEK CDD GENERAL MANAGER REPORT**

*12/11/2024*

### **Prior Events:**

**December 6<sup>th</sup>:** This month's Fun Friday at the Field was a festive celebration of Grinch-mas. This was the best turnout for a Movie on the Lawn that I have been a part of! Everyone, both young and old, loved the interactions with the Grinch and the provided hot chocolate.

**December 14<sup>th</sup>:** We held Santa's Workshop, a festive event featuring a meet-and-greet with Santa Claus and Mrs. Claus. Attendees had the opportunity to interact with Santa and engage in fun holiday-themed crafts. We had a DJ, a Frozen themed bounce house, and a "Create-a-Creature" activity. Kids were able to create a holiday creature where kids could build their own festive character and then design a t-shirt for them.

### **Upcoming Events and Programs:**

**December 20<sup>th</sup>:** 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!

**January 3<sup>rd</sup>:** First Friday Fun at the Field: Kickin it at the Field – a community kickball game. Since kids are out of school today and there are no lights on the field, this event will be held at 4:00 PM to ensure there's enough daylight for the game to take place.

**January 11<sup>th</sup>:** Penguin Polar Plunge. We're still finalizing the details for this event, but rest assured, the slide will be open, and this penguin will be sliding down in style!

**January 18<sup>th</sup>:** Goat Yoga! This event promises to be just as fun as it sounds; however, due to its nature, participation will be limited, serving as a way to assess needs for future events.

### **General Topics:**

**Lake Doctors:** Please see attached documents.

**Fire Inspector:** Fire Inspector Supervisor came out and inspected on Monday, 11/09. He stated he will follow up with me on the specific code and the exact requirements for each exit, also noting we might need both to be turned into exits due to deck occupancies. I hope to have more information available by the time of the meeting.





Vested in your community.

904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

[VestaPropertyServices.com](http://VestaPropertyServices.com)

**E-Bike Statement:** Mr. Harber has provided the approved legal wording for a statement regarding e-bike usage in the community. If the board agrees to approve this statement, I will send out a separate e-blast containing it and include it in future weekly e-blasts and our monthly newsletter.

“E-bikes are not permitted on the athletic field or CDD-owned amenity facilities and should be used only where bicycles are legally permitted. For everyone’s safety, please ensure that e-bikes do not exceed posted and/or applicable speed limits. If your child rides an e-bike, I encourage you to take a moment to review the proper etiquette and safety rules with them to help ensure a safe and enjoyable experience for all in our community.”

**Fitness Center Equipment Needs:** On Friday, 12/06, I met with Graham and Stacy about the possibility of replacing the equipment in the Fitness Center. It was decided that since the cardio equipment was replaced more recently, that the best place to start would be with the strength equipment and free weights. I reached out to both Rivertown and Julington Creek Plantation, which are managed by Vesta, as they recently went through the process of acquiring new equipment. Their statements are attached for your review. I am currently working to see when all strength equipment was purchased as well as working with companies like Technogym and Commercial Fitness.

The dumbbell area in this space urgently needs to be upgraded with new equipment. The current racks are causing significant wear on the dumbbells and are unable to support the heavier weights, which is leading to holes in the wall from the dumbbells slamming against it when dropped. This purchase does not require a contractor, as I procured 5-120lb dumbbells and new racks for Julington Creek Plantation earlier in 2024. Please let me know if you would like to move forward with getting quotes for new equipment and see a proposal for new dumbbells and racks.

**M&G Holiday Lighting:** All holiday lighting is now fully installed and shining bright! As you walk, run, or drive through the community, please let me know if you spot any displays that don't meet our standards, so we can take note and ensure they're replaced for next season.

**Jax Sound:** Although the company and I were unable to identify the root cause of the access card system failure last month, we discovered that the backup batteries failed to activate because they had expired. Both batteries have since been replaced, and there have been no reported issues. I want to thank the community for their patience and understanding during this time.

While the technicians were here working on the access card system, I gathered more information regarding the camera for the parking lot/basketball court. I confirmed with the technician that the paid quote includes a single-lens camera. He also mentioned that the original plan was for a 360-degree camera, though he wasn't sure why this changed. Additionally, power has been added to the pole, but a junction box is needed at the base to house the equipment before the camera can be installed. I'm currently coordinating with our maintenance team and Beacon Electric to have the junction box installed. A 360-degree camera can still be installed, but the quote will need to be adjusted, and a balance will be required.

Submitted by Haley Hadd

2.



## Gym Equipment Renovation

*Submitted by:* Haley Hadd

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### Statements from Other Vesta Properties Regarding Recent Equipment Renovations

**Julington Creek Plantation** – Completed their equipment renovation in 3 phases: Cardio, Strength Equipment, & Miscellaneous and Free Weights

- Phases:
  - o 6/14/2019: 18 pieces of cardio equipment - \$120,950.27 (with delivery and installation)
  - o 11/30/2020: 15 pieces of strength equipment - \$78,260.84 (with delivery and installation)
  - o 9/12/2022: 14 pieces of miscellaneous equipment (crunch bench, leg press, Olympic power rack, etc.) and 3 Olympic style barbells – 43,867.57 (with delivery and installation)
  - o 2/9/2024: Replaced all dumbbells 5-120lbs – Approx \$9,000
- *“Technogym has been the approved fitness equipment provider since the inception of the fitness offering here at JCP. It is an Italian company that is incredibly well built so it was chosen due to its quality. We have always been happy with the product and continue to purchase from them when we need to replace anything. The drawback is that it is an Italian company, so the items can take some time to ship, and a heftier price is associated with the equipment since it is from overseas. Their support is more than adequate and their subcontractors who service the equipment are responsive and knowledgeable.”*  
*-Matt Roberts, General Manager*

**Rivertown (Riverlodge)** – All new equipment was added as part of a new facility in July 2024

- Also has Technogym and uses their preventative maintenance program. All equipment was \$239,496.30 with shipping. This includes cardio and strength equipment as well as small additions like medicine balls, storage racks, weight plates, etc.
- *“Technogym is widely regarded as one of the top brands in high-end fitness equipment. They’ve also supplied equipment for the training facilities of both the Winter and Summer Olympic athletes.”*  
*- Kenneth Council, Amenity Manager*



## Gym Equipment Renovation

*Submitted by:* Haley Hadd

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### Statements from Other Vesta Properties Regarding Recent Equipment Renovations

- *“Technogym is a preferred vendor of the Developer, and it is of my opinion their equipment is far superior than some of their competitors.” – Jason Davidson, Regional Manager*

*E.*

*1.*



## **SAMPSON CREEK CDD FIELD OPERATIONS REPORT**

*12/19/2024*

### **BRIGHTVIEW LANDSCAPE**

- Haley and Jim met with Daniel Baughman on December 11 to discuss landscaping, questions, irrigation repairs, and common area updates.
- Brightview is on their off-season schedule which means they still come every week but do half the community one week and half the next week. Brightview is currently working to clean up common areas and perform cutbacks to the wood line.

### **PLAYGROUND FENCING**

- Discussion

### **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

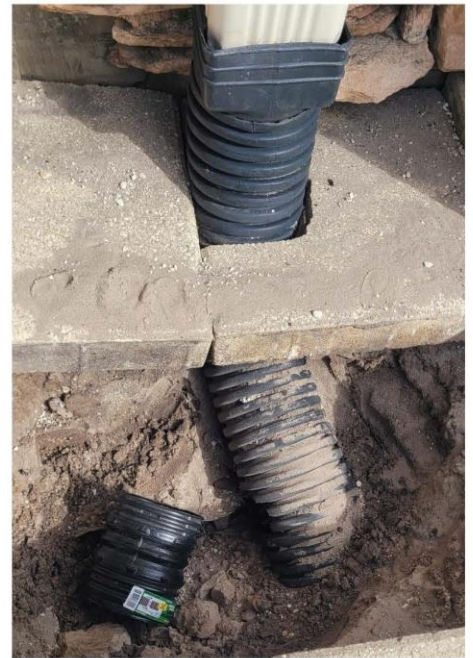
## COMPLETED PROJECTS

- Holiday lighting: many GFI's and transformers were replaced to ensure Holiday lighting stays on.
- Repaired electrical wiring on the bridge at the front entrance to the community to ensure the spotlights work.
- We have filled in many holes in the Soccer field and will continue to do so as needed.

Transformer replacement  
for Holiday lighting.



Pipe repair on Amenity Center  
patio area





Corkboard and backing were replaced at the Tennis Courts.



Sign replacement at the entrance of Stonehedge.



New Fitness Center signs were installed with new wording.



Illegal trash was removed from cemetery area.



Several signs were cleaned.



2.



Phase II







Pond Number	11/13/2024	1/15/2024	11/19/2024	11/21/2024
1	Inspected. Shoreline weeds could not be sprayed due to wind.	Treated for algae.		Treated for algae.
2	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.
3	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.
4	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.
5	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.

Pond Number	11/13/2024	1/15/2024	11/19/2024	11/21/2024
6	Inspected. Shoreline weeds could not be sprayed due to wind.			
7	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.
8	Treated for algae and invasive weeds.			Inspected. No treatment needed.
9		Treated for algae.		Treated for algae.
10	Inspected. Shoreline weeds could not be sprayed due to wind.			Inspected. No treatment needed.
11		Inspected. Looked really good.		Inspected. No treatment needed.
12		Treated for algae.		Treated for algae.
12A		Inspected. Looked really good.		Treated for algae.
13		Inspected. Added dye.		Treated for algae.
14		Inspected. Looked really good.		Treated for algae.

Pond Number	11/13/2024	1/15/2024	11/19/2024	11/21/2024
14A		Inspected. Looked really good.		Treated for algae.
15		Treated for algae.		Treated for algae.
16		Treated for algae.		Treated for algae.
17		Treated for algae.		Treated for algae.
19	Inspected. Shoreline weeds could not be sprayed due to wind.			
20			Treated for algae and shoreline vegetation.	
21			Treated for algae and underwater vegetation. Added dye.	
23			Treated for shoreline vegetation.	
24			Treated for algae and shoreline vegetation.	
24A			Treated for algae.	
24B			Treated for algae.	
25			Treated for algae and shoreline vegetation.	

25A			Treated for algae. Will treat with aluminum boat next treatment.	
26			Treated for algae.	



Pond Number	12/9/2024	12/11/2024
1		
2		Added beneficial bacteria
3		Added beneficial bacteria
4		Added beneficial bacteria
5		Added beneficial bacteria
6		Inspected. Looking great.
7		Inspected. Looking great.
8		Inspected. Looking great.
9		
10		Inspected. Looking great.
11		
12		
12A		
13		
14		
14A		
15		
16		



Pond Number	12/9/2024	12/11/2024
17		
19		Inspected. Looking great.
20	Treated for algae	
21	Treated for algae and underwater weeds	
23	Treated for algae	
24	Treated for algae	
24A	Treated for algae	
24B	Treated for algae	
25	Treated for algae and emergents	
25A	Treated for algae	
26	Treated for emergents	
Tech stated: "Ponds are in good condition overall"		



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 2  
**Work Order Number:** 1948345  
**Completed Date:** 11/13/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated pond 8 for algae and invasive weeds. Wind prevented spraying shoreline weeds. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

### Environmental Conditions

<b>Weather:</b>	Overcast
<b>Temperature:</b>	77.18
<b>Wind Direction:</b>	West
<b>Wind Speed:</b>	4.2
<b>Humidity:</b>	74.0000

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

**Services Completed by:**

Trey Aponte

**Customer Signature (if needed):**





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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:** 1948489  
**Completed Date:** 11/15/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated for algae in lakes and ponds. Also added dye in pond 13.

#1 treated for algae.

#9 algae

#11 inspected

#12 algae

#12a inspected

#14 inspected

#14a inspected

#15 algae

#16 algae

#17 algae.

Things are looking really good in this zone.

Thanks

Garrett  
Band Dye Added, Treated for Algae, Inspected Pond(s)

### 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



American Owned  
& Operated



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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 3  
**Work Order Number:** 1948757  
**Completed Date:** 11/21/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated for algae in lakes  
#1  
#9  
#11 inspection  
#12  
#12a  
13  
#14  
#14a  
#15  
16  
#17  
Things are looking great.  
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





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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 5  
**Work Order Number:** 1949122  
**Completed Date:** 11/21/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Inspections only no treatment needed in ponds. Ponds 2,3,4,5,7,8,10 are looking great. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 55.63  
**Wind Direction:** South-East  
**Wind Speed:** 3  
**Humidity:** 60.0000

Inspected Pond(s), Inspected OutFall Area, Treated for Algae

Services Completed by:

Trey Aponte

Customer Signature (if needed):





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## Completed Work Order Information

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**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:** 1949016  
**Completed Date:** 11/19/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds 21 for algae and underwater vegetation and dyed  
24 algae and shoreline vegetation  
25 algae and shoreline vegetation  
26 for algae  
25 A algae will treat with aluminum boat next treatment  
24 A for algae  
24 B for algae  
20 for algae and shoreline vegetation  
23 shoreline vegetation

### Environmental Conditions

**Weather:** Overcast  
**Temperature:** 78.01  
**Wind Direction:** South  
**Wind Speed:** 2  
**Humidity:** 63.0000

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](mailto:marc.thigpen@lakedoctors.com)

American Owned

& Operated



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**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 2  
**Work Order Number:** 1954155  
**Completed Date:** 12/11/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations


Added beneficial bacteria to ponds 2,3,4 and 5. All ponds are looking great. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

### Environmental Conditions

**Weather:** Raining  
**Temperature:** 67.86  
**Wind Direction:** South-East  
**Wind Speed:** 11.5  
**Humidity:** 93.0000

Inspected Pond(s), Inspected OutFall Area, Beneficial Bacteria Added

**Services Completed by:**

  
Trey Aponte

**Customer Signature (if needed):**







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:** 1954921  
**Completed Date:** 12/9/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds 21 for algae and underwater weeds on 12/5  
24 for algae  
25 for algae and emergents  
20 for algae  
26 for emergents  
25 for algae  
24A for algae  
24 B for algae  
23 algae  
Ponds in good condition overall. Any questions or concerns call me

### Environmental Conditions

**Weather:** Overcast  
**Temperature:** 56.34  
**Wind Direction:** North  
**Wind Speed:** 2  
**Humidity:** 94.0000

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

Services Completed by:

Customer Signature (if needed):



A handwritten signature in blue ink that reads "Thigpen".

Marcus Thigpen

904-226-5283 | [marc.thigpen@lakedoctors.com](mailto:marc.thigpen@lakedoctors.com)

**American Owned**

**& Operated**

*EIGHTH ORDER OF BUSINESS*



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

---



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

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

PROPOSAL

5345

<b>CUSTOMER:</b> Matthews Engineering	<b>PHONE:</b> 904-826-1334	<b>DATE:</b> 10/22/2024
<b>STREET:</b> 7 Waldo St.	<b>JOB NAME:</b> 420 St. Johns Golf & Country Club	
<b>CITY/STATE/ZIP:</b> St. Augustine, FL, 32084	<b>JOB LOCATION:</b> 420 St. Johns Golf Dr, St. Augustine, FL,	
<b>ATTN:</b> Mike Silverstein	<b>E-MAIL:</b> msilverstein@mdginc.com	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
<b>Seq: Storm Standard Services</b>				
8.00	Storm Standard Cleaning (8HR Day Rate) - 1 Day	HRS	295.00	2,360.00
8.00	Storm Standard CCTV (8HR Day Rate) - 1 Day	HRS	265.00	2,120.00
5.00	Storm Offsite Disposal (5 Ton Minimum)	EA	135.00	675.00
1.00	Flex Hose Rental (Up to 250FT)	EA	600.00	600.00
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
1.00	Fuel Recovery - CCTV Truck (Per Mobilization)	EA	75.00	75.00
<b>Seq: Diving/Plugging</b>				
2.00	Storm Plug Rental - 15"x30" (1 Plug for 2 Days)	DYS	180.00	360.00
1.00	Storm Plug Installation - 15"x30"	EA	550.00	550.00
1.00	Storm Plug Removal - 15"x30"	EA	550.00	550.00
1.00	3" Pump Rental - Storm Dewatering	LS	350.00	350.00
4.00	Storm Dewatering/Recharging Plugged Systems	HRS	185.00	740.00
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
2.00	Fuel Recovery - Dive Truck (Per Mobilization)	EA	75.00	150.00
<b>TOTAL</b>				<b>9,070.00</b>

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



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- 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

-TV Truck Hourly Rates: \$265 per hour

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

Recharging of plugged systems will be billed hourly at the rate shown.

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.\*\*\*





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<b>Heavy Cleaning Rates</b>	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	10/22/2024
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.



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

**PROPOSAL**

5345

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

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
<b>Seq: Storm Standard Services</b>				
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
<b>Seq: Diving/Plugging</b>				
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
<b>TOTAL</b>				5,280.00

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- 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.
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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.

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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			



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**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.

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**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:**

1. SEE PD1 (SHEET 21 OF 64) DRAINAGE NOTES.

2. EXCAVATION STOCKPILES (TYP.)

SILT FENCE

SILT FENCE





[illegible]

# STRUCTURE DATA TABLE

[illegible]

## *NINTH ORDER OF BUSINESS*

# Potential Future Capital Improvements

## Sampson Creek CDD

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 any 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.

Decisions to develop a project would occur in public meetings and would be part of the public record.

Item	Description	Estimated Cost
<b>Amenity Room Enhancement</b>	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing	To be Determined
<b>Pool Area Enhancement</b>	Remodel pool area deck to utilize more space that is currently not being used	\$338,400
<b>Pickleball Courts</b>	Construct pickleball courts within the community	\$259,699 - \$293,940
<b>Tennis Court Enhancement</b>	Add pass through between courts as well as shaded sitting areas	To be Determined
<b>Playground Enhancement</b>	Replace old declining wooded playground with modern plastic components	To be Determined
<b>Fence around Playground</b>	Add fence and access card system around playground area	To be Determined
<b>Upgrade to Fitness Equipment</b>	Upgrade old fitness equipment with new modern machines	To be Determined



# Potential Future Capital Improvements

## Sampson Creek CDD

### **Amenity Meeting Room Enhancement:**

The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs as inspiration for this project. One of those photos is below, and several more are available in the agenda packet for the regular CDD meeting held on May 16<sup>th</sup>, 2024.



# Potential Future Capital Improvements

## Sampson Creek CDD

### Amenity Meeting Room Enhancement:

Matthews Engineering proposed three possible design plans for the amenity room during the regularly scheduled meeting on July 18<sup>th</sup>, 2024. One of the potential enhancements to increase the current space encompassed by the room is below, the two others can be found in the agenda packet for that July meeting posted on the CDD website.

Any expansion would likely include the addition of windows into the west facing wall, affording meeting participants a beautiful view out to the main pool.



# Potential Future Capital Improvements

## Sampson Creek CDD

### Pool Deck Enhancement:

Around 2017 the neighborhood undertook a multi-phased project to enhance the pool area, which included closing-up the baby pool in the upper patio, installing the splashpad and surrounding spaces, and upgrading the upper pool patio to make it more usable for our residents. The first two projects completed, but the third was left incomplete.

This project proposes to complete that original effort by reconfiguring the upper pool deck, opening a staircase between the lower and upper decks that faces the pool, and increasing the available usable space for parents, families, and guests when they enjoy the pool.

Additional design specs are included in the agenda packet for the June 20<sup>th</sup>, 2024, meeting.



# Potential Future Capital Improvements

## Sampson Creek CDD

### Installation of Pickle Ball Courts:

The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

Below is a summary of several key points about the project, for your consideration:

### Site Selection:

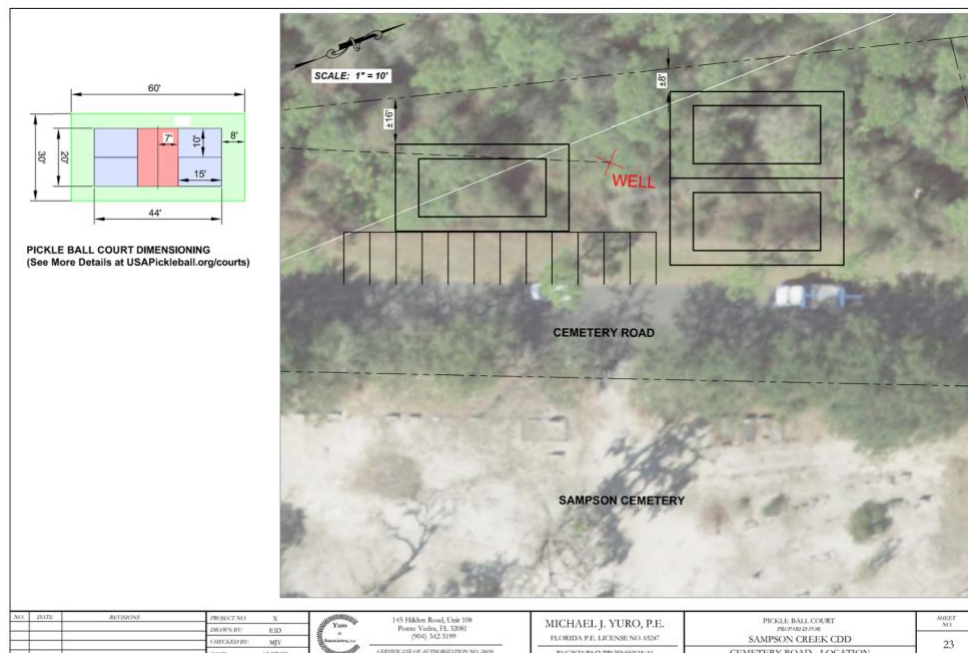
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along cemetery road, which would be accessible via Brookhaven Drive. Please see the attached file with the likely placement of the courts.

### Sound Study:

A sound study was commissioned to assess the potential impact around the proposed site. This study has been posted to the CDD website at the following link for your review:  
<https://www.stjohnsgcc.org/documents-2/>

### Project Cost Estimates:

The CDD's engineering firm has provided an initial project cost estimate of \$294K (for three courts) or \$260k (for two courts). Funds from the 2020 bond series would be utilized to cover these costs.



# Potential Future Capital Improvements

## Sampson Creek CDD

### **Tennis Court Area Enhancements:**

During a recent walk-around of the tennis courts, district staff noted the two oak trees planted between the two fenced-in court areas. One of those trees may not be thriving and that either tree may push roots up under the tennis courts, disrupting the playing surface.

This project is the result of the ensuing, “What else might we do with the space?” conversation started that day. This resulted in three different suggestions should we find ourselves needing to repurpose that space:

### **Options:**

1. Re-landscape the area between the fenced in courts
2. Open the fences between the two court areas, allowing transit between courts 2 and three without having to leave the fenced in area. Add a covered seating area, similar to those already present on the courts.
3. Open the fences as noted above and install a counter area that would allow residents to host small gatherings in the area between the tennis courts, including a permanent roofed shelter area. Add additional cart parking at the sidewalk, and include a 3<sup>rd</sup> gate to provide carded access to this central area.

This project is in the ideation stage, only, no development work has occurred to-date.

## *ELEVENTH ORDER OF BUSINESS*



ESTIMATE

River Stonework  
8570 Philips Hwy suite #101  
Jacksonville, FL 32209

phill@riverstonework.com  
(904) 7337077  
www.riverstonework.com



**Bill to**  
John Westcott  
st johns golf and country club  
219 st johns golf dr  
st augustine, fl 32092

**Ship to**  
John Westcott  
st johns golf and country club  
219 st johns golf dr  
st augustine, fl 32092

**Estimate details**  
Estimate no.: 14025  
Estimate date: 12/12/2024  
Expiration date: 01/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.		DEMO			
2.	Demolition	DEMO FOLLOWING: *OLD PAVERS *OLD WALLS *OLD STAIRS	1	\$10,000.00	\$10,000.00
3.		NEW **MEASUREMENTS PROVIDED BY CLIENT**			
4.	Job Preparation	Includes grass and soil removal, grading and alignment.  SQFT PROVIDED PLUS 10% FOR CUTS AND WASTE	1	\$1,980.00	\$1,980.00
5.	Paver 2-3/8	Paver 12x12x2-3/8	2280	\$12.00	\$27,360.00
6.	Retaining Wall	NEW RETAINING WALL WITH CAPS 6 ROWS TOTAL  WITH REGULAR STONEGATE BLOCKS	1	\$20,000.00	\$20,000.00
7.	Step Up Or Down With Stonegate Wall Block	(5) 4' length x 12" wide x 6" high (5) 24' length x 12" wide x 6" high  WITH COPING ON EDGE	1	\$17,000.00	\$17,000.00

8.		FEES			
9.	Job Site Cleaning	Debris and pallets removal and disposal. Overall cleaning.	1	\$165.00	\$165.00
10.	Delivery		4	\$350.00	\$1,400.00
11.	Sales	DUMPSTERS	1	\$1,500.00	\$1,500.00
12.		COMMENTS			
13.		NOT INCLUDED: *RAMPS *FENCE (REMOVE OR INSTALL) *PLANTERS *IRRIGATION. *GAS/ELECTRICITY/PLUMBING.			
14.		**ALL MEASUREMENTS PROVIDED BY CLIENT**			

Total	\$79,405.00
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Note to customer

-Pool renovations, will require professional cleaning.  
-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.  
-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.  
-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.  
A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Expiry date	01/12/2025
-------------	------------

Accepted date	Accepted by
---------------	-------------



DrBond is ideal for thin 30mm  
paver overlays. See page 126

# CITY SERIES

PAVER / 30MM / 60MM

8 x 8"

8 x 12"

12 x 12

16 x 16"

\*Only available in 60mm



AMARETTO



NAPOLI



SLATE



TITANIUM



STONEGATE® - 00000



TOP BOTTOM STONEGATE® - 00000

## STONEGATE® ▶

Stonegate wall blocks are the perfect combination of function and style. Available in three unique shapes and sizes, they have a weathered, cut-stone appearance. The double-sided Stonegate wall blocks can be installed in patterns or irregularly, emulating the look of quaint European village stonework.



Large  
16-14x10x6



Medium  
12-10x10x6  
#RW02150



Small  
6-4x8x6



AUTUMN BLEND



GLACIER



GRANITE



SAND DUNE



SIERRA

Standard Colors:

SP per Cube: 26 / Cube Weight: 2500 lbs / Surface: Tumbled

Stonegate wall blocks are sold by the full cube only. Each cube contains a combination of 3 sizes of wall blocks.





BULLNOSE - SIERRA



TOP: BULLNOSE - SIERRA, BOTTOM: BULLNOSE - TAN

## BULLNOSE COPING ▶

Bullnose coping is a perfect addition to any hardscape project and is most commonly used as the finished edge around pools. However, bullnose coping can also be used as a highlight to an entryway, steps or any other application requiring a finished edge.



Regular Bullnose  
#BN02020



2-3/4\"/>



4\"/>

**\$7 per Cube:** 455 (Regular), 320 (2-3/4\"/>

### Standard Colors:



AUTUMN BLEND



OLD CHICAGO



SAND DUNE



SANDSTONE



SIERRA



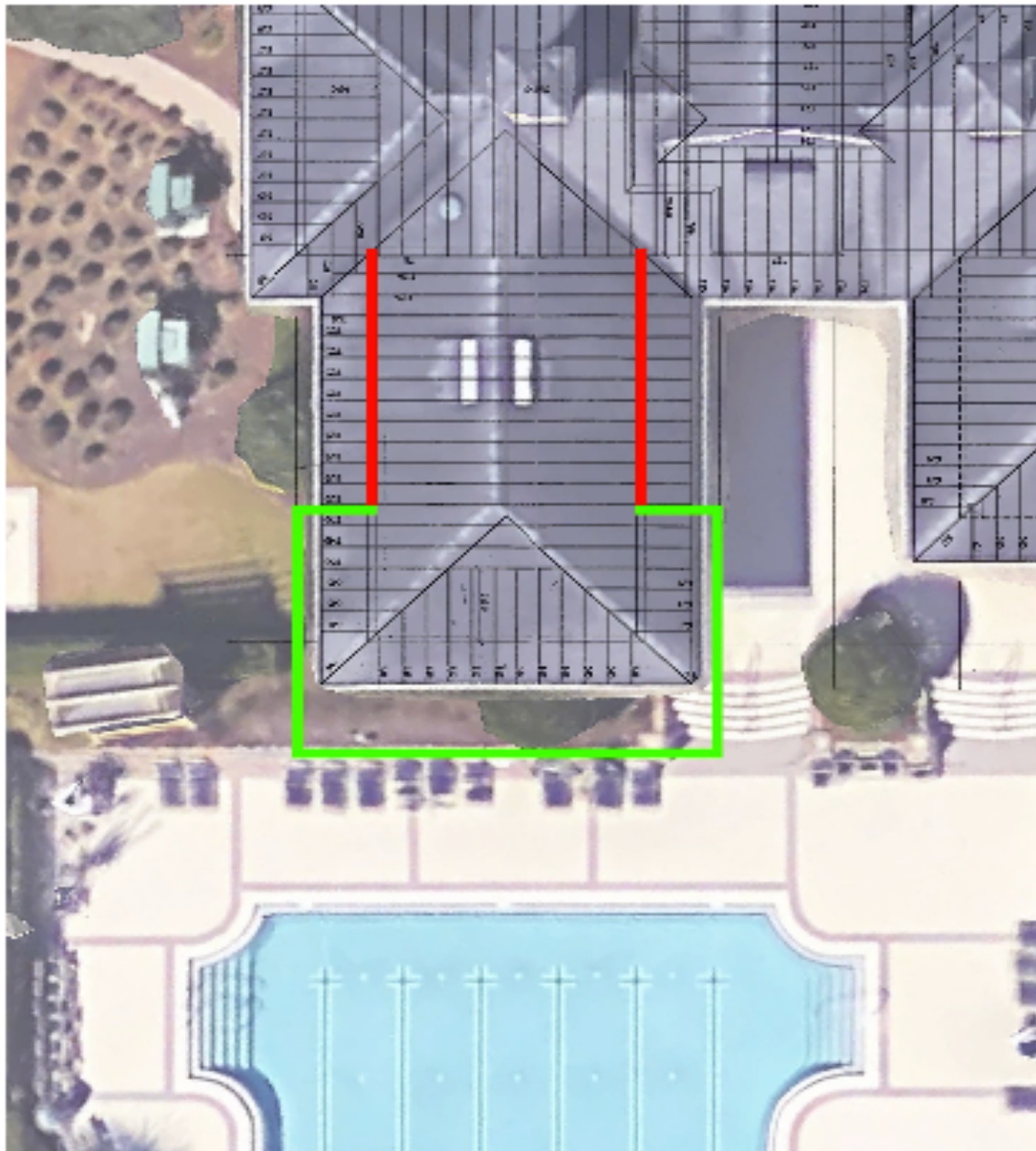
TAN

## *TWELFTH ORDER OF BUSINESS*



## OPTION 3

EXISTING SQF: +/- 880  
ADDITIONAL SQF: +/- 500  
TOTAL SQF: +/- 1,380



## OPTION 3





- Estimated Cost - \$300k-400k. This would include structure, interior finishes, mechanical and electrical component, and plumbing fixtures. Resident style equipment or any furnishings are NOT included. Civil and landscape work is also NOT included.
- Fees - \$30k-\$35k. This includes Architectural, Mechanical, Electrical, Plumbing, and Structural Work.



*THIRTEENTH ORDER OF BUSINESS*

## Sampson Creek Agreement Tracker

<b>Description</b>	<b>Entity</b>	<b>First Contract Date</b>	<b>Contract Start Date</b>	<b>Contract Renewals</b>	<b>Contract End Date</b>
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	Brightview	11/1/22	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	10/6/22	Automatic Annual Renewal	10/31/23 ; Renewed for FY 24 & 25
District Counsel	Kutak Rock LLP	10/21/2021*	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated
District Management	GMS	9/8/05	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated
Dissemination Agent	GMS	9/22/16	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed
Lifeguards	TBD	N/A	3/17/25	None	Contract Only for Spring/Summer Season
Janitorial	Jani-King	10/12/11	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed

\*District transitioned from Hopping, Green & Sams to Kutak Rock at this date. The District Attorney remained the same.

*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, 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.

Present and constituting a quorum were:

Graham Leary	Vice Chairman
Mike Davis	Supervisor
Lori Weitzel	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel
John Westcott <i>by phone</i>	District Engineer
Jim Masters	Vesta Property Services
Dan Fagen	Vesta Property Services
Rodney Hicks	Brightview
Daniel Bauman	BrightView
Nikki Mejia	Specialty Services
Kerry Tanner	Central Security
Residents	

*The following is a summary of the actions taken at the November 21, 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 April O'Donnell, representing the Saint Johns Middle School Athletic Association (SJMSAA), requested use of the CDD's tennis courts for the middle school's tennis team. On Wednesday, December 4<sup>th</sup> they would need the courts for an hour for tryouts and

starting on Wednesday, January 15<sup>th</sup> from 3:00 p.m. to 5:00 p.m., they would need two courts for practice every Wednesday, until the end of March and three courts every other Thursday from 4:00 p.m. to 6:00 p.m. for match days. Most students on the team, lived in St. Johns Golf & Country Club. Mr. Justin Palasotti, President of SJMSAA, explained school courts, were limited, as schools were being built without amenities there was a lack of parks in the area that had tennis courts. Other teams were using tennis courts in Durban Creek, Julington Creek and Ponte Vedra. They carried insurance and were willing to pay to use the CDD courts. Ms. Weitzel pointed out that they must find out from the Tennis Pro, how many courts were being utilized for lessons on Wednesdays. Mr. Davis requested that this item be included on the agenda and information be provided to the Board at a future meeting, on days that the tennis courts were utilized, as the tennis courts were used for different groups, as well as clinics for kids on Monday and Wednesday afternoons. Mr. Leary agreed with placing this item on a future agenda and in the interim, requested that participants who were residents, reserve the tennis courts. *There was Board consensus to deny the request at this time and place this item on a future agenda and staff provide further information.*

Resident Mike McCormick of 604 Remington Court thanked BrightView for their attention to the St. Johns Golf Drive entryway, hoped that attention was given to the west side of St. Johns Golf Drive, from the service road to Hole #17 and requested that the small billboards in the right-of-way for the Golf Academy, be removed. Mr. Masters would pull them. Mr. McCormick noted on the Capital Improvement List, more wording was added, which was misleading and residents were expecting more detail, prioritizing them and time to respond and provide feedback. Mr. Davis appreciated this feedback and encouraged residents to provide feedback. Resident Hank Rosen of 1912 Cross Pointe Way asked if anything was decided on the capital improvements. Mr. Leary confirmed no capital items were approved, but this item would be discussed later in the agenda.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Consideration of Resolution 2025-01, Declaring Board Vacancy (Seat 2 & Seat 4)**

Mr. Laughlin reported that since no one qualified for Seats 2 and 4, the Board must declare them vacant.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor Resolution 2025-01 Declaring a Vacancy in Seat 2 and Seat 4 Pursuant to Section 190.006(3)(b), Florida Statutes and Providing for Severability and an Effective Date was adopted.

**B. Appointment of New Supervisors to Fill Vacancy (Seat 2 & Seat 4)**

Mr. Laughlin was informed that Ms. Lori Weitzel was interested in keeping her seat. The other open seat was held by Mr. Brad Weger. The Board could decide to solicit resumes for the next meeting and Mr. Weger would hold the seat for 90 days, until there was a replacement.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor appointing Lori Weitzel to fill the vacancy in Seat 4 was approved.

Mr. Davis asked if Mr. Weger would automatically serve. Mr. Haber explained that Mr. Weger would serve for 90 days starting from November 19<sup>th</sup>, until the Board filled the vacancy. Mr. Leary recommended reviewing resumes in January. Mr. Davis requested sending an e-blast to the community regarding the vacancy and placing this item on every agenda, until it was filled.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor soliciting resumes to fill Seat 2, sending an e-blast to the community and reviewing the resumes at the January meeting was approved.

**C. Oath of Office for Newly Appointed Supervisors**

*Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Lori Weitzel.*

**D. Election of Officers, Resolution 2025-02**

Mr. Laughlin presented Resolution 2024-04, for the Election of Officers. There was Board consensus to keep the same officers.

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor retaining the same slate of officers as evidenced by the adoption of Resolution 2025-02 was approved.

- **Splash Pad Update**

Ms. Nikki Mejia of Specialty Services, a certified installer for AquaFlex and PebbleFlex, had 17 years' experience. It was intended for waterplay features, to prevent slip and falls and injuries. The CDD's splash pad, had thermoplastic or EPDM rubber, which was a common granular rubber used for park environments, but was not intended for water play. If the splash pad had potable water, it may have lasted longer, but because this splash pad had a recirculating system with chlorine and acid being introduced to the water every few minutes, the product did not last longer than 18 months. It had the same chemistry as a car tire and did not have any UV stability or chemical resistance. On a residential pool deck, it would perform, because it did not get the constant water splash. It was only recommended on a playground where there was rainwater. Other products had a better chemistry for treated water, like thermoplastic urethane, which was resistant to acid and chlorine and was UV stable. Disney used AquaFlex, which had a three-year warranty and 10-year lifecycle. Ms. Weitzel appreciated Ms. Mejia speaking to the Board and the information she provided but questioned whether their type of system was known when the installation occurred. Mr. Laughlin believed that the contractor was aware that it was intended for a splash pad. Ms. Weitzel questioned whether toxicology testing was completed and approved by the Florida Department of Health (FDOH). Ms. Mejia indicated that there would have been a letter from FDOH, approving the contractor to use Soft Crete and it would be tested to ensure that it did not leach toxins into the water.

Mr. Laughlin confirmed that Soft Crete applied the rubber, but did not know the brand name of the product. Ms. Mejia explained that FDOH required a variance and toxicology testing, due to a bad bacteria outbreak in the 1980s, when many people ended up getting sick from a soft surface in a municipal kiddie pool. Mr. Haber advised that the contractor was contractually obligated by the language in the contract to obtain all approvals required for the project and if they failed to do so, they were in breach of contract, as the CDD relied on their professional expertise for the installation. Mr. Leary recalled that he met briefly onsite with Mr. Laughlin and Mr. Masters, to get an overview of the project and questioned whether Ms. Mejia recommended AquaFlex and how many splash pads they installed it in similar communities. Ms. Mejia

confirmed that AquaFlex was recommended and this product was installed in over 1,000 communities since 2007. She was an independent representative of AquaFlex and PebbleFlex, based out of Naples and was the only certified installer by the manufacturer of AquaFlex. Mr. Leary requested that Ms. Mejia provide a list of properties where this product was installed, as well as a proposal. Ms. Mejia indicated that she provided, as well as a document explaining the differences between thermoplastic urethane and an EPDM rubber.

Mr. Davis questioned the process and how long it would take. Ms. Mejia stated it would take three days and they would start with a floor scraper to remove the rubber, scarify the top coat, pressure wash it and install it in one day, if it was one color. However, this splash pad had a two-color pattern and it could take up to four days. Mr. Davis noted that the Board wanted the best solution to make the space usable for the kids. Ms. Mejia noted that the upfront investment was costlier to do it the right way, but they would get the longevity and integrity in the long run, by having the right product. The white matter on the top coat was calcium from the water, which could be removed with acid, but the cracks were due to not having control joints in the slab. To cover the cracks, they could open it, seal it and saw cut some control joints, to prevent future cracks and recommended a deep cleaning and roll coat every three years for \$2,000, to get rid of the calcium and keep the pebbles. Ms. Mejia further recommended a minimum thickness of three-eighths, which was the standard thickness for a splash pad and warned that the CDD could get into trouble, if FDOH noticed that their splash pad had a soft surface and recommended asking for the variance. The next variance meeting was on January 8<sup>th</sup>. The Board thanked Ms. Mejia for the presentation and this item would be discussed further under Supervisors' Requests.

#### **FOURTH 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. Daniel Bauman of BrightView provided the following report:

1. The crew focused on beds along Leo Maguire Parkway, establishing them and trimming grasses. They recommended upgrades to fill in gaps where old plant material declined and removing grass on the sidewalk along St. Johns Golf Drive, between the golf course and road and replacing with Bermuda. *Mr. Leary*



*preferred to remove the grass, as they were constantly growing over the sidewalk and doing the work in the Spring.*

2. The irrigation team continued to perform monthly inspections.
3. Three different options were provided for landscape upgrades at the Eagle Point entrance.
4. New Bermuda sod was installed on November 12<sup>th</sup> or 13<sup>th</sup>. An area of sod still needed to be installed by the tennis court.
5. A proposal was included to replace areas of Bermuda sod from the corner of Leo Maguire Parkway and St. Johns Golf Drive to the entrance of the clubhouse. *Mr. Leary did not receive the proposal and requested that it be re-submitted and asked what was recommended. Mr. Bauman recommended postponing the work until the Spring.*
6. Three different options were submitted for landscape enhancements to the existing beds on Leo Maguire Parkway on the right-hand side, between the curb and the sidewalk. Crepe Myrtles were recommended.
7. Landscaping that was damaged near the tennis courts, due to chinch bugs, was replaced at no cost.
8. Pine straw application was completed throughout the natural areas. A few areas still needed to be addressed. *Mr. Leary asked if the Eagle Point entrance was scheduled to receive pine straw. Mr. Bauman indicated that it would receive mulch.*
9. Within the month of January, their crew would be raising canopies and encroaching wood-lines.
10. Within the most recent irrigation inspection, repairs were needed, such as a break at the Eagle Point exit.
11. Turf application consisting of a fertilizer, insecticide and an herbicide, was recently completed.
12. Between the sidewalk and basketball court hedges, a washout was noted, due to a hole in the ground that was caused by a later-line break within the hedge, causing water to travel underground and coming out the hole, 10' from the break. It had

since been repaired. An additional washout was found in between the sidewalk and the curb, where the new sod was installed.

Mr. Leary pointed out that this was the area where mud was collecting on the sidewalk, which he spoke to Mr. Masters about. Mr. Davis thanked BrightView for addressing the encroaching wood-lines and questioned the setback that the forest would go from the side of the street. Mr. Laughlin would view the Property Appraiser website, as it could be an easement area. Mr. Hicks stated that they would maintain it, but if the Board wanted to go beyond 12 to 16 inches, it would be outside of their scope. Mr. Davis requested that they look at a line of forest between 808 and 824 Hampton Crossing Way, as a line of Oaks were encroaching the forest. Mr. Bauman noted 21 main common areas throughout the community that needed to be cut back to the wood-line and raising the canopy, but since they were now into the Winter season, these areas would be addressed. Regarding the proposal for landscape upgrades at the Eagle Point entrance and the three different options that were provided, Mr. Leary preferred to mulch it, as Magnolias generated a tremendous amount of leaves and questioned whether other entrances needed to be included. Mr. Bauman pointed out that there were many shaded areas and was trying to find plant material that would be better suited. Mr. Leary requested that it be completed in the Spring. Mr. Davis agreed with combining front entrance work at Eagle Point with the replacement of Bermuda sod, from the corner of Leo Maguire Parkway and St. Johns Golf Drive to the entrance of the clubhouse, not doing any new plantings until Spring and questioned the preferred option. Mr. Bauman preferred Option 1, as it was cleaner, not as cluttered and would be easier for them to maintain. Mr. Davis requested that the proposals be included in next month's agenda package. *There was Board consensus to table the proposals and include them in the next agenda package.*

Mr. Leary questioned whether there was anything that the Board needed to approve from a landscaping standpoint. Mr. Masters indicated that he was expecting Mr. Bauman to send him a proposal to sod the area next to the sidewalk on Leo Maguire Parkway, which looked bad and planned to meet with him to discuss landscape issues. They discovered a few weeks ago, that the CDD was responsible for the irrigation around Cemetery Road. There was a hose bid next to the golf course and a valve that was turned on four times a year and was leaking. Mr. Masters was informed by Mr. Yuro, that there was an agreement with the developer for the CDD to handle irrigation issues and contacted Ms. Deborah Sampson, in charge of the cemetery, who would

notify him when someone comes out to turn on the valve and offered to show it to Mr. Bauman. He would turn off the irrigation on the soccer field tomorrow, in order to open the soccer field back up. Mr. Bauman offered to go out to the cemetery with Mr. Masters next week. Mr. Leary appreciated BrightView's report.

## **FIFTH ORDER OF BUSINESS**

### **Security Update**

Mr. Kerry Tanner, Director of Operations, reported that year to date, there were 56 incidents, anything from trespassing issues or calls to the sheriff's office, 1,663-foot patrols, 314 vehicle patrols and 201 citizen contacts. They issued 20 warning notices for trespassing and drove 1,600 miles in a patrol car. Mr. Davis noted a number of recent incidents where individuals were driving motorbikes, one of which he witnessed through the fence on the tennis court, the other night. Mr. Tanner stated they were trying to address it, but the biggest problem was that they drive off, when spotted by the guard. It would take time for the guards to make contact with them, as their policy was not to pursue them; however, Officer McKenzie contacts the Sheriff's Office when he notices one, but by the time they arrive, the individual left the area. Mr. Davis suggested that Central Security have a sheriff onsite for a period of time, so that they could catch the violators. Mr. Laughlin offered to contact the officer who performed off-duty shifts in the community. Mr. Leary had the same concerns, as he witnessed the same motorcycle traveling at a high speed in and around their amenities and sidewalks, appreciated Central Security staying on top of it and suggested sending an e-blast to the community regarding motorcycle use and setting a policy on motorcycles and scooters, as currently, golf carts were permitted on sidewalks and was concerned about seeing scooters traveling at high rates of speed. Mr. Leary felt that they needed to communicate that motorcycles, from a safety standard, should not be around their amenities and on sidewalks.

Mr. Haber recalled prior discussion about golf carts having decals and only being allowed to enforce on CDD property where golf carts were not allowed. In certain areas, paths were constructed for golf carts to be used by anyone, pursuant to the Traffic Enforcement Agreement, but did not know whether motorcycles were permitted on golf cart paths. However, property that the CDD owned, the Board had the right to say no to electric bikes or motorcycles on property that the CDD owned and would see whether motorcycles were permitted by the St. Johns County law on the paths that were built for golf cart use. Mr. Davis requested sending out

communication to the public regarding motorized vehicles, as the more people become aware of it, the occurrences would stop. Mr. Masters offered to send out an e-blast and suggested that the Board set a policy not allowing electric or gas-powered scooters on Amenity Center property. Mr. Leary felt that enforcing scooters would be a challenge, as many kids used them, but did not want people using them on sidewalks. Mr. Haber advised if the Board was going to set a rule and not enforce it, the District was opening themselves up to liability, versus not having a rule. *After further discussion, there was Board consensus for Mr. Haber to research whether motorcycles were permitted by the St. Johns County law, on the paths that were built for the golf carts and report back to the Board at the next meeting and for Mr. Masters to send out communication to residents regarding motorized vehicles.* There being nothing further, Mr. Tanner left the meeting.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber reminded the Board, that they had until the end of the year, to complete their four hours of ethics training and offered to circulate the links for the free training. It did not apply to Ms. Weitzel, who was just re-elected to the Board and only applied to Supervisors who were elected prior to March 31<sup>st</sup>. No registration or certificate were required, as it was based on the honor system, when filling out Form 1 in 2025. Ms. Weitzel questioned whether Mr. Haber had all of the Soft Crete agreements for review. Mr. Laughlin stated there was only one agreement, which Mr. Haber had a copy of.

#### **B. Engineer**

Mr. Westcott reported that 11 different contractors were contacted for the pool renovation proposals and would provide an update when this agenda item was discussed.

#### **C. Manager**

There being no comments, the next item followed.

#### **D. General Manager Report**

Mr. Fagen reported that Ms. Haley Hadd was on her honeymoon and she and her staff was doing an outstanding job with their events and communication with residents, as he received good feedback. *Golden Mornings* was held on the third Thursday of each month, including today

and it seems to be growing. Coffee and doughnuts were offered to residents. Several events were coming up over the holidays. The Lake Doctors Report was included as part of Ms. Hadd's report. There was a better reporting system for Lake Doctors, so nothing was missed. Lake Doctors had been very responsive. Mr. Davis appreciated the continuing expansion of the coverage by Lake Doctors, as well as including a map and table, which were useful. Ms. Weitzel was happy to see *Fun Friday at the Field* come back, as it was well attended. Mr. Masters received a request to move the location of the food trucks to the side of the field or blocking off the parking lot, as they were not doing well in the current location. Ms. Weitzel agreed, as they were moved to the roundabout. Mr. Masters pointed out that they would be moved back to the parking lot, to see if they get better usage. Mr. Leary had no issue with moving them, as long as someone cleaned up the trash. Ms. Weitzel liked seeing the bounce houses and staff wearing their Vesta shirts, but requested that there be lawn games, such as the big Connect 4 and sending out communication to residents for the December events.

**E. Field Operations Manager**

**1. Report**

**2. Lake Doctors Report**

Mr. Masters presented the Field Operations Manager's Report, which was included in the agenda package. Precision Sidewalk Safety started work on the sidewalks today. 2 Men Concrete was supposed to work on five areas but were delayed due to Halloween. They would start in two weeks. He spoke to the Chairman about installing pavers on CDD property at a house at the corner, which used to be a model and Mr. Yuro approved of the work, as long as the vendor did a good job. It was an area that needed to be repaired, as it was in bad shape and would be tied into two paver areas that needed to be re-laid by the soccer field on St. Johns Golf Drive. One light was out on Court 3 on the tennis court, which Beacon Electric would repair after Thanksgiving. They would use leftover parts from prior light repairs. When the Fire Department did an inspection of the facility, they determined that one gate was not sufficient in the fenced in area. He would make phone calls tomorrow, to see what was out there. Mr. Laughlin found it strange that this matter was brought up 20 years later. Mr. Masters pointed out that some properties never had a visit from the Fire Department in six or seven years and then all of sudden showed up for an inspection. Mr. Davis asked if it could have an electric button press. Mr. Masters believed that there must be a different gate design, which had a panic button on the inside;

however, to run the electric, there must be a new panel and trenching, in order to install the access card reader. He would look into it.

Mr. Masters reported that BrightView was working with the District to get things looking better. Staff was performing weekly ride throughs, to ensure that everyone was on the same page. Mr. Davis questioned whether the CDD was responsible for maintaining the grasses around and in front of electrical facilities, especially by Holes 4 and 5 on Eagle Point Drive, that were encroaching the sidewalk. Mr. Masters would look at it tomorrow and let Mr. Davis know. Mr. Laughlin noted that the electric company owned the land, in some cases and would maintain it. Mr. Masters reported that on-staff maintenance tried to handle items in-house and their maintenance person was an expert with electricity and could handle tasks that an electric company had to be called out for. They were even handling trash pickup, which was an everyday occurrence. Mr. Davis agreed that things were moving in the right direction and appreciated Mr. Masters hard work, as he reached out to Mr. Masters and his staff once a week on the tennis courts. Between the last meeting and this one, he noticed that all of the grasses around the edges of the sidewalk, were dying, but the next week, it was remedied. Mr. Masters noted that this was due to his riding through with BrightView and pointing things out. Mr. Davis felt that it was a significant stride forward and would like to continue this momentum, as prior management allowed maintenance to slide and requested attention to the forest setback on Hampton Crossing Way. Mr. Masters reported that Eagle Point Drive would be mulched in March or April and some communities had a mulch refresh before the holidays, which would only cost a small amount of money. Mr. Leary agreed that it would be a good idea to have mulch at the Stonehedge entrance way, around the holidays. Mr. Masters noted some confusion on what areas should be maintained by BrightView, as Stonehedge was supposed to receive pine straw on one side, but it was not on the map and would work with BrightView to clarify things.

## **SEVENTH ORDER OF BUSINESS**

### **Future Amenity Capital Improvements**

Mr. Laughlin presented a revised list of future capital projects, which was included in the agenda package, with revised language that was provided by Mr. Davis. Mr. Davis noted a typo, which Mr. Laughlin would incorporate and asked if he could provide a short text summary for each project. Mr. Leary was amenable to it. Ms. Weitzel requested an estimated cost of the items *'To Be Determined.'* Mr. Leary agreed, as he was waiting many months to get costs. The amenity



room enhancement was *'To Be Determined,'* as they were waiting for a cost estimate. Mr. Davis indicated that the tennis enhancement was tabled and would include language for potential future projects. Mr. Leary recalled that the upgrade to fitness equipment, was supposed to be on the agenda when Ms. Hadd was present and there would be an outline of what needed to be upgraded or replaced. Ms. Weitzel questioned whether the playground enhancement and fence around the playground, was a matter of her sitting down with Mr. Masters and contacting vendors. Mr. Masters would walk the area with Ms. Weitzel, take measurements, come up with some recommendations and obtain costs. Ms. Weitzel wanted the *'To Be Determined'* items to have a pricing structure. Mr. Leary requested that each item have a Board Member liaison and that he be appointed the liaison for the amenity room enhancement and upgrade to fitness equipment, Mr. Yuro be appointed as liaison for the pickleball courts, Mr. Davis be appointed liaison for the tennis court and pool area enhancements and Ms. Weitzel be appointed liaison for the playground and fence around the playground. *There was Board consensus for the appointments.*

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Easement Request (1049 Meadowview Lane)**

Mr. Laughlin presented an Easement Request for 10499 Meadowview Lane, which was included in the agenda package and forwarded to the District Engineer, District Counsel and the Chairman. The request was to build a pool in the District easement. A picture was also provided. It was for a full release of easement for a permanent structure, as opposed to a fence that they could remove. However, the District Engineer recommended denying this request, as the property did not have a drainage structure, there was an underground drainage pipe conveying stormwater across the property and having the pool, would prevent any future repairs to the pipe, as it carried stormwater runoff from the neighboring property. Mr. Haber recommended the Board deny this request. *There was Board consensus to deny this request.* Mr. Leary questioned what communication was required. Mr. Laughlin would reply back to the resident that the Board denied this request. Mr. Davis requested that future agenda packages include additional information for such requests.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion of Sidewalk Repair**

This item was discussed.

**TENTH ORDER OF BUSINESS****Contracts Reviews/RFPs**

Mr. Laughlin reported that based on the discussion at the last meeting, he reviewed all of the District's agreements and provided a tracker sheet, describing each agreement, who it was with, when it started, how the renewal worked and the ending date. A majority of them had automatic renewals, unless it was cancelled by the Board. Only two agreements did not have an automatic renewal, one for the onsite amenity services, which was for two years with an additional one-year renewal and Landscape Maintenance, which was for three years. At this time, the District needed to go out for Request for Proposals (RFP) for landscape maintenance services for the upcoming year, as it was over a certain threshold. When BrightView was awarded the contract, they were under the threshold. Mr. Haber suggested reaching out to BrightView to see if they would do it under the threshold and if they refused, the District could go out for RFP. Mr. Leary thanked Mr. Laughlin for providing this information, as it was helpful for the Board to know what contracts they had and it was good business practice for the Board to discuss and decide which contracts to consider for formal review.

At the last meeting, Mr. Leary recommended a formal Request for Qualifications (RFQ) for engineering and having the landscaping RFP, sometime next year, as it expired in September, considering athletic field maintenance as a possibility and security, which had not had a formal review for some time. Mr. Laughlin pointed out that security was included on the tracking sheet, due to the recent rate change. Mr. Davis agreed with starting the process for engineering services and recommended including the last renewal date and when they started negotiations, on the tracking sheet. He also suggested having an evergreen process, where this information was provided every three to five years, in order for the current Board and future Boards to succeed and questioned when Matthews started provided engineering services. Mr. Laughlin confirmed that Matthews started in 2016 and would include a column for the start of the first contract. Mr. Davis further recommended undertaking one contract per year and not all at once and going out for proposals every three to five years, such as for the District management contract, as GMS was the management company since 2005. Mr. Leary questioned the engineering services that they needed and whether District Counsel had the documents to go out for RFQ. Mr. Haber confirmed what was typically used, was a straightforward document, informing proposers that the District was looking for District engineering services, which all engineering firms were

familiar with. With an RFQ, no prices were provided, as it was based on qualifications. The Board would rank the firms based on the most qualified and negotiate a contract with the top ranked firm. If negotiations were unsuccessful, they would go to the second ranked firm.

Mr. Leary questioned whether this was the industry standard. Mr. Haber explained that this process was through the Consultants Competitive Negotiation Act (CCNA), which all units of government must comply with. However, for an ongoing service contract for professional services like architectural, surveying and engineering, if the project cost was below a certain threshold, they did not have to go through the CCNA process and could just request formal proposals from engineering firms, such as for a traffic study that would cost \$10,000. Mr. Leary questioned whether an ongoing contract with Matthews would have to go through the CCNA process and if they should look at engineering and architectural services separately. Mr. Haber explained that an ongoing contract was required to go through the CCNA process, but if Matthews had the expertise to provide architectural services, they would not have to go through the CCNA process, if it was below the threshold. Mr. Leary preferred that the RFQ, include architectural and engineering services. Mr. Westcott reported that the advantage of hiring Matthews, was that they were acquired by DCCM two years ago and had sister firms that had architecture expertise. Mr. Leary questioned what firms provided engineering services in Northeast Florida. Mr. Laughlin indicated that ETM was the largest engineering firm that represented 95% of CDDs in North Florida; however, they stopped working with CDDs. There was currently a list of nine engineers that provided engineering services in North Florida, including Matthews and Yuro & Associates. Mr. Leary wanted to operate as business as usual, when going through this process. Mr. Davis felt that this was a healthy process for the District to go through every three to five years, to ensure that they were getting everything that was available in the marketplace. Mr. Laughlin questioned when the Board wanted to consider proposals. Mr. Leary preferred to receive them in January.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor soliciting proposals for engineering services through the Request for Qualifications process and considering proposals at the January meeting was approved.
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**ELEVENTH ORDER OF BUSINESS****Pool Landscaping**

Mr. Laughlin presented the proposals that Matthews received for the pool landscaping. The proposals from Urban Edge and T.N. Lee Services were higher, as it included hardscape. Mr. Davis requested that staff obtain an updated proposal from Urban Edge, as the one that they provided was outdated. Mr. Leary pointed out that some of the proposals included taxes and asked if everyone submitted proposals based on the same specification. Mr. Westcott indicated that the spreadsheet included outdated or older specifications, but in the last week, the approved plans were sent to the contractors, to provide proposals based off of the approved plans for the pool deck. He contacted 11 companies; one was not interested, four did not respond and six offered to provide proposals. Within the next two weeks, three to four proposals should be submitted. The six firms were Coastal Luxury Outdoors, River Stonework, Hydro Pools & Pavers, Paverscape Pros, iTop Pavers, Quality Remodeling and Smart Pavers. Smart Pavers wanted to perform a site visit and questioned how they can get access. Mr. Laughlin would coordinate the site visit with Mr. Masters. Mr. Davis requested an update at the December meeting and when it was included on the agenda, include a concept design in the agenda package or a link.

- **Amenity Meeting Room Upgrade (*Item 12C*)**

Mr. Davis requested that the amenity room upgrade be considered with the pool landscaping as a discussion item and on the future amenity capital improvement list. One suggestion was to knock down one wall by 6 to 8 feet and install windows. Mr. Leary hoped to have a number of proposals to review. Mr. Westcott reported that they were trying to coordinate the amenity meeting room upgrade with their sister firms but had nothing new to report at this time. Mr. Leary recalled that the architect from Matthews, who was working on the concept plans for this project, left the company. The Board was looking at Option 3, to move back the wall and include an extension. A full cost estimate from Matthews was requested by the Board and if the cost was acceptable, they would continue to explore this project. No progress was made at this point.

**TWELFTH ORDER OF BUSINESS****Discussion Items****A. Bulk Head Repair (1929 Glenfield Crossing Ct.)**

Mr. Westcott apologized for not attending the meeting in person, but he was in a car accident last night. For the bulkhead, they were waiting for an additional proposal for the 25-foot

section that would be repaired, but at this time, they had proposals from Barefoot Marine Construction (Barefoot) in the amount of \$13,640 and C&H Marine (C&H) in the amount of \$16,113. Mr. Laughlin pointed out that the proposal from Barefoot included moving the fence and repairing turf and irrigation. Mr. Westcott confirmed that fence repair, irrigation, clearing trees and shrubs and installing sod, were included in Barefoot's proposal, but not a temporary construction fence, whereas C&H included none of these items. Mr. Davis questioned whether both Barefoot and C&H used the same materials for the 25-foot repair and if they would be replacing the 25-foot bulkhead or building in front of it. Mr. Westcott explained that the same type of material was being used to match the existing bulkhead. They would be building in front of it, tying in the new section, that was approximately a foot and a half and back filling it into the new structurally sound wall. If the existing wall was demolished, it could create erosion and cause more damage than necessary, which was why the Water Management District was amenable to the 25-foot repair, to mitigate those losses and possible failures. Barefoot was extremely responsive, professional and responsive. Mr. Leary questioned whether Mr. Westcott worked with Barefoot on similar projects. Mr. Westcott stated that DCCM typically did not work with bulkheads, but recommended awarding the contract to Barefoot, as they understood the project and provided the best way to perform the work in the most cost-effective way. Mr. and Mrs. Ralph Darling of 1929 Glenfield Crossing were acceptable to the repair.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the proposal from Barefoot Marine to repair a 25-foot section of bulkhead at 1929 Glenfield Crossing Court in the amount of \$13,640 was approved.
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**B. 420 St. Johns Golf Drive Control Structure Washout**

Mr. Laughlin reported that two proposals were received for the 420 St. Johns Golf Drive control structure washout; one from Duck Duck Rooters in the amount of \$2,638, to clean out the pipes and the other from Atlantic Pipe Services (APS) in the amount of \$5,680, to clean it out and install a camera. Mr. Yuro believed that putting a camera in the pipes was important, as the clog could be pushed further down. Mr. Davis questioned whether Mr. Westcott believed that cleaning out the pipes and installing a camera would solve the problem. Mr. Westcott believed that doing both would resolve it, but it depends on the extent of the clog. Ms. Weitzel was in

favor of the APS proposal, as it included the camera, material, labor, equipment and mobilization. Mr. Laughlin pointed that Duck Duck Rooter did residential work, compared to APS, which did commercial pipeline cleaning and inspection services. Mr. Westcott recommended going the commercial route. Mr. Davis was in favor of the APS proposal. Ms. Weitzel agreed, as she preferred to have that peace of mind and the video.

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the proposal from Atlantic Pipe Services to clear and camera the pipes leading to the control structure at 420 St. Johns Golf Drive in the amount of \$5,280 was approved.

**C. Amenity Meeting Room Upgrade**

This item was discussed.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2023 Audit Report**

Mr. Laughlin presented the Fiscal Year 2023 Audit Report, which was a clean audit as the financial statements presented fairly in all material respects, the financial position of the governmental activities in each major fund of the District as of September 30, 2023, no deficiencies were identified in internal control that they consider to be material weaknesses and the District complied in all material respects with all requirements.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the Fiscal Year 2023 Audit Report was accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Leary requested discussion on the splash pad and the next steps. At a prior meeting, he asked Mr. Laughlin to compile information on the amount spent on repairing the splash pad. Some information was provided by Mr. Laughlin this week, but he requested further information. The original agreement was with Crown Pools, which he asked Mr. Laughlin to review, to provide history on what the agreement entailed, the issues that occurred, the actions taken and costs involved. In addition, he requested minutes from meetings held around that time, to understand what occurred with the splash pad. Mr. Leary researched Crown Pools and



encouraged the Board Members to do the same. They signed an agreement with Fleming Island for a \$500,000 pool project and within that agreement, Sampson Creek was listed in the references, as one of the nine splash pads that they completed, which was interesting, because they had nothing but issues. Mr. Laughlin noted that they were one of the biggest pool companies in North Florida for new construction. Mr. Leary wanted to have Crown Pools meet with the Board, to discuss the issues with the splash pad, as well as consider the steps, in order to have it open by Spring Break. Ms. Weitzel questioned what legal action the Board had, since the splash pad was not installed appropriately. Mr. Haber believed that they were limited, based on the amount of time that transpired. Mr. Leary pointed out that they were continuing to build splash pads and wanted to know what they were doing differently in those communities, versus this one. Mr. Laughlin would contact Crown Pools and see if they were amenable to attending a meeting. Mr. Davis was in favor having them come out and look at the issues, to see how they would resolve it.

Ms. Weitzel recalled that Soft Crete was responsible for installing the EPDM rubber, which failed and wanted to hear from them, as she was concerned about the toxicity and whether they completed toxicology testing that was approved by FDOH and knew that their splash pad had chemically treated water and the issues it would cause. Mr. Davis questioned the original surface. Mr. Laughlin indicated that it was concrete, with a tough coat on top of it. Ms. Weitzel requested a timeline. Mr. Laughlin had an email chain between prior staff and Crown Pools in 2018, where a payment was withheld until they repaired cracks, which Crown Pools tried to fix, but could not find where they were charged for the crack repair. Mr. Haber recalled the issues with the cracks and the Board trying to address them. Mr. Laughlin pointed out that Ultra Rough Manufacturing covered the cracks in January of 2019. Mr. Davis requested that Crown Pools and Soft Crete speak to the Board at the December meeting and at the January meeting, they could approve the repair. Mr. Laughlin would contact them and check their availability. Mr. Leary requested that Mr. Laughlin send to the Board, a summary of what he was requesting, prior to the next meeting. Mr. Davis questioned the status of the repair of sinkhole on Hole #7. Mr. Laughlin indicated that it was placed on hold, as the golf course was closing to re-do the greens. Mr. Davis questioned whether there was any liability by not repairing the sinkhole. Mr. Laughlin pointed out that the hole was being filled. Mr. Haber indicated that the liability was with the golf course and not the CDD and with the hole being filled, there was no liability. Ms. Weitzel questioned

when Mr. Ben Pasquith was leaving. Mr. Masters confirmed that Mr. Pasquith was taking a position with a golf course in South Carolina and leaving in the next couple of weeks. Mr. Davis requested that someone find out whether the CDD owned property on Hampton Cross Way, where the forest needed to be pushed back five feet. Mr. Laughlin would look into it.

**FIFTEENTH ORDER OF BUSINESS****Public Comments**

There being no comments, the next item followed.

**SIXTEENTH ORDER OF BUSINESS****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**

Mr. Laughlin presented the Minutes of the October 17, 2024 Meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending October 31, 2024 and Check Register for November 21, 2024 in the amount of \$81,944.85.

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

**SEVENTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – December 19, 2024 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for December 19, 2024 at 6:00 p.m. at this location.

**EIGHTEENTH ORDER OF BUSINESS****Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***November 30, 2024***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 29,410	\$ -	\$ -	\$ 29,410
Petty Cash Account	\$ 16,666	\$ -	\$ -	\$ 16,666
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	\$ 301,150	\$ -	\$ -	\$ 301,150
State Board of Administration	\$ -	\$ -	\$ 140,272	\$ 140,272
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 83,818	\$ -	\$ 83,818
Construction	\$ -	\$ -	\$ 6,784	\$ 6,784
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 28,579	\$ -	\$ 28,579
Construction	\$ -	\$ -	\$ 578,858	\$ 578,858
<b>Total Assets</b>	<b>\$ 355,045</b>	<b>\$ 418,489</b>	<b>\$ 751,356</b>	<b>\$ 1,524,891</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 64,937	\$ -	\$ 5,392	\$ 70,329
Due to General Fund	\$ -	\$ -	\$ 6,992	\$ 6,992
<b>Total Liabilities</b>	<b>\$ 64,937</b>	<b>\$ -</b>	<b>\$ 12,384</b>	<b>\$ 77,321</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 277,200	\$ -	\$ 277,200
Debt Service - Series 2020	\$ -	\$ 141,289	\$ -	\$ 141,289
Capital Projects - Series 2016	\$ -	\$ -	\$ 6,784	\$ 6,784
Capital Projects - Series 2020	\$ -	\$ -	\$ 576,349	\$ 576,349
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 155,839	\$ 155,839
Unassigned	\$ 289,288	\$ -	\$ -	\$ 289,288
<b>Total Fund Balances</b>	<b>\$ 290,108</b>	<b>\$ 418,489</b>	<b>\$ 738,972</b>	<b>\$ 1,447,570</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 355,045</b>	<b>\$ 418,489</b>	<b>\$ 751,356</b>	<b>\$ 1,524,891</b>



**Sampson Creek**  
**Community Development District**  
**General Fund**

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

	<b>Adopted</b>	<b>Prorated Budget</b>	<b>Actual</b>	
	<b>Budget</b>	<b>Thru 11/30/24</b>	<b>Thru 11/30/24</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 1,158,783	\$ 101,661	\$ 101,661	\$ -
Interest Income	\$ 5,000	\$ 833	\$ 959	\$ 126
Youth Programs Income	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	\$ 1,000	\$ 167	\$ 50	\$ (117)
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,164,783</b>	<b>\$ 102,661</b>	<b>\$102,670</b>	<b>\$ 9</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,400	\$ 600
FICA Expense	\$ 918	\$ 153	\$ 107	\$ 46
Engineering	\$ 15,000	\$ 2,500	\$ 7,790	\$ (5,290)
Dissemination	\$ 2,226	\$ 371	\$ 371	\$ 0
Arbitrage	\$ 1,200	\$ 200	\$ -	\$ 200
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 23,963	\$ 3,994	\$ -	\$ 3,994
Annual Audit	\$ 4,000	\$ 667	\$ -	\$ 667
Trustee Fees	\$ 8,500	\$ 1,417	\$ -	\$ 1,417
Management Fees	\$ 65,730	\$ 10,955	\$ 10,955	\$ 0
Information Technology	\$ 1,113	\$ 185	\$ 186	\$ (0)
Telephone	\$ 400	\$ 67	\$ 86	\$ (19)
Postage	\$ 600	\$ 100	\$ 163	\$ (63)
Printing & Binding	\$ 400	\$ 67	\$ 13	\$ 54
Insurance	\$ 11,037	\$ 11,037	\$ 11,037	\$ -
Legal Advertising	\$ 1,350	\$ 225	\$ -	\$ 225
Other Current Charges	\$ 1,000	\$ 167	\$ 71	\$ 96
Office Supplies	\$ 100	\$ 17	\$ 26	\$ (9)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,277</b>	<b>\$ 39,860</b>	<b>\$ 37,944</b>	<b>\$ 1,916</b>

**Sampson Creek**  
**Community Development District**  
**General Fund**

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

	<b>Adopted</b>	<b>Prorated Budget</b>	<b>Actual</b>	
	<b>Budget</b>	<b>Thru 11/30/24</b>	<b>Thru 11/30/24</b>	<b>Variance</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field</b>				
General Manager (Vesta)	\$ 183,369	\$ 30,562	\$ 30,962	\$ (400)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 27,733	\$ 27,072	\$ 661
Landscape Maintenance (St Johns Golf)	\$ 57,000	\$ 9,500	\$ 10,858	\$ (1,358)
Landscape Maintenance Contingency	\$ 52,000	\$ 8,667	\$ 6,835	\$ 1,831
Lake Maintenance	\$ 30,000	\$ 5,000	\$ 4,720	\$ 280
Security	\$ 79,888	\$ 13,315	\$ 13,953	\$ (639)
Lifeguards/Pool Monitors	\$ 46,434	\$ 7,739	\$ -	\$ 7,739
Pool Maintenance	\$ 35,000	\$ 5,833	\$ 6,407	\$ (574)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 1,000	\$ 1,000	\$ -
Janitorial Maintenance	\$ 22,500	\$ 3,750	\$ 4,047	\$ (297)
Electric	\$ 80,000	\$ 13,333	\$ 12,874	\$ 460
Water	\$ 18,500	\$ 3,083	\$ 2,534	\$ 549
Refuse Service	\$ 500	\$ 83	\$ -	\$ 83
Permits	\$ 2,000	\$ 333	\$ -	\$ 333
Repairs & Maintenance	\$ 32,849	\$ 5,475	\$ 2,906	\$ 2,569
Street & Tennis Court Lighting Maintenance	\$ 8,281	\$ 1,380	\$ -	\$ 1,380
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 3,333	\$ 575	\$ 2,759
Tennis Court Maintenance	\$ 3,897	\$ 650	\$ -	\$ 650
Supplies	\$ 16,563	\$ 2,761	\$ 937	\$ 1,823
Special Events	\$ 25,000	\$ 4,167	\$ 5,415	\$ (1,249)
Holiday Decorations	\$ 15,000	\$ 5,973	\$ 5,973	\$ -
Workers Compensation Insurance	\$ 2,000	\$ 333	\$ -	\$ 333
Property Insurance	\$ 45,947	\$ 45,947	\$ 40,983	\$ 4,964
Telephone/Internet/Cable TV	\$ 7,000	\$ 1,167	\$ 2,034	\$ (867)
Website Maintenance	\$ 1,000	\$ 167	\$ -	\$ 167
Office Supplies	\$ 700	\$ 117	\$ -	\$ 117
<b>Subtotal Field Expenditures</b>	<b>\$ 957,826</b>	<b>\$ 201,400</b>	<b>\$ 180,087</b>	<b>\$ 21,314</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 957,826</b>	<b>\$ 201,400</b>	<b>\$ 180,087</b>	<b>\$ 21,314</b>
<b>Total Expenditures</b>	<b>\$ 1,113,103</b>	<b>\$ 241,260</b>	<b>\$ 218,031</b>	<b>\$ 23,229</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 51,680</b>		<b>\$ (115,361)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Transfer	\$ (200,000)	\$ (33,333)	\$ -	\$ 33,333
Interfund Transfer-Excess/Shortage DS Revenues	\$ 23,229	\$ 3,871	\$ -	\$ (3,871)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (176,771)</b>	<b>\$ (29,462)</b>	<b>\$ -</b>	<b>\$ 29,462</b>
<b>Net Change in Fund Balance</b>	<b>\$ (125,091)</b>		<b>\$ (115,361)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 125,091</b>		<b>\$ 405,469</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 290,108</b>	

**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
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 101,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,661
Interest Income	\$ -	\$ 959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 959
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 50</b>	<b>\$ 102,620</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,670</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ 4,965	\$ 2,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,790
Dissemination	\$ 186	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,478	\$ 5,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,955
Information Technology	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186
Telephone	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86
Postage	\$ -	\$ 163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163
Printing & Binding	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 28	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71
Office Supplies	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 28,512</b>	<b>\$ 9,432</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,944</b>

**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
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field/Amenity Operation Manager (Vesta)	\$ 15,481	\$ 15,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,962
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$ 13,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,072
Landscape Maintenance (St Johns Golf)	\$ 5,415	\$ 5,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,858
Landscape Maintenance Contingency	\$ 1,968	\$ 4,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,835
Lake Maintenance	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,720
Security	\$ 6,849	\$ 7,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,953
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 3,545	\$ 2,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,407
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Janitorial Maintenance	\$ 1,811	\$ 2,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,047
Electric	\$ 6,483	\$ 6,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,874
Water	\$ 1,177	\$ 1,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,534
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ 2,103	\$ 803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,906
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Replacements-Amenity Center	\$ 295	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	575
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Supplies	\$ 588	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	937
Special Events	\$ 3,225	\$ 2,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,415
Holiday Decorations	\$ -	\$ 5,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,973
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 40,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,983
Telephone/Internet/Cable TV	\$ 1,022	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,034
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Youth Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Field Expenditures</b>	<b>\$ 107,010</b>	<b>\$ 73,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>180,087</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 107,010</b>	<b>\$ 73,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>180,087</b>
<b>Total Expenditures</b>	<b>\$ 135,521</b>	<b>\$ 82,509</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>218,031</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (135,471)</b>	<b>\$ 20,111</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(115,361)</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (135,471)</b>	<b>\$ 20,111</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(115,361)</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 11/30/24</b>	<b>Actual Thru 11/30/24</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 552,515	\$ 48,319	\$ 48,319	\$ -
Interest	\$ 2,500	\$ 417	\$ 1,165	\$ 748
<b>Total Revenues</b>	<b>\$ 555,015</b>	<b>\$ 48,735</b>	<b>\$ 49,484</b>	<b>\$ 748</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 67,028	\$ 67,028	\$ 67,028	\$ -
Principal - 5/1	\$ 420,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 67,028	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 554,055</b>	<b>\$ 67,028</b>	<b>\$ 67,028</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 960</b>		<b>\$ (17,544)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ (23,229)	\$ (3,871)	\$ -	\$ 3,871
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (23,229)</b>	<b>\$ (3,871)</b>	<b>\$ -</b>	<b>\$ 3,871</b>
<b>Net Change in Fund Balance</b>	<b>\$ (22,269)</b>		<b>\$ (17,544)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 95,119</b>		<b>\$ 294,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,850</b>		<b>\$ 277,200</b>	

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 73,780	\$ 6,452	\$ 6,452	\$ -
Interest	\$ 750	\$ 125	\$ 665	\$ 540
<b>Total Revenues</b>	<b>\$ 74,530</b>	<b>\$ 6,577</b>	<b>\$ 7,117</b>	<b>\$ 540</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 31,594	\$ 31,594	\$ 31,594	\$ (0)
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,594	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 73,188</b>	<b>\$ 31,594</b>	<b>\$ 31,594</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,343</b>		<b>\$ (24,476)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,343</b>		<b>\$ (24,476)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,436</b>		<b>\$ 165,766</b>	
<b>Fund Balance - Ending</b>	<b>\$ 52,778</b>		<b>\$ 141,289</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 83	\$ 1,154	\$ 1,071
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 83</b>	<b>\$ 1,154</b>	<b>\$ 1,071</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 63,797	\$ 10,633	\$ -	\$ 10,633
<b>Total Expenditures</b>	<b>\$ 63,797</b>	<b>\$ 10,633</b>	<b>\$ -</b>	<b>\$ 10,633</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (63,297)</b>		<b>\$ 1,154</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 200,000	\$ 33,333	\$ -	\$ (33,333)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 200,000</b>	<b>\$ 33,333</b>	<b>\$ -</b>	<b>\$ (33,333)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 136,703</b>		<b>\$ 1,154</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 162,963</b>		<b>\$ 154,684</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,666</b>		<b>\$ 155,839</b>	



**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 27	\$ 27
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27</b>	<b>\$ 27</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 27</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 27</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 6,757</b>	
<b>Fund Balance - Ending</b>			<b>\$ 6,784</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2,324	\$ 2,324
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,324</b>	<b>\$ 2,324</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 2,324</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 2,324</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 574,025</b>	
<b>Fund Balance - Ending</b>			<b>\$ 576,349</b>	

# ***Sampson Creek***

## ***Community Development District***

### **Long Term Debt Report**

#### **FY 2025**

<b>Series 2016, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$4,620,000</b>
<b>Series 2020, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$2,480,000</b>
<b>Total Current Bonds Outstanding</b>		<b>\$7,100,000</b>

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

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

**SAMPSON CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**FY 2025**

Gross Assessments	\$	1,236,636.96	\$	587,766.20	\$	78,489.51	\$	1,902,892.67
Net Assessments	\$	1,162,438.74	\$	552,500.23	\$	73,780.14	\$	1,788,719.11

							64.99%	30.89%	4.12%	100.00%
							2019A-1 Debit	2019A-2 (A1)		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Debt Service	Total
11/05/24	Distribution #1	\$ 20,349.03	\$ 1,343.87	\$ 380.10	\$ -	\$ 18,625.06	\$ 12,103.91	\$ 5,752.91	\$ 768.24	\$ 18,625.06
11/15/24	Distribution #2	\$ 66,527.65	\$ 2,661.11	\$ 1,277.33	\$ -	\$ 62,589.21	\$ 40,674.98	\$ 19,332.58	\$ 2,581.65	\$ 62,589.21
11/19/24	Distribution #3	\$ 79,950.64	\$ 3,198.02	\$ 1,535.05	\$ -	\$ 75,217.57	\$ 48,881.80	\$ 23,233.23	\$ 3,102.53	\$ 75,217.56
TOTAL		\$ 166,828.32	\$ 7,203.00	\$ 3,192.49	\$ -	\$ 156,432.83	\$ 101,661.34	\$ 48,319.03	\$ 6,452.46	\$ 156,432.83

<b>8.77%</b>	<b>Gross Percent Collected</b>
--------------	--------------------------------

*C.*

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

***Check Run Summary***

December 19, 2024

GENERAL FUND		
<u><i>DATE</i></u>	<u><i>CHECK NUMBERS</i></u>	<u><i>AMOUNT</i></u>
11/30/24	8681-8683	\$693.00
12/05/24	8684-8697	\$88,494.08
Total		\$89,187.08



AP300R  
\*\*\* CHECK NOS. 008681-050000

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

RUN 12/11/24

PAGE 14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/24	00467	11/17/24 990235	202411 320-57200-34500	OFF DUTY OFFICER 11/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008681
11/30/24	00467	11/18/24 992633	202411 320-57200-34500	OFF DUTY OFFICER 11/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008682
11/30/24	00467	11/25/24 1009497	202411 320-57200-34500	OFF DUTY OFFICER 11/24	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008683
12/05/24	00443	11/21/24 9148850	202411 320-54100-46203	SVCS 11/24 NOZZLE	*	1,293.15	
		11/22/24 9150166	202411 320-54100-46203	SVCS 11/24 BATTERY NODE	*	1,825.00	
		11/22/24 9150167	202411 320-54100-46203	SVCS 11/24 RELOCATE PIPE	*	1,749.41	
		12/01/24 9153116	202412 320-54100-46200	MAINT 12/24	*	13,866.49	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			18,734.05 008684
12/05/24	00469	11/25/24 2676	202412 320-57200-45200	SVCS 12/24	*	3,290.45	
				CBUSS ENTERPRISES			3,290.45 008685
12/05/24	00397	12/01/24 19-1483	202412 320-57200-34501	SVCS 12/24	*	6,180.45	
				CENTRAL SECURITY AGENCY			6,180.45 008686
12/05/24	00048	11/19/24 52403965	202411 320-57200-54600	FIRST AID SUPPLIES	*	59.51	
		11/30/24 92985684	202411 320-57200-54600	ZOLL 3 AED	*	290.00	
				CINTAS CORPORATION			349.51 008687
12/05/24	00319	11/04/24 1110956-	202411 320-57200-41050	SVCS 11/24	*	654.16	
				COMCAST			654.16 008688
12/05/24	00334	11/27/24 23356477	202411 320-57200-54502	SUPPLIES 11/24	*	279.67	
				CRYSTAL SPRINGS			279.67 008689
12/05/24	00016	10/04/24 102024	202410 320-54100-43000	SVCS 10/24	*	6,483.04	
				FLORIDA POWER & LIGHT			6,483.04 008690
				SAMC SAMPSON CREEK SHENNING			

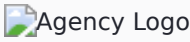
AP300R  
\*\*\* CHECK NOS. 008681-050000

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

RUN 12/11/24

PAGE 15

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/05/24	00131	12/01/24 416	202412 310-51300-34000		*	5,477.50	
		MGMT FEE 12/24					
12/01/24		416	202412 310-51300-35100		*	92.75	
		INFORMATION TECH 12/24					
12/01/24		416	202412 310-51300-31300		*	185.50	
		DISSEMINATION AGENT SVCS					
12/01/24		416	202412 310-51300-42500		*	10.20	
		COPIES 12/24					
12/01/24		416	202412 310-51300-41000		*	55.55	
		TELEPHONE 12/24					
				GOVERNMENTAL MANAGEMENT SERVICES			5,821.50 008691
12/05/24	00022	11/14/24 14873242	202411 320-54100-43100		*	142.75	
		SVCS 11/24					
		11/14/24 82743242	202411 320-54100-43100		*	1,214.77	
		SVCS 11/24					
				JEA			1,357.52 008692
12/05/24	00031	12/02/24 232740B	202412 320-54100-46300		*	2,360.00	
		WATER MGMT 12/24					
				THE LAKE DOCTORS, INC.			2,360.00 008693
12/05/24	00340	11/08/24 192067	202411 310-51300-31100		*	4,965.00	
		SVCS 11/24					
				MATTHEWS DESIGN GROUP, INC.			4,965.00 008694
12/05/24	00019	11/14/24 59352640	202411 320-57200-54500		*	125.00	
		QRTLY SVCS 11/24					
				NADER'S PEST RAIDERS, INC.			125.00 008695
12/05/24	00421	8/31/24 08312024	202408 320-54100-46201		*	5,489.83	
		MAINT 08/24					
		9/30/24 09302024	202409 320-54100-46201		*	5,460.94	
		MAINT 09/24					
		10/31/24 10312024	202410 320-54100-46201		*	5,414.78	
		MAINT 10/24					
		11/29/24 11292024	202411 320-54100-46201		*	5,443.15	
		MAINT 11/24					
				ST JOHNS GOLF & COUNTRY CLUB			21,808.70 008696
12/05/24	00377	10/31/24 423204	202410 320-57200-54500		*	604.28	
		SUPPLIES 10/24					
		12/01/24 423294	202412 320-54100-34000		*	15,480.75	
		SVCS 12/24					
				VESTA PROPERTY SERVICES, INC			16,085.03 008697
				TOTAL FOR BANK A		89,187.08	
				SAMC SAMPSON CREEK SHENNING			



# Invoice

INVOICE DATE

11/25/2024

INVOICE NUMBER

1009497

001.320.57200.34500  
\$231.00  
\*Separate Check\*

**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
4151211	11/25/24	12:45 PM 04:45 PM	St Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
TOTAL 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



# Your Receipt



PAID

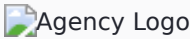
Payment complete

\$231.00

Paid on: 11/26/2024

Transaction ID: 181830

Invoice #	Date/Time	Location	Officers	Hours	Rate	Amount
1009497	Mon, Nov 25, 2024 11:45 AM - 3:45 PM	St Johns Golf - Leo	 Casey Romein	4	\$55.00/hr	\$220.00
Total Officers Pay						\$220.00
Coordinator				0		\$0.00
 Casey Romein						
Total Coordinators Fees						\$0.00
Total Jurisdiction Fees						\$0.00
RKPay Fees						\$11.00
Tax						\$0.00
TOTAL						\$231.00



# Invoice

INVOICE DATE

11/18/2024

INVOICE NUMBER

992633

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
4115663	11/18/24	11:45 AM 03:45 PM	St Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
001.320.57200.34500					TOTAL OFFICERS PAY			\$220.00
\$231.00					SERVICE FEE			\$11.00
*Separate Check*					TAX			\$0.00
					TOTAL DUE			\$231.00

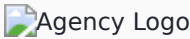
A - Admin   E - Equipment   V - Vehicle   M - Miscellaneous

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

Attn:

Transaction #: 174829  
Date: 11/19/2024  
Total Amount: **\$231.00**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
4115663	992633	11/18/2024 10:45 - 14:45	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
Total Officers Pay							\$220.00
Coordination							
Casey Romein					0	\$0/hr	\$0
Total Coordination Fees					0	\$0/hr	\$0
Subtotal							\$220.00
RollKall Fees							\$11.00
Tax							\$0.00
Total							\$231.00



# Invoice

INVOICE DATE

11/17/2024

INVOICE NUMBER

990235

**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
4108473	11/16/24	04:30 PM 08:30 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





# Your Receipt



PAID

Payment complete

\$231.00

Paid on: 11/18/2024

Transaction ID: 172536

Invoice #	Date/Time	Location	Officers	Hours	Rate	Amount
990235	Sat, Nov 16, 2024 3:30 PM - 7:30 PM	St Johns Golf - Leo	 Casey Romein	4	\$55.00/hr	\$220.00
Total Officers Pay						\$220.00
Coordinator				0		\$0.00
 Casey Romein						
Total Coordinators Fees						\$0.00
Total Jurisdiction Fees						\$0.00
RKPay Fees						\$11.00
Tax						\$0.00
TOTAL						\$231.00



# INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9148850  
**Invoice Date:** 11/21/2024  
**Sales Order:** 8559561  
**Cust PO #:**

**Project Name:** Sampson Creek - Irrigation inspection repair proposal  
**Project Description:** Sampson Creek - Irrigation inspection repair proposal

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Rotor	9.000	EA	51.00	459.00
	6" Spray head	7.000	EA	41.66	291.62
	Lateral line repairs (1/2" - 3/4")	3.000	EA	130.84	392.53
	Nozzle	15.000	EA	10.00	150.00
	001.320.54100.46203				
Total Invoice Amount					1,293.15
Taxable Amount					
Tax Amount					
Balance Due					1,293.15

**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 #: 9148850  
Invoice Date: 11/21/2024

**Amount Due: \$ 1,293.15**

*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 - Irrigation inspection repair proposal

Project Description      Sampson Creek - Irrigation inspection repair proposal

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	T
9.00	EACH	Rotor	\$51.00	\$459.00
7.00	EACH	6" Spray head	\$41.66	\$291.62
3.00	EACH	Lateral line repairs (1/2"- 3/4")	\$130.84	\$392.52
15.00	EACH	Nozzle	\$10.00	\$150.00

For internal use only

SO#                      8559561  
JOB#                    346100574  
Service Line            150

**Total Price**                      \$1,293.14

#### 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



## Indra Dudley

---

**From:** Daniel Bauman  
**Sent:** Tuesday, November 19, 2024 8:12 AM  
**To:** Indra Dudley  
**Cc:** Rodney Hicks; Gonzalo Castellon  
**Subject:** FW: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

Below, is the approval for Sampson Creek irrigation repairs.

**From:** Jim Masters <jim.masters@vestaforyou.com>  
**Sent:** Tuesday, November 19, 2024 8:09 AM  
**To:** Daniel Bauman <Daniel.Bauman@brightview.com>  
**Subject:** RE: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

### EXTERNAL E-MAIL

---

Daniel,  
Make the \$1,293.15 repairs. Let's discuss the node replacements.  
Jim



**Jim Masters**  
Field Operations Manager  
P. 904.230.4208  
C. 904.716.1370

Johns Creek  
224 Johns Creek Parkway

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



[Careers](#) | [Request Proposal](#)



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**From:** Daniel Bauman <Daniel.Bauman@brightview.com>  
**Sent:** Tuesday, November 19, 2024 8:03 AM  
**To:** Jim Masters <jim.masters@vestaforyou.com>  
**Cc:** Haley Hadd <hhadd@vestapropertyservices.com>  
**Subject:** FW: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

Hey Jim/Haley,

Please see attached irrigation inspection report and repair proposal for Sampson Creek. Let me know if you have any questions.



**Subject:** Re: Sampson Creek - Inv. 9148850  
**Date:** Tuesday, November 26, 2024 at 11:32:38 AM Eastern Standard Time  
**From:** Daniel Laughlin  
**To:** Haley Hadd  
**CC:** Sharyn Henning

Thanks Haley!

Sharyn, this is 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](mailto:dlaughlin@gmsnf.com)

On Nov 26, 2024, at 11:14AM, Haley Hadd <[hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)> wrote:

Good morning,

They completed the irrigation repairs Friday and Saturday!

Thank you,

<Outlook-  
gw3cbi1i.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](http://www.VestaPropertyServices.com)

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[Careers](#) | [Request Proposal](#)

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---

**From:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>  
**Sent:** Tuesday, November 26, 2024 10:40 AM  
**To:** Haley Hadd <[hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)>  
**Cc:** Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)>  
**Subject:** Fwd: Sampson Creek - Inv. 9148850

Good Morning Haley,

Just wanted to run this invoice by you to make sure the work was completed 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](mailto:dlaughlin@gmsnf.com)

Begin forwarded message:

**From:** Sandra Northrup <[Sandra.Northrup@brightview.com](mailto:Sandra.Northrup@brightview.com)>  
**Subject:** Sampson Creek - Inv. 9148850  
**Date:** November 26, 2024 at 10:38:45 AM EST  
**To:** "[shenning@gmssf.com](mailto:shenning@gmssf.com)" <[shenning@gmssf.com](mailto:shenning@gmssf.com)>  
**Cc:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.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](http://www.brightview.com)

<image001.png>





# INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9150166  
**Invoice Date:** 11/22/2024  
**Sales Order:** 8559388  
**Cust PO #:**

**Project Name:** Sampson Creek - Irrigation inspection repair proposal  
**Project Description:** Sampson Creek - Irrigation inspection repair proposal

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	2-Station Battery Node (Hampton Crossing)	1.000	EA	425.00	425.00
	1-Station Battery Node (EaglePoint/House 877)	1.000	EA	325.00	325.00
	2-Station Battery Node (EaglePoint)	1.000	EA	425.00	425.00
	1-Station Battery Node (EaglePoint/Pepper Stone)	1.000	EA	325.00	325.00
	1-Station Battery Node (EaglePoint/1050 by backflow)	1.000	EA	325.00	325.00
	001.320.54100.46203				
				<b>Total Invoice Amount</b>	<b>1,825.00</b>
				<b>Taxable Amount</b>	
				<b>Tax Amount</b>	
				<b>Balance Due</b>	<b>1,825.00</b>

**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 #: 9150166  
Invoice Date: 11/22/2024

**Amount Due: \$ 1,825.00**

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 - Proposal to replace Battery Nodes

Project Description      Replace Battery Nodes not working

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2-Station Battery Node (Hampton Crossing)	\$425.00	\$425.0
1.00	EACH	1-Station Battery Node (Eagle Point/House 877)	\$325.00	\$325.0
1.00	EACH	2-Station Battery Node (Eagle Point)	\$425.00	\$425.0
1.00	EACH	1-Station Battery Node (Eagle Point/Pepper Stone)	\$325.00	\$325.0
1.00	EACH	1-Station Battery Node (Eagle Point/1050 by backflow)	\$325.00	\$325.0

For internal use only

SO#                      8559388  
JOB#                    346100574  
Service Line            150

**Total Price**                      \$1,825.00

#### 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 demolishing.
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 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:

Signature	Title	Property Manager
Daniel Laughlin	November 21, 2024	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Branch Manager, Senior
Rodney Y. Hicks	November 21, 2024	
Printed Name	Date	

Job #:	346100574		
SO #:	8559388	Proposed Price:	\$1,825.00

## Indra Dudley

---

**From:** Daniel Bauman  
**Sent:** Thursday, November 21, 2024 6:57 AM  
**To:** Rodney Hicks; Indra Dudley; Gonzalo Castellon  
**Subject:** Re: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

Below is the approved proposals for Sampson Creek irrigation.

On Nov 20, 2024, at 2:02 PM, Jim Masters <jim.masters@vestaforyou.com> wrote:

**EXTERNAL E-MAIL**

Daniel,  
You have my approval to proceed on all 3 proposals.  
Jim



**Jim Masters**  
Field Operations Manager  
P. 904.230.4208  
C. 904.716.1370

Johns Creek  
224 Johns Creek Parkway

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



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**From:** Daniel Bauman <Daniel.Bauman@brightview.com>

**Sent:** Tuesday, November 19, 2024 8:03 AM

**To:** Jim Masters <jim.masters@vestaforyou.com>

**Cc:** Haley Hadd <hhadd@vestapropertyservices.com>

**Subject:** FW: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

Hey Jim/Haley,

Please see attached irrigation inspection report and repair proposal for Sampson Creek. Let me know if you have any questions.



Wednesday, November 27, 2024 at 12:06:51 Eastern Standard Time

**Subject:** Re: Sampson Creek - Inv. 9150166  
**Date:** Wednesday, November 27, 2024 at 10:03:17 AM Eastern Standard Time  
**From:** Haley Hadd  
**To:** Daniel Laughlin  
**CC:** Sharyn Henning  
**Attachments:** image001.png, Outlook-yqmo14nw.png, Outlook-dwful3pf.png, Outlook-q3ggfzid.png, Outlook-adkrdgkx.jpeg, Outlook-5onjwl5f.jpeg, Outlook-lmf2rpg0.jpeg, Outlook-zszlzw3v.jpeg, Outlook-ewonlrme.jpeg, 9150166.pdf

I did confirm that all irrigation repairs have been completed!

Thank you,



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](http://www.VestaPropertyServices.com)



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---

**From:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>  
**Sent:** Tuesday, November 26, 2024 3:37 PM  
**To:** Haley Hadd <[hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)>  
**Subject:** Fwd: Sampson Creek - Inv. 9150166

Hey Haley,

Just wanted to run this invoice by you to make sure the 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](mailto:dlaughlin@gmsnf.com)**

Begin forwarded message:

**From:** Sandra Northrup <[Sandra.Northrup@brightview.com](mailto:Sandra.Northrup@brightview.com)>

**Subject:** Sampson Creek - Inv. 9150166

**Date:** November 26, 2024 at 3:35:43 PM EST

**To:** "[shenning@gmssf.com](mailto:shenning@gmssf.com)" <[shenning@gmssf.com](mailto:shenning@gmssf.com)>

**Cc:** "[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)" <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.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](http://www.brightview.com)





# INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9150167  
**Invoice Date:** 11/22/2024  
**Sales Order:** 8559570  
**Cust PO #:**

**Project Name:** Sampson Creek - Proposal to relocate irrigation pipe

**Project Description:** Located sidewalk at right side of soccer field & road by old tree

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	1" PVC Pipe	14.000	FT	1.90	26.60
	1" Fitting	6.000	EA	3.80	22.81
	Tech labor to relocate pipe	20.000	HR	85.00	1,700.00
	 001.320.54100.46203				
				Total Invoice Amount	1,749.41
				Taxable Amount	
				Tax Amount	
				Balance Due	1,749.41

**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 #: 9150167  
Invoice Date: 11/22/2024

Amount Due: \$ 1,749.41

*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 Billing Address	Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine, FL 32095

Project Name      Sampson Creek - Proposal to relocate irrigation pipe

Project Description      Located sidewalk at right side of soccer field & road by old tree

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	T
14.00	FEET	1" PVC Pipe	\$1.90	\$2
6.00	EACH	1" Fitting	\$3.80	\$2
20.00	HOUR	Tech labor to relocate pipe	\$85.00	\$1,70

For internal use only

SO#                      8559570  
JOB#                    346100574  
Service Line            150

**Total Price**                      \$1,749.4

#### 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.
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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:

		<b>Property Manager</b>
Signature	Title	
Daniel Laughlin		<b>November 21, 2024</b>
Printed Name	Date	

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

		<b>Branch Manager, Senior</b>
Signature	Title	
Rodney Y. Hicks		<b>November 21, 2024</b>
Printed Name	Date	

Job #:	346100574		
SO #:	8559570	Proposed Price:	<b>\$1,749.41</b>

## Indra Dudley

---

**From:** Daniel Bauman  
**Sent:** Thursday, November 21, 2024 6:57 AM  
**To:** Rodney Hicks; Indra Dudley; Gonzalo Castellon  
**Subject:** Re: BrightView - SO# 8559561/8559570/8559388 Sampson Creek - Irrigation inspection repair proposal

Below is the approved proposals for Sampson Creek irrigation.

On Nov 20, 2024, at 2:02 PM, Jim Masters <jim.masters@vestaforyou.com> wrote:

**EXTERNAL E-MAIL**

Daniel,  
You have my approval to proceed on all 3 proposals.  
Jim



**Jim Masters**  
Field Operations Manager  
P. 904.230.4208  
C. 904.716.1370

Johns Creek  
224 Johns Creek Parkway

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



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Wednesday, November 27, 2024 at 12:07:02 Eastern Standard Time

---

**Subject:** Re: Sampson Creek - Inv. 9150167  
**Date:** Wednesday, November 27, 2024 at 10:03:45 AM Eastern Standard Time  
**From:** Haley Hadd  
**To:** Daniel Laughlin  
**CC:** Sharyn Henning  
**Attachments:** image001.png, Outlook-aizgf4ts.png, Outlook-narnz1y4.png, Outlook-2utmpwti.png, Outlook-ng35ywf0.jpeg, Outlook-mc3bts0g.jpeg, Outlook-fmciw4up.jpeg, Outlook-li4syqc5.jpeg, Outlook-nua0hn11.jpeg

This was also completed!



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](http://www.VestaPropertyServices.com)



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---

**From:** Daniel Laughlin <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)>  
**Sent:** Tuesday, November 26, 2024 3:37 PM  
**To:** Haley Hadd <[hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)>  
**Cc:** Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)>  
**Subject:** Fwd: Sampson Creek - Inv. 9150167

Same for this one.

Thank you

**[Daniel Laughlin](#)**

**Governmental Management Services, LLC**

**District Manager**

**475 West Town Place, Suite 114**

**Saint Augustine, Florida 32092**

**(904)-940-5850 x401 (Office)**

**(904)-940-5899 (Fax)**

**[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)**

Begin forwarded message:

**From:** Sandra Northrup <[Sandra.Northrup@brightview.com](mailto:Sandra.Northrup@brightview.com)>

**Subject: Sampson Creek - Inv. 9150167**

**Date:** November 26, 2024 at 3:36:25 PM EST

**To:** "[shenning@gmssf.com](mailto:shenning@gmssf.com)" <[shenning@gmssf.com](mailto:shenning@gmssf.com)>

**Cc:** "[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)" <[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.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](http://www.brightview.com)**





# INVOICE

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

Customer #: 14846146  
Invoice #: 9153116  
Invoice Date: 12/1/2024  
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For December	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](mailto: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 #: 9153116  
Invoice Date: 12/1/2024

Amount Due: \$13,866.49

GL 1.320.54100.46200  
+++ sub 11-26-24

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 PI 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.: 2676  
Terms: Due on receipt  
Invoice date: 11/25/2024  
Due date: 12/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	MONTHLY POOL SERVICE: DECEMBER	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	280	\$4.65	\$1,302.00
3.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
4.	TRICHLOR	PER LB	1	\$7.95	\$7.95

Total

**\$3,290.45**

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 ~~xxxxxx~~ 45200  
HH Sub 11-25-24

## 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.: 19-1483  
Terms: Net 15  
Invoice date: 12/01/2024  
Due date: 12/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	November Week 1	16	\$32.00	\$512.00
2.		Sampson Creek Officer	November Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	November Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	November Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	November Week 5	40	\$32.00	\$1,280.00
6.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.		Sampson Creek Patrol Vehicle Fuel	Vehicle Fuel	95	\$0.51	\$48.45

Total

**\$6,180.45**

### Ways to pay

BANK

GL 1.320.57200. 34601

HT Sub 12-2-24

### Note to customer

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

FEIN #46-3475536

Pay invoice



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 # 9298568461  
Invoice Date 11/30/2024  
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 12-2-24

**Note**





SVC/BILLING QUESTIONS : (904)562-7000  
FAX : (904)562-7020  
PAYMENT INQUIRY : (877)275-4933  
ROUTE # : LOC #0292 ROUTE 0009 T026  
VIEW & PAY YOUR BILLS ONLINE [WWW.CINTAS.COM/MYACCOUNT](http://WWW.CINTAS.COM/MYACCOUNT)

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

INVOICE  
PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog



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

INVOICE # : 5240396508  
DATE : 2024-11-19  
PO # : N/A  
STORE # :  
CUSTOMER # : 10552255  
PAYER # : 10552255  
SVC ORDER # : 8040278049  
CREDIT TERMS : NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
<b>5150417 OFFICE 02635588</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132	BBP KIT CHECKED	1	\$0.00	\$0.00	N
44429	LARGE PATCH 2INX3IN MED	1	\$17.29	\$17.29	N
55555	HARD SURFACE DISINFEC SVC	1	\$10.45	\$10.45	N
92019	COLD PACK, LARGE, 1/BOX	1	\$8.82	\$8.82	N
COMPONENT SUBTOTAL :				\$36.56	
<b>17631113 FITNESS AX22K141422</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
160	AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N
COMPONENT SUBTOTAL :				\$0.00	
<b>17631116 OFFICE HALLWAY AX22K142978</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
160	AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N
COMPONENT SUBTOTAL :				\$0.00	
<b>999900999 Other</b>					
400	SERVICE CHARGE	1	\$22.95	\$22.95	N

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

SUB-TOTAL : \$59.51  
TAX : \$0.00  
TOTAL : \$59.51

GL 1.320.57200.54600

SIGNATURE : \_\_\_\_\_

DATE : \_\_\_\_\_

NAME  
(please print clearly) : \_\_\_\_\_

Sub 11-25-24

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

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		\$1,317.98
Payments - thank you	Page 3	-\$1,317.98
Credits	Page 3	-\$7.25
Credit balance		-\$7.25
Regular monthly charges	Page 3	\$652.40
Taxes, fees and other charges	Page 4	\$9.01
New charges		\$661.41

Amount due Nov 25, 2024\$654.16

Your bill explained

Any payments received or account activity after Nov 04, 2024 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Need help?  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

001.320.57200.41050  
NOV 2024

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

Do not include correspondence with payment

COMCAST  
BUSINESS

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937  
08330310 NO RP 04 20241104 NNNNNNNY 0000547 0003

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

849574140111095600654160

Please write your account number on your check or money order

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Nov 25, 2024

\$654.16

\$

Make checks payable to Comcast

Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

08330310 NO RP 04 20241104 NNNNNNNY 0000547 0003

## 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





Credit balance		- \$7.25
Previous balance		\$1,317.98
Payments		- \$1,317.98
Payment	Oct 06	- \$653.82
Payment	Oct 21	- \$664.16
Credits		- \$7.25
RSN Fee - Adjustment	Nov 02	- \$7.25

Regular monthly charges		\$652.40
Comcast Business		\$364.95
TV Standard Business Video.	\$74.95	
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Bundle Discount	- \$189.00	
Public View Service Business Video.	\$20.00	
Service Discount	- \$20.00	
Mobility Voice Line Business Voice.	\$89.90	
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 TV Box.	\$200.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95	

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

What's included?

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

**TV:** Keep your employees informed and customers entertained

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

This shows a service is included in your package: ✓

Visit [business.comcast.com/myaccount](https://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.

**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](https://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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.





## There's a smarter way to save with Comcast Business Mobile.



When you get Comcast Business Internet and Unlimited data from Comcast Business Mobile, you pay just \$30 per line per month when you get two lines. The more lines you add, the more you save.

However you structure your plan, you'll find that Comcast Business Mobile is built for how you do business, giving even more value to Comcast Business Internet customers like you.

- **Save up to 70% a year on your wireless bill**
- Bring your own device or choose from the best phones and tablets
- Mix and match data options with no annual contract for service

Call us today at 844-689-5824 or visit **comcastbusiness.com/mobile** to see if you can save up to 70% a year on your wireless bill with Comcast Business Mobile.

*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.*



Call 844-689-5824  
Click **comcastbusiness.com/mobile**  
or visit your local Xfinity store today!

COMCAST  
BUSINESS

Restrictions apply. Not available in all areas. Comcast Business Internet required for Comcast Business Mobile. Up to 20 lines. Equip., intl. and roaming charges, taxes, and fees, including regulatory recovery fees, and other charges extra, and subject to change. \$10 line set up fee applies per each new line added. \$25/line/mo. charge applies if one of the following post-pay services is not maintained: Comcast Business TV, Internet, or Voice. Pricing subject to change. In times of congestion, your data may be temporarily slower than other traffic. After monthly data threshold included with your data option, speeds reduced to a maximum of 1.5 Mbps download/750 Kbps upload for Unlimited Intro and By the Gig, and 5 Mbps download/2 Mbps upload for Unlimited Premium. Actual speeds vary. A minimum \$20.00 charge applies per month, per account for By the Gig lines, regardless of data usage. Charges apply to each GB or partial GB of shared data. No rollover data. For Comcast Business Mobile Disclosures visit: <http://www.business.comcast.com/mobile/policies/broadband-disclosures>. Bring your own phone limited to select eligible phones and requires activation of new Comcast Business Mobile line. Call for restrictions and complete details. © 2024 Comcast. B6741A-ADP-CBM-BAU-5824

PA0243



## Upcoming Delivery Dates

December 2024	January 2025	February 2025
Tuesday 10	Tuesday 7	Tuesday 4
Tuesday 24	Tuesday 21	Tuesday 18



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](http://water.com/myaccount).

Customer Account#: 980956523356477

**SAMPSON CREEK CDD**  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092

Invoice Date: 11-27-24  
Invoice #: 23356477 112724  
Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
11-13-24		<b>Previous Balance</b>			<b>297.64</b>
		Payment - Thank You			-297.64
		Remaining Balance			0.00
10-29-24	T243036970012	CRYSTAL SPRINGS 5G PURIFIED WATER	13	7.99	103.87
		5.0 GALLON BOTTLE DEPOSIT	13	6.00	78.00
		5.0 GALLON BOTTLE RETURN	-4	6.00	-24.00
		5.0 GALLON BOTTLE RETURN	-1	0.00	0.00
		5.0 GALLON PRIMO PET BOTTLE RETURN	-8	6.00	-48.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
					<b>123.86</b>

Rec'd By:

Effective 12/25/24, there will be a price increase up to \$1.50 per bottle on 5-Gallon and 3-Gallon products. We appreciate the opportunity to serve you and thank you for your continued business.

Previous Balance  
**\$297.64**

Payment  
**\$297.64**

Total New Charges  
**\$279.67**

Pay This Amount  
**\$279.67**

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](http://www.water.com)



200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 980956523356477  
Due By: Upon Receipt  
Late Fees May Apply After: 12-20-24  
Total Amount Due: \$279.67

GL 1.320.57200.54502

\*\*\* SUB 12-2-24

\$

✉ Mail Remittance With Payment To: ✉

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

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

020310 100124 09809565233564772 0027967 4 0027967 4 1

Customer Account#:980956523356477

Invoice #:23356477 112724

Date	Détails	Qty.	Each	Amount
11-12-24	T243176970003			
	CRYSTAL SPRINGS 5G PURIFIED WATER	16	7.99	127.84
	5.0 GALLON BOTTLE DEPOSIT	16	6.00	96.00
	5.0 GALLON BOTTLE RETURN	-10	6.00	-60.00
	5.0 GALLON PRIMO PET BOTTLE RETURN	-6	6.00	-36.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			141.83
	R2433021541052			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	Total			13.98
Total New Charges:				279.67



## ***Sampson Creek CDD***

FPL Electric

Code to 001.320.54100.43000

**October-24**

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,033.87
19350-09421	211 St. John's Golf Drive #LITES	\$	130.76
46974-44356	9402 Leo Maguire Pkwy #2	\$	26.96
55613-33054	2125 County Road 210 W	\$	54.59
59216-52565	205 St. John's Golf Drive	\$	74.45
61084-35154	944 Leo Maguire Parkway #1	\$	27.49
80369-00598	205 St. John's Golf Drive #Swimclub	\$	678.04
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,152.72
33381-88364	1574 Drury Court #1	\$	278.50
Total		<hr/> <b>\$</b>	<hr/> <b>6,483.04</b> <hr/>

**\*\*\*V#16**

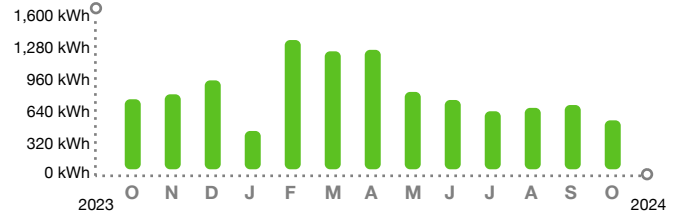
**\*\*\*PLEASE CODE TO MONTH ON SCHEDULE, NOT INVOICE DATE. THANKS!**

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

**Scan to  
Pay**  
or visit  
[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
<b>Total amount you owe</b>	<b>\$74.45</b>

(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](https://www.fpl.com) for more information.

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

/ 27

130459216525654547000000

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.

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.
- 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.

## Stay safe

Make safety a priority, especially when operating a generator after a storm.

[View more tips](#)

## Download the app

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

[Download now](#)

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

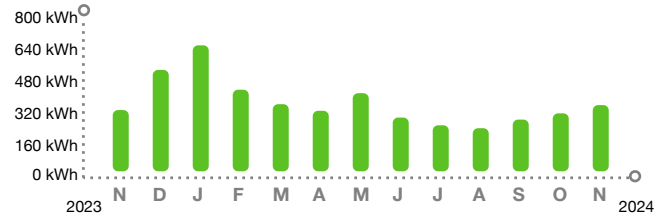


**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 55613-33054**Service Address:**2125 COUNTY ROAD 210 W  
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$54.59**

TOTAL AMOUNT YOU OWE

**Nov 26, 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	49.42
Payments received	-49.42
Balance before new charges	0.00
Total new charges	54.59
<b>Total amount you owe</b>	<b>\$54.59</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.FPL.com](https://www.fpl.com) for more information.

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for ways to pay.

55613-33054

ACCOUNT NUMBER

\$54.59

TOTAL AMOUNT YOU OWE

Nov 26, 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	49.42
Payment received - Thank you	-49.42
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) \$29.65

Fuel: (\$0.029780 per kWh) \$10.75

Electric service amount 53.18

Gross receipts tax (State tax) 1.36

Taxes and charges 1.36

Regulatory fee (State fee) 0.05

Total new charges \$54.59

**Total amount you owe \$54.59**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	94134		93773		361

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	361	316	334
Service days	32	28	31
kWh/day	11	11	11
Amount	\$54.59	\$49.42	\$56.32

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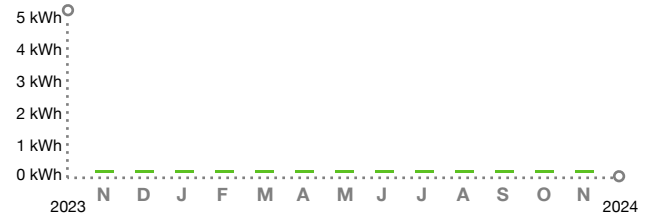
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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 08744-67061**Service Address:**380 SAINT JOHNS GOLF DR #IRR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY

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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
<hr/>	
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 28, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Nov 26, 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 Dec 5, 2024.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	0	0	0
Service days	32	28	31
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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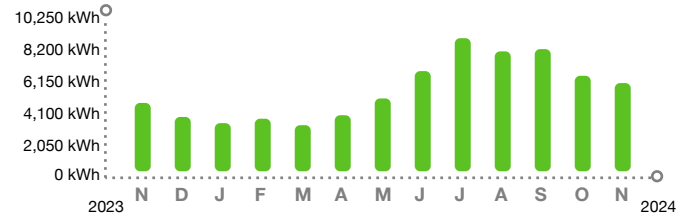
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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$678.04**

TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY

Pay \$644.84 instead  
of \$678.04 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	708.37
Payments received	-708.37
Balance before new charges	0.00
Total new charges	678.04
<b>Total amount you owe</b>	<b>\$678.04</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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80369-00598

ACCOUNT NUMBER

\$678.04

TOTAL AMOUNT YOU OWE

Nov 26, 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	708.37
Payment received - Thank you	-708.37
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$173.33
Fuel: (\$0.029780 per kWh)	\$183.56
Demand: (\$13.02 per KW)	\$273.42

Electric service amount 660.52

Gross receipts tax (State tax) 16.95

Taxes and charges 16.95

Regulatory fee (State fee) 0.57

Total new charges \$678.04

**Total amount you owe \$678.04**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	81139		74975		6164
Demand KW	20.60				21

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	6164	6674	4777
Service days	32	28	31
kWh/day	192	238	154
Amount	\$678.04	\$708.37	\$563.01

## KEEP IN MIND

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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 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**

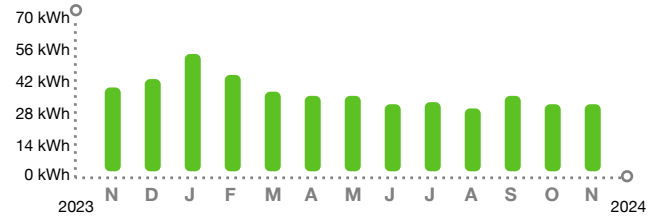
TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY



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

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

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.fpl.com](https://www.fpl.com) for more information.

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46974-44356

ACCOUNT NUMBER

\$26.96

TOTAL AMOUNT YOU OWE

Nov 26, 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	26.96
Payment received - Thank you	-26.96
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 Dec 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	16466		16434		32

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	32	32	40
Service days	32	28	31
kWh/day	1	1	1
Amount	\$26.96	\$26.96	\$27.91

## 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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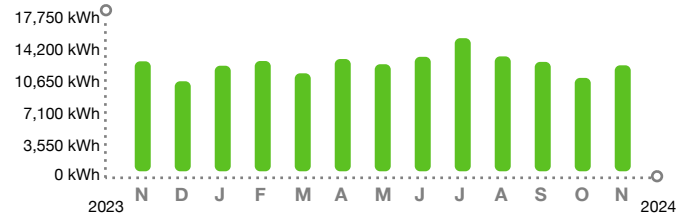
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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 16229-99512**Service Address:**219 SAINT JOHNS GOLF DR # POOL  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,033.87**

TOTAL AMOUNT YOU OWE

**Nov 26, 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	956.76
Payments received	-956.76
Balance before new charges	0.00
Total new charges	1,033.87
<b>Total amount you owe</b>	<b>\$1,033.87</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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16229-99512

ACCOUNT NUMBER

\$1,033.87

TOTAL AMOUNT YOU OWE

Nov 26, 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	956.76
Payment received - Thank you	-956.76
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.21

Non-fuel: (\$0.028120 per kWh) \$360.64

Fuel: (\$0.029780 per kWh) \$381.93

Demand: (\$13.02 per KW) \$234.36

Electric service amount 1,007.14

Gross receipts tax (State tax) 25.85

Taxes and charges 25.85

Regulatory fee (State fee) 0.88

Total new charges \$1,033.87

**Total amount you owe \$1,033.87**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	11202		98377		12825
Demand KW	17.76				18

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	12825	11303	13309
Service days	32	28	31
kWh/day	400	403	429
Amount	\$1,033.87	\$956.76	\$1,207.49

## KEEP IN MIND

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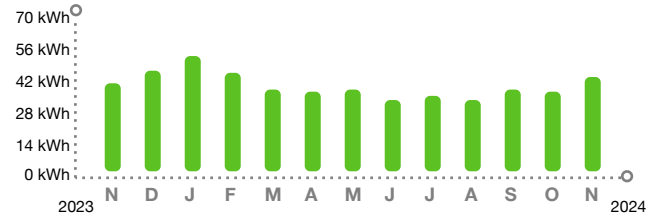
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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.49**

TOTAL AMOUNT YOU OWE

**Nov 26, 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	27.20
Payments received	-27.20
Balance before new charges	0.00
Total new charges	27.49
<b>Total amount you owe</b>	<b>\$27.49</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.fpl.com](https://www.fpl.com) for more information.

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61084-35154

ACCOUNT NUMBER

\$27.49

TOTAL AMOUNT YOU OWE

Nov 26, 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	27.20
Payment received - Thank you	-27.20
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.78

Minimum base bill charge: \$8.96

Non-fuel: (\$0.082130 per kWh) \$3.70

Fuel: (\$0.029780 per kWh) \$1.34

Electric service amount 26.78

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.49

Total amount you owe \$27.49

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	19955		19910		45

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	45	38	42
Service days	32	28	31
kWh/day	1	1	1
Amount	\$27.49	\$27.20	\$28.01

## KEEP IN MIND

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

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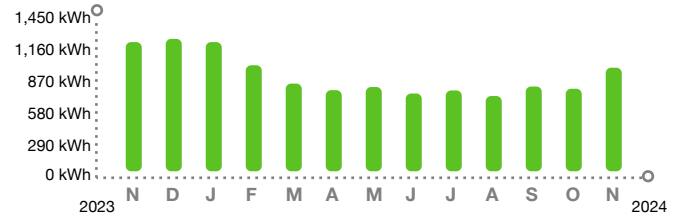
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**Electric Bill Statement****For:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 19350-09421**Service Address:**211 SAINT JOHNS GOLF DR # LITES  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$130.76**

TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY

Pay \$125.28 instead  
of \$130.76 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	106.85
Payments received	-106.85
Balance before new charges	0.00
Total new charges	130.76
<b>Total amount you owe</b>	<b>\$130.76</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$125.28 by your due date instead of \$130.76. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.FPL.com/BB)
- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.FPL.com](https://www.FPL.com) for more information.

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

/ 27

12528 13041935009421 6703100000

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

19350-09421

ACCOUNT NUMBER

\$130.76

TOTAL AMOUNT YOU OWE

Nov 26, 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	106.85
Payment received - Thank you	-106.85
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) \$84.11

Fuel: (\$0.029780 per kWh) \$30.49

Electric service amount 127.38

Gross receipts tax (State tax) 3.27

Taxes and charges 3.27

Regulatory fee (State fee) 0.11

Total new charges \$130.76

**Total amount you owe \$130.76**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	51650		50626		1024

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	1024	816	1277
Service days	32	28	31
kWh/day	32	29	41
Amount	\$130.76	\$106.85	\$178.61

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- 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:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 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.

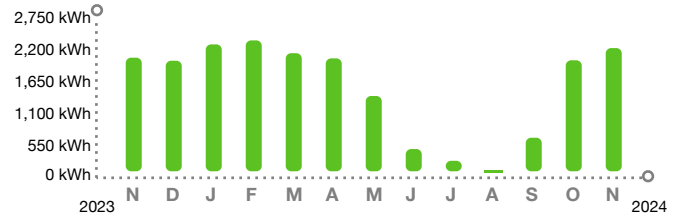
**CURRENT BILL****\$278.50**

TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY

Pay \$201.13 instead  
of \$278.50 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB**

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

Amount of your last bill	252.17
Payments received	-252.17
Balance before new charges	0.00
Total new charges	278.50
<b>Total amount you owe</b>	<b>\$278.50</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$201.13 by your due date instead of \$278.50. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.FPL.com/BB)
- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.FPL.com](https://www.FPL.com) for more information.

Customer Service: (386) 252-1541  
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1-800-4OUTAGE (468-8243)  
711 (Relay Service)

**Ways to Pay**

/ 27

20113 1304333818836460587200000

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

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Make check payable to FPL  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**  
for ways to pay.

33381-88364

ACCOUNT NUMBER

\$278.50

TOTAL AMOUNT YOU OWE

Nov 26, 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	252.17
Payment received - Thank you	-252.17
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) \$189.73

Fuel: (\$0.029780 per kWh) \$68.79

Electric service amount 271.30

Gross receipts tax (State tax) 6.96

Taxes and charges 6.96

Regulatory fee (State fee) 0.24

Total new charges \$278.50

**Total amount you owe \$278.50**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	64002		61692		2310

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	2310	2081	2130
Service days	32	28	31
kWh/day	72	74	69
Amount	\$278.50	\$252.17	\$289.21

### 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:** Oct 4, 2024 to Nov 5, 2024 (32 days)**Statement Date:** Nov 5, 2024**Account Number:** 72556-88074**Service Address:**LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.

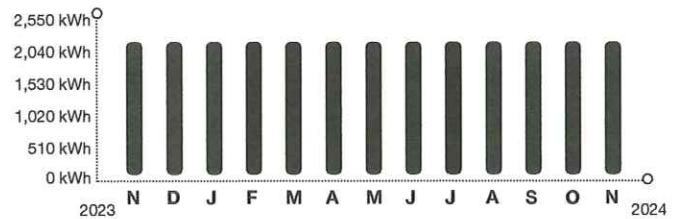
NOV 07 2024

**CURRENT BILL****\$4,152.72**

TOTAL AMOUNT YOU OWE

**Nov 26, 2024**

NEW CHARGES DUE BY

Scan to  
Pay  
or visit  
FPL.com/  
WaystoPay**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	4,152.72
Payments received	-4,152.72
Balance before new charges	0.00
Total new charges	4,152.72
<b>Total amount you owe</b>	<b>\$4,152.72</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 28, 2025 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 this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

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/ 27

1304725568807422725140000

0001 0004 026653

10

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for ways to pay.

72556-88074

ACCOUNT NUMBER

\$4,152.72

TOTAL AMOUNT YOU OWE

Nov 26, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2 0002 0004 026653 E001

### BILL DETAILS

Amount of your last bill	4,152.72
Payment received - Thank you	-4,152.72
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
<b>Total amount you owe</b>	<b>\$4,152.72</b>

\*\* 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 Dec 5, 2024.

Usage Type	Usage
Total kWh used	2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	2302	2302	2302
Service days	32	28	31
kWh/day	72	82	74
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.

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

FPL.com Page 1

0003 0004 026653 ESLA

For: 10-04-2024 to 11-05-2024 (32 days)  
kWh/Day: 72  
Service Address:  
LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224 Energy Non-energy Fixtures Maintenance	39	3500	F	154	0.400000 9.600000 1.460000	2,002	61.60 1,478.40 224.84
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 9.600000 1.460000	300	9.60 115.20 17.52
PMF0001 Non-energy Fixtures				166	9.680000		1,606.88
UCNP Non-energy Maintenance				11,449	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 026653 ESLA

For: 10-04-2024 to 11-05-2024 (32 days)  
kWh/Day: 72  
Service Address:  
LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							71.20
Non-energy sub total							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
<b>Electric service amount</b>							<b>4,145.57</b>
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

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 416  
**Invoice Date:** 12/1/24  
**Due Date:** 12/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**  
Sampson Creek CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024001.310.51300.34000		5,477.50	5,477.50
Information Technology -December 2024001.310.51300.35100		92.75	92.75
Dissemination Agent Services - December 2024001.310.51300.31300		185.50	185.50
Copies001.310.51300.42500		10.20	10.20
Telephone001.310.51300.41000		55.55	55.55
		<b>Total</b>	<b>\$5,821.50</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$5,821.50</b>





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



## SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 11/14/24

Cycle: 15

**Amount Due**  
**\$142.75**

Please pay by 12/06/24 to avoid  
1.5% late payment charge.

 Phone: (904) 665-6000

Online: [jea.com](http://jea.com)

## TOTAL SUMMARY OF CHARGES

Irrigation .....	\$	142.75
<b>Total New Charges .....</b>	<b>\$</b>	<b>142.75</b>

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

Previous Balance .....	\$	133.57
Payment(s) Received .....		-133.57
Balance Before New Charges .....		0.00
New Charges .....	\$	142.75

A late payment charge will be assessed for unpaid balance.	\$	142.75
--	----	--------

**Total  
New Charges  
\$142.75**

Irrigation  
\$142.75

001.320.54100.43100  
Nov 2024

## MESSAGES



**Please pay \$142.75 by 12/06/24 to avoid 1.5% late payment charge and service disconnections.**



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

NOV 22 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: 11/14/24

Please pay by 12/06/24 to avoid 1.5% late payment charge.

TOTAL AMOUNT PAID

\$142.75

000208 000011505



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



\*\*\* JFA \*\*\*

PO BOX 45047

JACKSONVILLE FL32232-5047









SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 11/14/24

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: 10/08/24 - 11/07/24

Reading Date: 11/07/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	30	72	Regular	3/4	18000 GAL

Basic Monthly Charge \$ 18.90

Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35

Tier 2 Consumption (> 14 kgal @ \$4.33) 17.31

**Total Current Irrigation Charges \$ 89.56**

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 10/08/24 - 11/07/24

Reading Date: 11/07/24

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	30	2450	Regular	3/4	9000 GAL

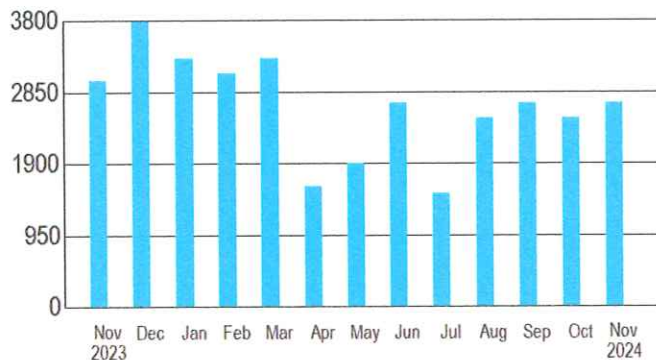
Basic Monthly Charge \$ 18.90

Tier 1 Consumption (1-14 kgal @ \$3.81) 34.29

**Total Current Irrigation Charges \$ 53.19**

### CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	30,000	25,000	27,000	900







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



**SAMPSON CREEK COMMUNITY**

Account #: 8274324200

Bill Date: 11/14/24

Cycle: 15

**Amount Due**  
**\$1,214.77**

Please pay by 12/06/24 to avoid  
1.5% late payment charge.

Phone: (904) 665-6000 Online: jea.com

### TOTAL SUMMARY OF CHARGES

Water .....	\$	263.22
Sewer .....		69.85
Irrigation .....		641.70
Other Activities.....		240.00
<b>Total New Charges .....</b>	<b>\$</b>	<b>1,214.77</b>

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

Previous Balance .....	\$	1,043.30
Payment(s) Received .....		-1,043.30
Balance Before New Charges .....		0.00
New Charges .....	\$	1,214.77

**A late payment charge will be assessed for unpaid balance. \$ 1,214.77**



Water  
\$263.22  
Sewer  
\$69.85  
Irrigation  
\$641.70  
Other  
\$240.00

001.320.54100.43100  
Nov 2024

### MESSAGES



Please pay \$1,214.77 by 12/06/24 to avoid 1.5% late payment charge and service disconnections.



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

NOV 22 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 #: 8274324200

Bill Date: 11/14/24

Please pay by 12/06/24 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
<b>\$1,214.77</b>	

000210 000011505



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



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

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## Transfer Service

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## Understand Your Bill

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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](http://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 # 8274324200

**Tel:**

**Address:**

City:

**State:**

**Zip Code:**

E-mail:



Phone: (904) 665-6000



Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 11/14/24

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$18.90	Irrigation 1 - Commercial	10/08/24 - 11/07/24	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>30</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	30	497	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	30	497	Regular	0 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$106.49	Irrigation 1 - Commercial	10/07/24 - 11/06/24	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)		21.64													
			<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>30</td><td>77</td><td>Regular</td><td>19000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	30	77	Regular	19000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	30	77	Regular	19000 GAL											
1401 CRESTED HERON CT	I	\$207.27	Irrigation 1 - Commercial	10/11/24 - 11/12/24	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)		90.92													
			<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>32</td><td>9136</td><td>Regular</td><td>35000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	32	9136	Regular	35000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	32	9136	Regular	35000 GAL											
219 SAINT JOHNS GOLF DR	W	\$223.56	Swimming Pool - Water	10/11/24 - 11/12/24	Commercial Water Service										
Detail Charges:Basic Monthly Charge		100.80													
Water Consumption Charge		122.76													
			<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>32</td><td>1657</td><td>Regular</td><td>66000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	32	1657	Regular	66000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	32	1657	Regular	66000 GAL											
219 SAINT JOHNS GOLF DR	W	\$18.90	Commercial - Water/Sewer	10/11/24 - 11/12/24	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>32</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	32	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	32	0	Regular	0 GAL											
219 SAINT JOHNS GOLF DR	S	\$31.73	Commercial - Water/Sewer	10/11/24 - 11/12/24	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>32</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	32	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	32	0	Regular	0 GAL											

Total New Charges For This Address \$274.19

Water \$242.46

Sewer \$31.73



Water  
\$242.46  
Sewer  
\$31.73





Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$20.76	Commercial - Water/Sewer	10/08/24 - 11/07/24	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.90													
Water Consumption Charge		1.86													
			<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>30</td><td>103</td><td>Regular</td><td>1000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	30	103	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	30	103	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$38.12	Commercial - Water/Sewer	10/08/24 - 11/07/24	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		31.73													
Sewer Usage Charge		6.39													
			<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>30</td><td>103</td><td>Regular</td><td>1000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	30	103	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	30	103	Regular	1000 GAL											
380 SAINT JOHNS GOLF DR	I	\$18.90	Irrigation 1 - Commercial	10/08/24 - 11/07/24	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>30</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	30	10	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	30	10	Regular	0 GAL											
825 HAMPTON CROSSING WAY	I	\$18.90	Irrigation 1 - Residential	10/11/24 - 11/12/24	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>32</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	32	358	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	32	358	Regular	0 GAL											
884 EAGLE POINT DR APT 1	I	\$31.50	Irrigation 1 - Commercial	10/08/24 - 11/07/24	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>30</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	30	348	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	30	348	Regular	0 GAL											
885 EAGLE POINT DR	I	\$80.90	Irrigation 1 - Commercial	10/08/24 - 11/07/24	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)		8.65													
			<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>30</td><td>337</td><td>Regular</td><td>16000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	30	337	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	30	337	Regular	16000 GAL											
982 EAGLE POINT DR	I	\$158.84	Irrigation 1 - Commercial	10/08/24 - 11/07/24	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)		86.59													
			<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>30</td><td>986</td><td>Regular</td><td>34000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	30	986	Regular	34000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	30	986	Regular	34000 GAL											

Total New Charges For This Address \$58.88

Water \$20.76

Sewer \$38.12



Water  
\$20.76  
Sewer  
\$38.12



Phone: (904) 665-6000



Online: [jea.com](http://jea.com)



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 11/14/24

Cycle: 15

**TOTAL OTHER ACTIVITIES**

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
219 SAINT JOHNS GOLF DR		S	Environmental Inspection/Service Fee		100.00
885 EAGLE POINT DR		I	Environmental Inspection/Service Fee		100.00
885 EAGLE POINT DR		I	Backflow Testing Fee		40.00
Total Other Activities					240.00



MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

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

ACCOUNT NUMBER	DATE	BALANCE
707136	12/2/2024	\$2,360.00

00000000014920001000000023274000000023600075

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

**Sampson Creek CDD SJGCC**

**219 St Johns Golf Dr St. Augustine, FL 32092**

**Invoice Due Date 1/1/2025**

**Invoice 232740B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/2/2024	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
			\$393.33	\$0.00	\$393.33
Please remit payment for this month's invoice.					

GL 1.320.54100.46300  
HH Sub 12-2-24

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

**Credits** \$0.00

**Adjustment** \$0.00

**AMOUNT DUE**

**Total Account Balance including this invoice:**

\$2360.00

**This Invoice Total:**

\$2360.00

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

**Customer #:** 707136

**Portal Registration #:** AF01BA4E

**Customer E-mail(s):** hhadd@vestapropertyservices.com,jmasters@vestapropertyservices.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155

Jacksonville, FL 32256

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

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

November 08, 2024  
Invoice # 192067

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
- Analyze various bids from bulkhead contractors
- Coordinate Additional Bids for Hole #7 Pipe Repair and Bulkhead Repair
- Bid Coordination for Pipe Cleaning and Inspection

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

**Professional Services through October 31, 2024**

Phase 0001 General Services

	Hours	Rate	Amount
	2.75		0.00
Professional Engineer	30.00	135.00	4,050.00
Sr. CAD	9.75	90.00	877.50
Administrative	.75	50.00	37.50
<b>Total Labor</b>			<b>4,965.00</b>
<b>Total Due:</b>			<b>4,965.00</b>

**Outstanding Invoices**

Number	Date	Balance
191864	9/13/2024	13,279.94
<b>Total</b>		<b>13,279.94</b>

001.310.51300.31100

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	4,965.00	126,100.27	131,065.27
Expense	0.00	3,514.05	3,514.05
Unit	0.00	1,270.71	1,270.71
<b>Totals</b>	<b>4,965.00</b>	<b>130,885.03</b>	<b>135,850.03</b>

**Subject:** Re: Invoice from Matthews | DCCM - 16080.00 - Sampson Creek CDD

**Date:** Friday, November 15, 2024 at 10:34:55 AM Eastern Standard Time

**From:** Daniel Laughlin

**To:** Sharyn Henning

Good Morning Sharyn,

We can go ahead and pay this out of GF.

Thank you

**[Daniel Laughlin](#)**

**Governmental Management Services, LLC**

**District Manager**

**475 West Town Place, Suite 114**

**Saint Augustine, Florida 32092**

**(904)-940-5850 x401 (Office)**

**(904)-940-5899 (Fax)**

**[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)**

On Nov 8, 2024, at 8:56AM, Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

Daniel,

Do you want this paid through a requisition?

**Sharyn Henning, CPA\***

Governmental Management Services – South Florida, LLC

5385 North Nob Hill Road

Sunrise, FL 33351

(954) 721-8681 x205



(954) 721-9202 Fax

\*Regulated by the State of Florida

<image001.gif>

---

**From:** MDG Accounting <[accounting@mdginc.com](mailto:accounting@mdginc.com)>

**Date:** Friday, November 8, 2024 at 8:50 AM

**To:** Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)>

**Cc:** [saprojectfile@mdginc.com](mailto:saprojectfile@mdginc.com) <[saprojectfile@mdginc.com](mailto:saprojectfile@mdginc.com)>

**Subject:** Invoice from Matthews | DCCM - 16080.00 - Sampson Creek CDD

Please find attached the current invoice for the 16080.00 - Sampson Creek CDD project.

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

Thank you for your business – we appreciate it very much.

***We accept all major credit cards with a 3.5% fee to add convenience and flexibility for our clients. Please contact the Accounting Department for more details.***

<Invoice 000000192067 Project 0000020835.0000.pdf>



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


## Service Slip/Invoice

**INVOICE:** 59352640  
**DATE:** 11/14/2024  
**ORDER:** 59352640

**Bill To:** [704649]  
Sampson Creek CDD  
219 Saint Johns Golf Dr  
Saint Augustine, FL 32092-1053

**Work Location:** [704649] 904-599-9093  
Sampson Creek Comm Development  
219 Saint Johns Golf Dr  
Swim Club, Playground, Tennis  
Saint Augustine, FL 32092-1053

Work Date	Time	Target Pest	Technician	Time In
11/14/2024	01:56 PM		BKJEFFOR-P	Bradley Jeffords
Purchase Order	Terms	Last Service	Map Code	Time Out
		11/14/2024	SJG	Lic:JE141259

Service	Description	Price
CPC-QTRLY	Pest Control Service	\$125.00
Quarterly Pest Control- Playground & Golf Cart Storage Please treat the playground, playground amenities and the east facing golf cart storage wall. Treated for wasp and swept down spiderwebs and wasp nest Thank you for your business!		
<b>SUBTOTAL</b>		\$125.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$125.00
GL 1.320.57200.54500 HT Sub 11-25-24		
<b>AMOUNT DUE</b>		\$125.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**



205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

### Customer

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

### Misc

Date 8.31.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Aug - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 195.97	\$ 195.97
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 29.68	\$ 29.68
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

GL1-320-54100-46201

SubTotal \$ 5,489.83

Shipping

6.50%

**TOTAL** \$ 5,489.83

### Payment

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

**Customer**

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

**Misc**

Date 8.31.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Aug - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 195.97	\$ -
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 195.97
1	Irrigation (10% of 43044-14404)	\$ 29.68	\$ 2.56
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 29.68
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

SubTotal \$ 5,489.83

Shipping

6.50%

**TOTAL** \$ 5,489.83

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

**Customer**

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

**Misc**

Date 9.30.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Sep - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 186.75	\$ 186.75
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 9.51	\$ 9.51
1	Irrigation (10% of 44869-53401)	\$ 3.06	\$ 3.06
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

GL 1-320-54100-46201

HH Sub 12-2-24

SubTotal \$ 5,460.94  
Shipping

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

6.50%

**TOTAL** \$ 5,460.94

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

**Customer**

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

**Misc**

Date 9.30.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Sep - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 186.75	\$ 186.75
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 9.51	\$ 9.51
1	Irrigation (10% of 44869-53401)	\$ 3.06	\$ 3.06
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

SubTotal \$ 5,460.94

Shipping

6.50%

**TOTAL** \$ 5,460.94

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

### Customer

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

### Misc

Date 10.31.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Oct - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 140.27	\$ 140.27
1	Irrigation (10% of 13950-74402)	\$ 3.06	\$ 3.06
1	Irrigation (10% of 43044-14404)	\$ 8.83	\$ 8.83
1	Irrigation (10% of 44869-53401)	\$ 3.06	\$ 3.06
1	Irrigation (10% of 76486-92403)	\$ 3.06	\$ 3.06
			\$ -
			\$ -

GL 1-320-54100-46201  
HH Sub 12-2-24

### Payment

Please Make and Send Payment to:

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Tax Rate(s)

SubTotal	\$ 5,414.78
Shipping	
6.50%	
<b>TOTAL</b>	<b>\$ 5,414.78</b>

Office Use Only

Thank you

205 St Johns Golf Drive  
St. Augustine, FL 32092  
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## Invoice

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Coral Springs, FL  
City 33071  
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**Misc**

Date 10.31.24  
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1	Irrigation (10% of 76486-92403)	\$ 3.06	\$ 3.06
			\$ -
			\$ -

SubTotal \$ 5,414.78

Shipping

6.50%

**TOTAL** \$ 5,414.78

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*



205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

**Customer**

Name Sampson Creek Community Development Division  
Address 10300 NW 11th Manor  
Coral Springs, FL  
City 33071  
Phone

**Misc**

Date 11.29.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Nov - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 173.63	\$ 173.63
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 5.34	\$ 5.34
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

GL 1-320-54100-46201  
HH Sub 12-2-24

**Payment**

Please Make and Send Payment to:

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Tax Rate(s)

SubTotal	\$ 5,443.15
Shipping	
6.50%	
<b>TOTAL</b>	<b>\$ 5,443.15</b>

Office Use Only

*Thank you*



205 St Johns Golf Drive  
St. Augustine, FL 32092  
904 940 3200 904 819 0177 fax

## Invoice

**Customer**

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Address 10300 NW 11th Manor  
Coral Springs, FL  
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Phone

**Misc**

Date 11.29.24  
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1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -

SubTotal \$ 5,443.15

Shipping

6.50%

**TOTAL** \$ 5,443.15

**Payment**

Please Make and Send Payment to:

St Johns Golf & Country Club  
Attn: Ben Pasquith, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Tax Rate(s)

Office Use Only

*Thank you*



Invoice

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

Invoice # 423294  
Date 12/01/2024  
  
Terms Net 30  
Due Date 12/31/2024  
  
Memo

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

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

Total 15,480.75

01.320.54100.34000



## Invoice

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

**Invoice #** 423204  
**Date** 10/31/2024  
  
**Terms**  
**Due Date** 11/30/2024  
**Memo**

### Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
James Masters - 2024-10-04 - THE HOME DEPOT #1324 - materials to fix holes in fitness center, asphalt patch, mulch around plants on Leo Mcquire			85.19
James Masters - 2024-10-08 - FASTSIGNS - signs for soccer field			179.70
James Masters - 2024-10-08 - FASTSIGNS - community map to be used for CDD Meeting			339.39
Total Billable Expenses			604.28

**Total** 604.28

001.320.57200.54500



**FASTSIGNS**  
Make Your Statement™8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
(904) 443-7446

fastsigns.com/299

**PAID  
IN  
FULL****Sampson Creek CDD  
299-94271**

Payment Terms: Payment Upfront

Created Date: 10/7/2024

**DESCRIPTION:** Soccer Field Closed / Yard Signs**Bill To:** Sample FieldsSampson Creek CDD  
219 St Johns Golf Drive  
St Augustine, FL 32092  
US**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US**Ordered By:** Jennifer Meadows  
Email: brandycreekmanager@yahoo.com  
Work Phone: (904) 230-4208  
Tax ID: 85-8012869385C-5**Salesperson:** Zac Davis  
Entered By: Zac Davis

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Sampson Creek CDD - Soccer Field / Yard Signs	6	\$29.95	\$0.00	\$179.70
1.1	DS Coroplast 18X24 - Direct print to core (double sided) with metal yard stakes included Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1				

Subtotal:	\$179.70
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$179.70
Amount Paid:	\$179.70
BALANCE DUE:	\$0.00

TRANSACTIONS		
Date	Type	Amount
10/7/2024	Visa (Offline) - 1431	\$179.70

Thank you for your business.  
This FASTSIGNS location is independently owned and operated.

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Page 1 of 1

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**FASTSIGNS**  
Make Your Statement

8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
(904) 443-7446

fastsigns.com/299

**PAID  
IN  
FULL**

**Sampson Creek CDD  
299-94272**

Payment Terms: Payment Upfront

Created Date: 10/7/2024

**DESCRIPTION:** Sampson Creek CDD Map

**Bill To:** ~~Sampson Creek CDD~~  
Sampson Creek CDD  
219 St Johns Golf Drive  
St Augustine, FL 32092  
US

**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows  
8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US

**Ordered By:** Jennifer Meadows  
Email: brandycreekmanager@yahoo.com  
Work Phone: (904) 230-4208  
Tax ID: 85-8012869385C-5

**Salesperson:** Zac Davis  
Entered By: Zac Davis

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Sampson Creek Map	1	\$339.39	\$0.00	\$339.39
1.1	HQ OUTPUT TO RIGID MATERIAL - Direct print to Foam Board				
	Part Qty: 1 Width: 24.00" Height: 36.00" Sides: 1				
Subtotal:					\$339.39
Taxable Amount:					\$0.00
Taxes:					\$0.00
Grand Total:					\$339.39
Amount Paid:					\$339.39
BALANCE DUE:					\$0.00

TRANSACTIONS		
Date	Type	Amount
10/7/2024	Visa (Offline) - 1431	\$339.39

Thank you for your business.  
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