# Sampson Creek

Community Development District

*January 16, 2025* 



### Sampson Creek Community Development District

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

January 9, 2025

Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, January 16, 2025, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (regarding agenda items listed below)
- III. Organizational Matters
  - A. Consideration of Appointing a New Supervisor to Seat 2 (11/2028)
  - B. Oath of Office for Newly Appointed Supervisor
  - C. Consideration of Resolution 2025-03, Designating Officers
- IV. Amenities Booking Request
- V. Brightview Landscape Update
  - A. Annual Operations Calendar
  - B. Quality Site Assessment
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager

- D. General Manager
  - 1. Amenities and Operations Report
  - 2. Lake Doctors Report
  - 3. Proposals to Replace Dumbbell Weights
  - 4. Proposals for Pool Area Gate Exit Bars, Playground Fencing, and Main Entrance Security Gate
  - 5. Proposal for Junction Box Installation
- E. Field Operations Manager
- VII. Update on Request for Qualifications for Engineering Services
- VIII. Consideration of Proposals for Splash Pad Surface
  - A. AquaFlex
  - B. SoftCrete (to be provided under separate cover)
  - IX. Discussion of Future Amenity Capital Improvements
  - X. Discussion of Sidewalk Repair
  - XI. Discussion of Pool Deck 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 December 19, 2024 Meeting
  - B. Financial Statements as of December 31, 2024
  - C. Check Register
- XVII. Next Scheduled Meeting February 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVIII. Adjournment



A.

### ERIKA FOLTERMAN

St. Augustine FL 32092 **2** 917.929.0044 Mel efolterman@gmail.com

#### QUALIFICATIONS PROFILE

Equipped with superior analytical, communication, decision making, interpersonal and critical thinking skills. Ability to establish priorities, work under pressure, maintain momentum and meet strict deadlines. Well-versed on various Fixed Income products; reliable team player, able to deliver quality outputs on time with keen attention to detail.

#### PROFESSIONAL EXPERIENCE

Interest Rate Swaps Broker, TRADITION SECURITIES & DERIVATIVES, INC. • New York, NY

August 2018-Present

Provide point of contact for institutional clients seeking to buy/sell USD and CAD interest rate swaps. Exhibit an understanding of clients' needs and objectives as well as knowledge of financial markets. Provide superior quality, high value-added service.

- Respond rapidly to clients needs and ensure market liquidity. Facilitate trading activities of clients investment banks.
- Locate and identify potential trading interest. In so doing, create transparency, liquidity and facilitate the price discovery process.
- Act as intermediary, negotiate deals between buyers and sellers over the phone for liquidity assets in USD and CAD currency markets.

Sales Representative, TULLETT PREBON (Americas) Holdings Inc. • New York, NY

June 2014-August 2018

Participated as key member of Tullett Prebon's tpMATCH sales team and concentrated on direct relationship building. Primarily focused on currencies such as USD, GBP, EUR, JPY and CAD during FRA and SPS matching sessions; provided sales coverage for Asia Pacific NDF client base in New York. Possess exceptional network of industry's major investment banks, both domestically and internationally; proficient at developing new business opportunities as well as managing growing and existing relationships.

- Contributed in doubling tpMACTH's market share in under one year by increasing client participation base and focused on steady product growth.
- Worked closely with product experts and business managers by taking part in product development; consistently contributed to strategic planning and product
- Frequently traveled to client locations within U.S, U.K and Canada. Experienced communicator in giving presentations and speaking in public.

Portfolio Analyst, WESTERN ASSET MANAGEMENT CO. • New York, NY

August 2012-June 2014

Performed daily Investment Management activities within Separately Managed Accounts (SMA) Portfolio Management Group which included creation of relationships with investment and sales teams as well as clients and Financial Advisors; efficiently delivered investment solutions to clients across various platforms, traded client accounts and supported SMA Portfolio Managers.

- Rebalanced, invested/divested assets in client accounts; gathered statistical data, reviewed, calculated and updated portfolios' performance. Produced assorted reports related to trading and investment performance.
- Handled various FA inquiries, provided professional investment solutions by resolving account related issues; researched and resolved individual account discrepancies, trade inquiries, updated portfolios and models characteristics after trade executions.
- Obtained a proficient knowledge of team's trade modeling and strategies as well as a comprehensive understanding of company's SMA product offering.

REPO Sales Assistant, DEUTSCHE BANK • New York, NY

September 2011-April 2012

Assumed full accountability for over \$800B of Triparty REPO daily. Handled daily bookings, allocations, and confirmations of trades into live blotter. Performed liaison work between front, middle, back offices; worked closely with internal and external clients. Managed customer accounts and provided assistance to sales personnel. Addressed and resolved various operational and trade related issues based on research.

- Enabled Bank of New York to launch website through effective client interaction and ensuring all Triparty trades are matched.
- Successfully prevented over \$3B failures almost daily for three months by effectively resolving issues on the new matching system.
- Commended for exceptional ability to build strong relationships and maintain frequent interaction with clients.

Managed day-to-day activities on facility-level, including preparation, processing, and execution of documents to build new deal closings as well as primary/secondary trade closings; worked collaboratively with traders, relationship managers, and loan closers on various activities and circumstances.

- Effectively administered complex servicing including trade swaps, EXIM deals and reconciled daily DTCC breaks.
- Documented CUSIPs and agency lender's Supplemental Security Income (SSI) Procedures to establish new procedures for new processes.
- Relied upon to address various operational matters, prepare new deal closings, approve payments, amend pricing options, and restructure

MBS Trading Assistant, CREDIT SUISSE • New York, NY

November 2010-May 2011

Captured trade functions into MBS Risk and Blotter for all TBA and Spec Pool products while maintained a key focus on Risk. Verified inventory and pool data of daily trading positions and reconciled daily P&L with product control to validate end-of-day posting. Obtained all relevant information to client trading histories and broker volumes for all trend analysis.

- Guaranteed accuracy of trade prices with brokers, clients, and other parties involved in the trade as well as the validation of all pool inventories covering daily trading positions.
- Investigated and resolved queries received from all counterparties, sales, settlements, allocations, legal and compliance, and product control; facilitated timely settlements and allocation of Pools
- Functioned as a liaison with the front, middle and back offices to facilitate the resolution of issues arising for exception events, including FICC breaks, money differences, and all Pool substitutions

#### IN TERNSHIP EXPERIENCE

Equities Trading Assistant, T3 TRADING GROUP, LLC • New York, NY

August 2010-November 2010

Participated in aftermarket trading performance discussion and supported managing partners on spreadsheet development, administrative activities, and trading duties and trading duties. Conducted daily research and analytics on topics related to the Stock Market; composed daily trading reports and analyzed trading performance.

Investment Advisor, INVESTORS CAPITAL CORPORATION • New York, NY

June 2010-August 2010

Built and maintained stocks portfolios and financial statement models; performed in-depth analysis of equity markets as well as regression analysis and back testing of new stock analysis.

Effectively fostered a solid network of high net worth clients who are well satisfied by patiently listening to client's specific requirements and delivering customized solutions to meet their investment needs.

#### **EDUCATION**

Bachelor of Business Administration in Finance: 2011 | St. John's University-The Peter J. Tobin College of Business • Queens, NY Financial Modeling and Valuation Program: 2011 | Investment Banking Institute • New York, NY

#### TECHNICAL SKILLS

Experienced with Microsoft Office, Bloomberg, MarketAxess, Fiserv APL, TradeWeb, BondEdge, Magellan, Nebula, ORCA, BONY Access Edge, BrokerTec Client, DOMAN Productions, NTPA Applications, NAOP, Multibond NT, PrimeTrade PROD amongst various other financial systems

*C*.

#### **RESOLUTION 2025-03**

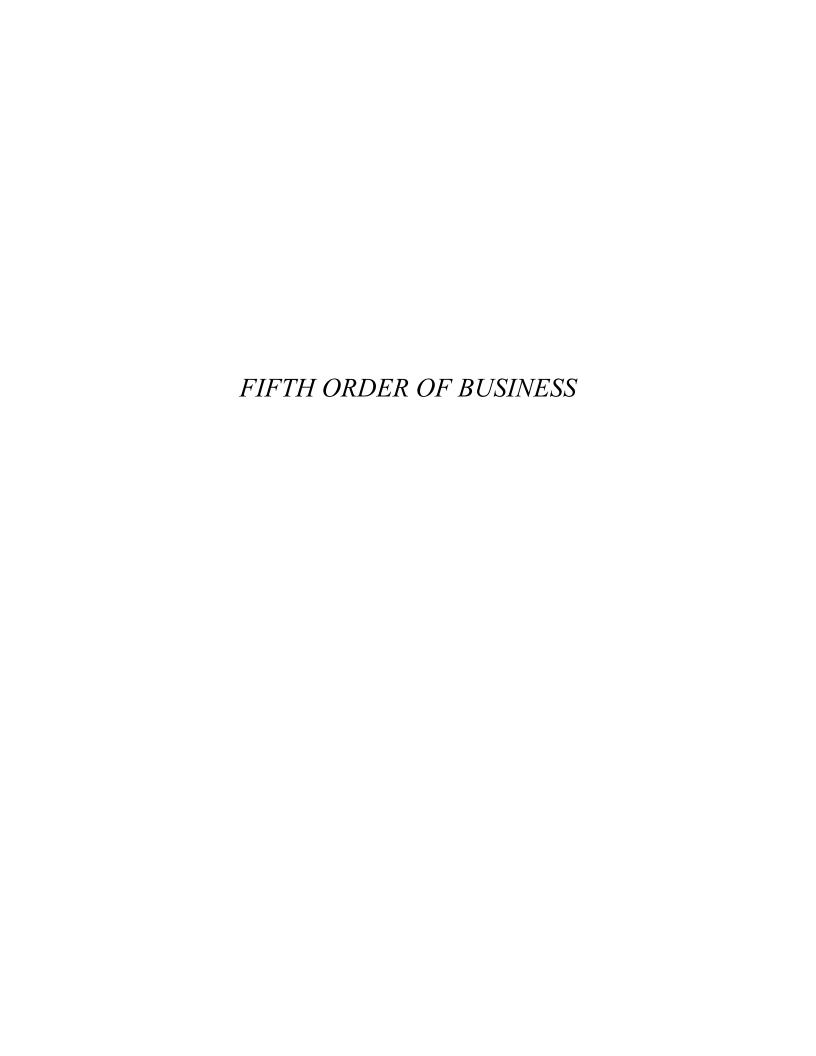
# A RESOLUTION DESIGNATING OFFICERS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

1.

	Chairman
	Vice-Chairman
Daniel Laughlin	Secretary
Daniel Laughlin	Treasurer
James Oliver	Assistant Treasurer
Marilee Giles	
Darrin Mossing	
Patti Powers	
Matt Biagetti	
Marilee Giles	Assistant Secretary
James Oliver	
Darrin Mossing	
Matt Biagetti	
PASSED AND ADOPTED TH	HS 16 <sup>th</sup> DAY OF JANUARY, 2025.
	Chairman / Vice Chairman
	Chairman / Vice Chairman



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Operational & Horticultural Activities	Jan	uary	Fel	oruary	y March	1	April	4	May	Ju	ne	July	Aug	gust	Septe	embe	Octobe	er	Nove	mber	Dece	mbe
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# **Quality Site Assessment**

Prepared for: Sampson Creek CDD

### **General Information**

**DATE:** Thursday, Jan 09, 2025

**NEXT QSA DATE:** Monday, Apr 07, 2025

**CLIENT ATTENDEES:** 

BRIGHTVIEW ATTENDEES: Daniel Bauman

### **Customer Focus Areas**

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







### **Maintenance Items**



We are scheduled to trim the hedges around the tennis court area on the 13th of Jan.





### **Recommendations for Property Enhancements**



- The crew is doing a good job managing the weed pressure from around the amenities.
- We trimmed back the wood-line and raised the canopies of the oaks near 1050 Eagle Point.

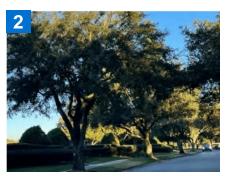






### **Notes to Owner / Client**









- We pushed back the wood-line and raised the canopies of the Oaks on the corner of Crested Heron.
- We removed sucker branches and raised up the tree canopy on the oak trees where we installed new Bermuda turf.
- The crew started trimming the wood-line back on Glen Field Crossing, We will circle back to tackle the rest within the next two weeks.
- The crew removed the 1st of this years leaf drop from around the front of basketball courts.





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









- The crew did a great job pruning the hedges that are out front of the soccer field,
- The crew has completed one of their winter task of cutting back the ornamental greases.
  There are a few areas of grasses not being cutback due to concerns that they will not revive back to it full potential..
  This is due to them being in heavily shaded areas.
- Winter flower rotation has been installed and completed.
- 8 We have this washout being scheduled for backfilling within the next two weeks.

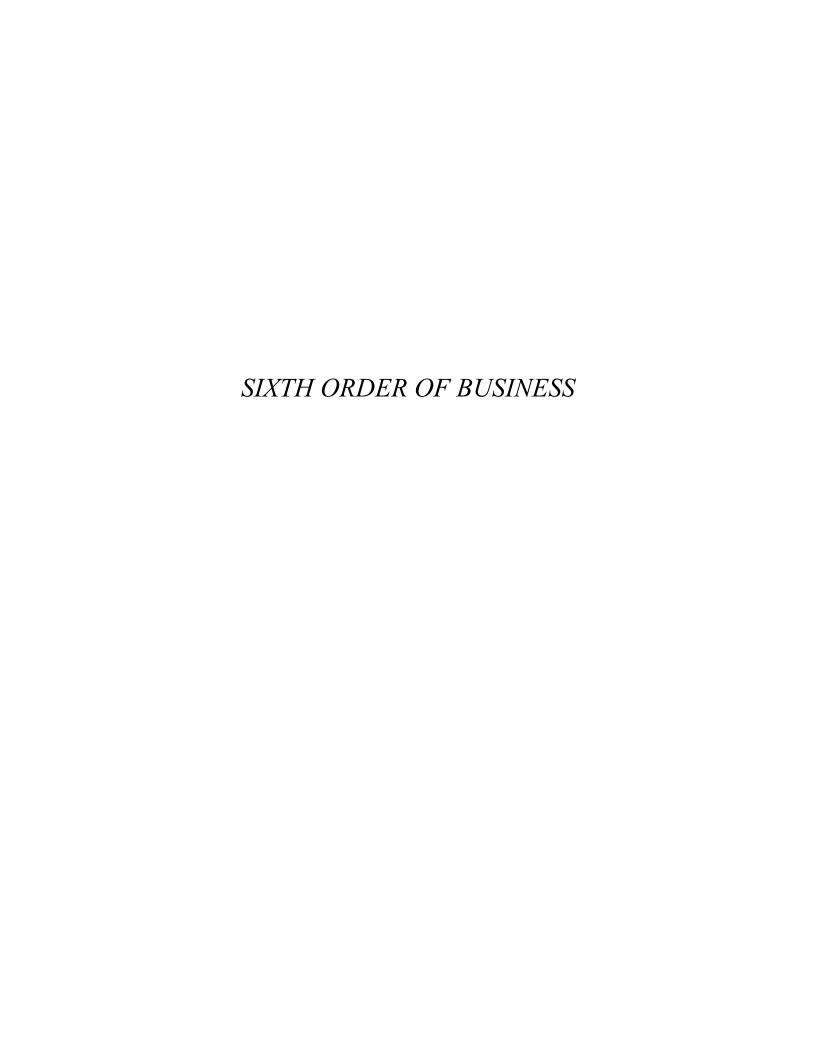




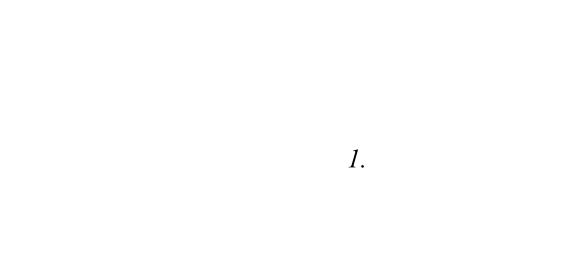
### **Notes to Owner / Client**

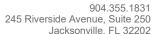


9 The crew removed the tall weeds from around the junction boxes and sprayed the pine straw areas with a herbicide.









VestaPropertyServices.com





#### SAMPSON CREEK CDD GENERAL MANAGER REPORT

01/08/2025

#### **Prior Events:**

**December 20**<sup>th</sup>: We are thrilled to share that the 7th Annual Jingle Jog, hosted in partnership with Florida Race Day, was a resounding success! This festive event brought together our community for a spirited celebration, combining fitness, fun, and holiday cheer.

**January 3<sup>rd</sup>:** Our First Friday Fun at the Field: Kickin' It at the Field community kickball game was a fantastic success! We held it at 4:00 PM to take advantage of the daylight while kids were out of school, the event brought families and friends together for an afternoon of active fun and friendly competition. The field was filled with laughter, teamwork, and great sportsmanship as participants of all ages enjoyed this classic game!

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

**January 11<sup>th</sup>:** Penguin Polar Plunge. We will have coffee, hot chocolate, and donuts! We'll also have special goodie bags, designed with kids in mind, to give away to everyone who participates.

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:**

**E-Bike Statement:** This information has been shared in our monthly journal and through multiple weekly e-blasts. Since then, I have not received any concerns from residents.

**M&G Holiday Lighting:** The holiday season is now over, please let me know if you saw any displays that did not meet our standards, so we can take note and ensure they're replaced for next season.

Jax Sound: I received a quote from Beacon Electric, the company that handled the original work on the pole, to install a junction box at the base of the pole (please see attached document: \$1,198.00). This junction box is a necessary component for the camera installation. However, I am still waiting for a response from Gary at Jax Sound regarding the price difference for installing a 360-degree camera instead.

#### **Field Operations:**

Lake Doctors: Please see attached documents.



Raised Pavers: The other homeowners in that area would like to see the area repaired rather than sodded.

**Fire Inspector:** I shared the proposals with the fire inspector, and he responded, "For the gate, as long as there are two means of egress with panic hardware to meet the requirement, it should satisfy the code. He also mentioned that he would follow up regarding the occupancy.

#### **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

### **Completed Projects**

• Various irrigation work around the tennis courts





• Various playground repairs

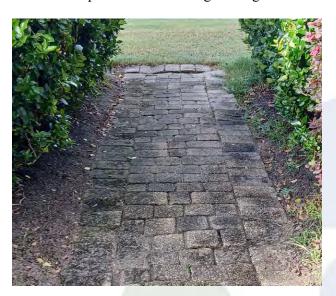




- Replaced various safety cones around the Amenity Center
- Bleached and cleaned the stairs to the slide



- Visited 1901 Crosspoint Way to address a dead tree in the preserve threatening the house. The
  residents had unsuccessfully contacted the HOA since November. Daniel Laughlin then received
  the request and forwarded it to me, and I went out to the resident's home the next day. A tree
  service in the area removed the tree that same day, leaving the residents very pleased and
  thankful.
- Had pavers between hedges along field leveled









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Pond Number	12/9/2024	12/11/2024	12/13/2024	12/17/2024	12/20/2024
1			Iinspected and treated for algae		Treated for algae and added dye.
2		Added beneficial bacteria		Treated for emergent shoreline weeds	
3		Added beneficial bacteria		Treated for emergent shoreline weeds	
4		Added beneficial bacteria		Treated for emergent shoreline weeds	
5		Added beneficial bacteria		Inspected and needed no treatment.	
6		Inspected. Looking great.		Inspected and needed no treatment.	
7		Inspected. Looking great.		Inspected and needed no treatment.	
8		Inspected. Looking great.		Treated for emergent shoreline weeds	
9			Iinspected and treated for algae		Treated for algae and added dye.
10		Inspected. Looking great.		Inspected and needed no treatment.	
11			Iinspected and treated for algae		Treated for algae and added dye.
12			Iinspected and treated for algae		Treated for algae and added dye.
12A			Iinspected and treated for algae		Treated for algae and added dye.
13			Iinspected and treated for algae		Treated for algae and added dye.

14			Iinspected and treated for algae		Treated for algae and added dye.
14A			Iinspected and treated for algae		Treated for algae and added dye.
15			Iinspected and treated for algae		Treated for algae and added dye.
16			Iinspected and treated for algae		Treated for algae and added dye.
Pond Number	12/9/2024	12/11/2024	12/13/2024	12/17/2024	12/20/2024
17			Iinspected and treated for algae		Treated for algae and added dye.
19		Inspected. Looking great.		Inspected and needed no treatment.	
20	Treated for algae				
21	Treated for algae and underwater weeds Tech noted on 12/12 that he will be coming out for a second treatment sometime nect week.				
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"		Tech stated: "Things are looking really good"		Tech stated: "Things are looking good"

Tech noted on 12/12: restocked pond 21 with carp and a few others that were in need.



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

### Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

**Site Information:** 219 St Johns Golf Dr , St. Augustine, FL 32092-**Customer Billing Information:** 219 St Johns Golf Dr , St. Augustine FL 32092-

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

**Event Name:** Water Management - Zone 6

Work Order Number: 1954307 Completed Date: 12/13/2024

Target Pests (if applicable):

### **Service Notes & Observations**

Treated for algae in lakes

1 9

11

12

12a

13

14

14a

15 16

17

Things are looking really.

trាស្ត្រឡីed Pond(s), Treated for Algae

Garrett.

**Environmental Conditions** 

Thank you for

your business!

Weather:

**Temperature:** 0

Wind Direction: null Wind Speed: 0

**Humidity:** 

**Services Completed by:** 

**Customer Signature (if needed):** 

Garrett Potter

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





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

### Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

**Site Information:** 219 St Johns Golf Dr , St. Augustine, FL 32092-**Customer Billing Information:** 219 St Johns Golf Dr , St. Augustine FL 32092-

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

**Event Name:** Water Management - Zone 5

Work Order Number: 1955020 Completed Date: 12/17/2024

Target Pests (if applicable):

### **Service Notes & Observations**

Treated pond 8,2,3, and 4 for emergent shoreline weeds. All other ponds are looking good no treatment needed. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

**Environmental Conditions** 

Thank you for

your business!

Weather: Fog Temperature: 64.83

Wind Direction: North-East

**Wind Speed:** 3.44 **Humidity:** 95.0000

Inspected Pond(s), Inspected OutFall Area, Treated Shoreline Weeds

**Services Completed by:** 

**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

707136 Sampson Creek CDD SJGCC Account #:

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:** 1954666 **Completed Date:** 12/20/2024

Target Pests (if applicable):

### **Service Notes & Observations**

Treated for algae and added dye.

Things are looking good.

**Thanks** Garrett

**Environmental Conditions** 

Thank you for

your business!

Weather:

Temperature: 0

Wind Direction: null Wind Speed: 0

**Humidity:** 

Treated for Algae

**Services Completed by:** 

**Customer Signature (if needed):** 

**Garrett Potter** 

American Owned

& Operated



### Gym Dumbbells Request for Funds

Date of request: 12/31/24 Submitted by: Haley Hadd

#### **Replacement:**

Below you will find a breakdown of purchasing options for new dumbbells for consideration. These are in order from least to greatest, price wise.

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. Current set-up is two 3-tier flat racks with hexagon doubles, double sets from 10lbs to 50lbs and single sets from 55lbs to 90lbs.

Brand	Price	Rack Type	Dumbbell Details
Commercial Fitness –	\$7,932.97 (does not	Matrix Magnum MG 3-tier	20 pairs of XULT Urethane
Matrix & XULT	include shipping)	Flat DB Rack Long	Hex Plus Dumbbells (5– 100 lbs)
Technogym	\$11,091.04 (does not include shipping)	Two Half Saddle Racks	20 pairs of Hex Urethane Dumbbells (5–100 lbs)
Dumbbells Direct – Troy – Most similar to current set up	\$11,205.34	TROY DR-15 3 Tier 15 Pair Dumbbell Saddle Rack (2 racks)	30 pairs of Troy TSD-U 12- Sided Urethane Encased Dumbbells (Double sets from 5-55lbs and Single sets from 60–95lbs)



### Gym Dumbbells Request for Funds

Date of request: 12/31/24 Submitted by: Haley Hadd

#### Commercial Fitness – Matrix and XULT equipment: \$7,932.97

- Matrix Magnum MG 3-tier Flat DB Rack Long
  - Designed to hold hex dumbbells, the Magnum 3-tier Flat-tray Dumbbell Rack saves space and provides secure storage.



- 5 100lbs XULT Urethane Hex Plus Dumbbells: 20 pairs
  - Classic hex design prevents rolling on flat surfaces. 32 mm (5-50 lbs) or 35 mm (55-130 lbs) handles.
     Premium high-grade odorless urethane with a wear resistant matte textured surface is permanently bonded to the solid steel core.





### Gym Dumbbells Request for Funds

Date of request: 12/31/24 Submitted by: Haley Hadd

Technogym: 11,091.04

• Two – Half Saddle Racks

o Freestanding support for the storage of 20 urethane-encased dumbbells



- 5lb 100lb Urethane Dumbbells: 20 pairs
  - Made of chrome-plated structural steel, the dumbbell handle resists wear and rust. The rubber coating is 5mm thick to absorb shock and protect your floor. The handle's shape and knurl pattern ensure a secure grip even when performing the most difficult movements. The hex shape and coating provide stability and firm contact when doing floor exercises. Hexagon Dumbbells won't roll on the floor and can be placed on any flat surface





# Gym Dumbbells Request for Funds

Date of request: 12/31/24 Submitted by: Haley Hadd

<u>Dumbbells Direct - Troy (no contractor): \$11,205.34</u> \*Most similar to current set-up and GM Recommendation\*

- TROY DR-15 3 Tier 15 Pair Dumbbell Saddle Rack (2)
  - The ultimate solution for securely storing and organizing your dumbbells. This commercial-grade Troy dumbbell rack features durable plastic saddles to protect your dumbbell set while minimizing noise, making it ideal for demanding environments. Built from 3.5 mm thick steel tubing and powder-coated for a scratch-resistant finish, this dumbbell saddle rack is designed to withstand heavy use and provide long-lasting durability.



- Troy TSD-U 12-Sided Urethane Encased Dumbbell Sets: 30 sets (doubles from 5lbs 55lbs, singles from 60lbs 95lbs)
  - The Troy TSD-U 12-Sided Urethane Encased Dumbbells Set represents the pinnacle of commercial-grade strength equipment. These Troy dumbbells feature a sleek 12-sided design and are encased in durable polyurethane, ensuring long-lasting performance and structural integrity. Each dumbbell set is crafted with a solid steel handle, hard-chromed and precision-machined with a medium knurl for a secure, comfortable grip. The Troy TSD-U 12-Sided dumbbells set is an ideal choice for any commercial or professional gym setting.





# Gym Dumbbells Request for Funds

Date of request: 12/31/24 Submitted by: Haley Hadd

#### 1. Rack Type:

- o Commercial Fitness uses a single 3-tier flat rack (close to current setup, I would not recommend).
- o **Technogym** uses two half saddle racks for a sleeker, more freestanding setup.
- Dumbbells Direct Troy features two 3-tier 15-pair saddle racks with durable saddles for noise reduction and dumbbell protection.

#### 2. Dumbbell Design:

- Commercial Fitness offers XULT Urethane Hex Plus Dumbbells with a classic hex design and urethane coating for durability.
- o **Technogym** provides **Urethane Dumbbells** with a hex shape, shock-absorbing rubber coating, and ergonomic handles.
- Dumbbells Direct Troy uses 12-Sided Urethane Encased Dumbbells, designed to prevent rolling and ensure structural durability, with high-precision machining for grip comfort.

#### 3. Notable Features:

- Commercial Fitness focuses on space-saving racks and a wear-resistant matte texture for the dumbbells.
- Technogym emphasizes grip comfort and stability, with chrome-plated handles and thicker rubber coating.
- Dumbbells Direct Troy prioritizes a heavy-duty rack system and the highest durability in dumbbell design for demanding environments.

# **Current State of Dumbbell Area**

1/6/2025



Figure 1. Debris from dumbbells seen in cracks of rack. This debris is caused by the edge of the rack clipping the rubber on the dumbbells.



Figure 2. Damaged wall caused by dumbbells being placed on the floor and hitting into the wall.

# **Current State of Dumbbell Area**

1/6/2025



Figure 3. Current dumbbell area. In the proposal, racks will go up against the wall and all dumbbells will be on racks.



Figure 4. Current state of dumbbell racks. Lots of empty space as large weights do not fit on rack.

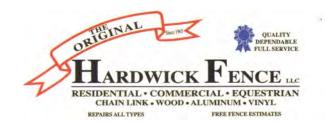
4.

# Sampson Creek CDD - Proposal Comparisons

Playground Fencing						
Company	Description	Size	Size Gates		Worked With Previously	
Hardwick Fence Co.	Enclose playground with 4ft high commercial grade aluminium	279ft	<b>3 gates</b> 2- 5ft / 1-4ft	\$12,810.53	Yes	
Masters Quality Fence	Enclose playground with 4ft high commercial grade aluminium	279ft	<b>3 gates</b> 2- 5ft / 1-4ft	\$12,500.00	Yes	

Security Gate Main Entrance						
Security gate for main entrance - 6ft high commercial grade aluminium						
Hardwick Fence Co.	with crash bar 4ft 1 \$4,877.87 Ye					
	Security gate for main entrance - 6ft high commercial grade aluminium					
Masters Quality Fence	with crash bar	4ft	1	\$5,400.00	Yes	

Access Gate at Splash Pad with Crash Bar						
Hardwick Fence Co.	6ft high security gate at Splash Pad with crash bar 5ft 1 \$4,522.00 Yes					
Masters Quality Fence	6ft high security gate at Splash Pad with crash bar	5ft	1	\$5,550.00	Yes	



Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

Contact:

Johns Creek- Vesta Property Services 219 St Johns Golf Dr Jim Masters 224 John's Creek Pkwy St. Augustine, FL 32092 (904) 716-1370 jmasters@vestapropertyservices.com

Job Location:

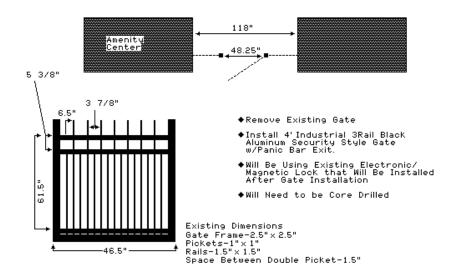
St. Augustine, FL 32092

#### Estimate Info:

Date: 01/14/2025

Estimate: Vesta Prop Serv (J. Masters) Amenity Entry Gate

Rep: Scott Lunn Job #1990



#### **Terms & Conditions**

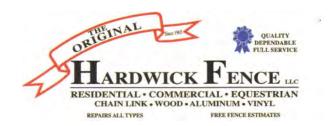
By signing this contract, you agree to the Terms & Conditions on the following pages.

Grand Total	\$4,877.87		
Amount Due	\$4,877.87	I understand and agree with the enclosed contract.	
		Customer Name	Date
		Company Name	Date



Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

- \*Payment Terms: 70% down and balance due on completion.
- \*Quote is based on our current insurance coverage.
- \*No permitting included, if required.
- \*Client must assume all responsibility for the placement of the fence.
- \*Hardwick Fence reserves the right to exercise the provisions provided under the Florida Mechanics Lien Law.
- \*Any alteration from the above specifications will be executed upon a written change order.
- \*All agreements are contingent upon deliveries, weather or delays beyond our control.
- \*Client is responsible for marking any private utilities.
- \*Hardwick Fence, LLC is not responsible for any damage to any underground obstructions such as utilities, pipes, irrigation, cables, etc.
- \*Manufacturer's warranty (if applicable) will be provided upon the client's request.
- \*If the contract is put on hold for any amount of time by the client, prices are subject to change.
- \*Should you cancel this contract, you are subject to a re-stocking fee plus 10% of your deposit.
- \*By signing this contract, you agree that you have read and understand your liability.



Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

Contact:

Job Location:

Johns Creek- Vesta Property Services 219 St Johns Golf Dr Jim Masters 224 John's Creek Pkwy St. Augustine, FL 32092 (904) 716-1370 jmasters@vestapropertyservices.com

St. Augustine, FL 32092

Estimate Info:

Date: 12/10/2024

Estimate: Vesta Prop Serv. (J. Masters) Alum. Sec. Gate

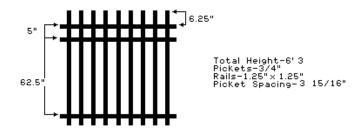
Rep: Scott Lunn Job #1880

\*Please note this proposal was for 2 gates (splash pad & side landscaping gate).

Since speaking with the fire inspector, only the gate near the splash pad needs to be fitted with panic hardware.



- ◆Remove Existing 8' Double Drive Gate
- ◆Install 5'Security/Panic Style Exit Gate
- ◆Panic Bar to Have Exit Alarm
- ◆Gate and Panels to Left/Right Will Need Expanded Metal
- ◆Build Panel to Match Existing to Close Area
- ◆ This Will Be Needed in 2 Areas- Make Quote For 2 Gates



#### **Terms & Conditions**

By signing this contract, you agree to the Terms & Conditions on the following pages.

**Grand Total** \$9,044.00 **Amount Due** \$<del>9,044.00</del>

One Gate: \$4522.00

I understand and agree with the enclosed contract.

**Customer Name** Date

Company Name Date



Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

- \*Payment Terms: 70% down and balance due on completion.
- \*Quote is based on our current insurance coverage.
- \*No permitting included, if required.
- \*Client must assume all responsibility for the placement of the fence.
- \*Hardwick Fence reserves the right to exercise the provisions provided under the Florida Mechanics Lien Law.
- \*Any alteration from the above specifications will be executed upon a written change order.
- \*All agreements are contingent upon deliveries, weather or delays beyond our control.
- \*Client is responsible for marking any private utilities.
- \*Hardwick Fence, LLC is not responsible for any damage to any underground obstructions such as utilities, pipes, irrigation, cables, etc.
- \*Manufacturer's warranty (if applicable) will be provided upon the client's request.
- \*If the contract is put on hold for any amount of time by the client, prices are subject to change.
- \*Should you cancel this contract, you are subject to a re-stocking fee plus 10% of your deposit.
- \*By signing this contract, you agree that you have read and understand your liability.



Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

# Contact:

Johns Creek- Vesta Property Services Jim Masters 224 John's Creek Pkwy St. Augustine, FL 32092 (904) 716-1370 jmasters@vestapropertyservices.com

# Job Location:

219 St Johns Golf Dr St. Augustine, FL 32092

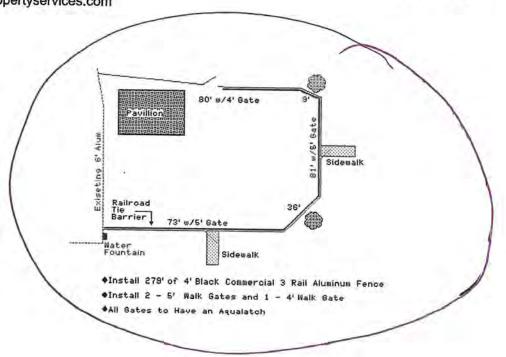
# Estimate Info:

Date: 01/09/2025

Estimate: Vesta Prop. Serv.(Jim

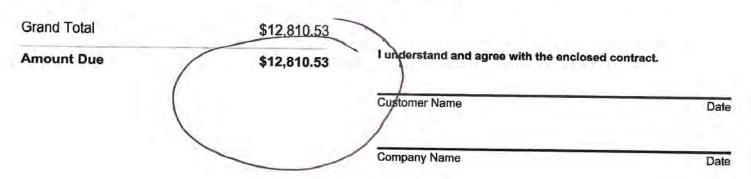
Master) Playground Fence

Rep: Scott Lunn Job #1962



#### **Terms & Conditions**

By signing this contract, you agree to the Terms & Conditions on the following pages.





Hardwick Fence 2410 Water Plant road St. Augustine, FL 32092 (904) 599-8644

\*Payment Terms: 70% down and balance due on completion.

\*Quote is based on our current insurance coverage.

\*No permitting included, if required.

\*Client must assume all responsibility for the placement of the fence.

\*Hardwick Fence reserves the right to exercise the provisions provided under the Florida Mechanics Lien Law.

\*Any alteration from the above specifications will be executed upon a written change order.

\*All agreements are contingent upon deliveries, weather or delays beyond our control.

\*Client is responsible for marking any private utilities.

\*Hardwick Fence, LLC is not responsible for any damage to any underground obstructions such as utilities, pipes, irrigation, cables, etc.

\*Manufacturer's warranty (if applicable) will be provided upon the client's request.

\*If the contract is put on hold for any amount of time by the client, prices are subject to change.

\*Should you cancel this contract, you are subject to a re-stocking fee plus 10% of your deposit.

\*By signing this contract, you agree that you have read and understand your liability.

\* Labor Warranty: 3 years



4963 Kentucky Derby Ct Jacksonville, FL, 32257 (904) 510-6540 Mastersfence01@gmail.com Mastersqualityfence.com

# **Masters Quality Fence**

Covers any material defects such as warping or cracking to aluminum

Estimate

For:	Vesta Property Services  Jmasters@vestapropertyservices.com	Estimate No: Date:		1844 01/09/2025	
Description		Quantity	Rate	Amount	
. 279 linear fee Antebellum alu All posts to be Includes two	nce at golf and country It of 4ft 3rail commercial grade black aluminum Iminum products Is set in high strength concrete  5ft wide walk gates and one 4ft wide walk gate It with heavy duty self closing hinges, and lockable magna latches	1	\$12,500.00	\$12,500.00	
. Installation w	ill take two full days. 50% deposit required to start. Remaining 50% ba	lance to be paid upon			
Covers any pro	manship warranty oblem with gate functions and installation errors and material warranty	1	\$0.00	\$0.00	

Subtotal Total	\$12,500.00 \$12,500.00
Total	\$12,500.00

4963 Kentucky-berby Ct Jacksonville, FL, 32257 (904) 510-6540 Mastersfence01@gmail.com Mastersqualityfence.com

# **Masters Quality Fence**

**Estimate** 

For:

Vesta Property Services

Jmasters@vestapropertyservices.com

Estimate No:

Date:

Quantity

1841 01/07/2025

Amount

\$5,550.00\*

Description

Security gate to replace existing double gate near playground

. 6ft commercial grade black aluminum Antebellum aluminum products

. Installation of one 5ft wide walk gate

Gate to be fabricated with panic plate and metal screening

Gate equipped with Locinox hydraulic closing hinges and panic bar with integrated alarm system that will sound when opened

4x4 gate posts for support

Gate posts to be set in high strength concrete

Metal screening to be fastened next to gate so gate cannot be opened from the outside

- . Includes installation of one custom aluminum panel to match existing aluminum fence
- . Includes haul away of old aluminum fence
- . 50% deposit is required. Once deposit is received materials will be ordered. Materials will take 3-6 weeks to be fabricated after deposit is paid. Remaining 50% deposit to be paid in full upon completion.

Security gate for main entrance

- . 6ft commercial grade aluminum
- Antebellum aluminum products
- . Installation of 4ft wide walk gate

Gate fabricated with panic play and metal screening

Gates equipped with Locinox hydraulic hinges and panic bar

4x4 gate posts for stability

Metal screening to be fastened to the side of gate so gate cannot be opened from outside

Gate posts to be set in high strength concrete

We will cut pavers to size to fit around new gate posts

. Includes removal of existing aluminum fence

50% deposit is required to order materials. Materials will take 3-6 weeks to arrive after deposit is paid. Remaining 50% balance to be paid upon completion.

Rate

\$5,550.00

1 \$5,400.00 \$5,400.00\*

# Masters Quality Fence - Estimate 1841 - 01/07/2025

Description		Quantity	Rate	Amount
Warranty		1	\$0.00	\$0.00
. 15 year workmanship warranty				
Covers any problems with gates opening or closing and installation errors				
. Antebellum aluminum offers a lifetime manufacturer warranty on any warpin	g or cracking to aluminum			
fence				
*Indicates non-taxable item				
	Subtotal			\$10,950.00
	TAX 8%		a.	\$0.00
	Total			\$10,950.00
	Total		\$10,9	950.00



# Commercial & Residential State Certified Electrical Contractor EC 13003971

January 13, 2025

Sampson Creek – St Johns Golf & Country Club 219 St Johns Drive St Augustine, FL 32092 Phone: 904-501-0498

Re: Camera Equipment Junction Box Installation.

Attn: Ms. Haley Hadd

Ms. Hadd,

We are pleased to present our proposal for the camera equipment junction box located at the basketball court. Our proposal is based on our understanding of the owner's request and as detailed in the following scope of work.

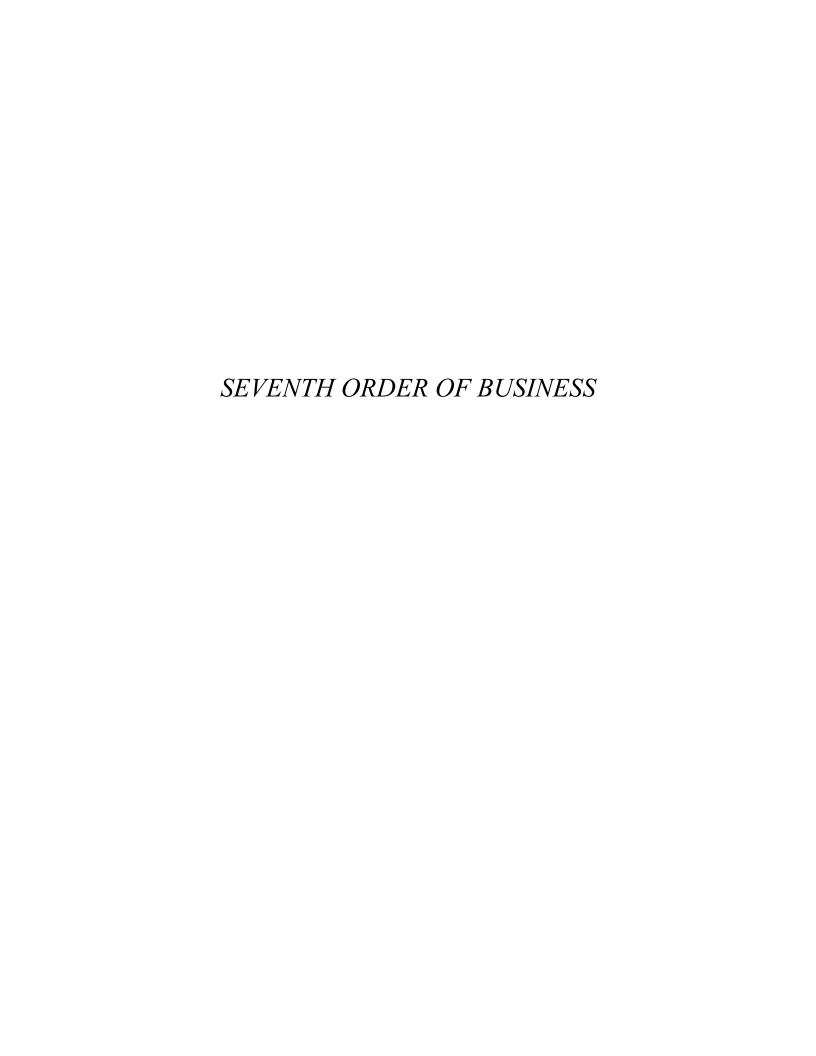
## Scope

- Provide labor and material to install one 12" X 12" X 6" PVC junction box located at the top of the light pole located at the basketball court as discussed.
- Provide labor and material to install a 120-volt duplex receptacle inside the PVC junction box and connect it to the existing circuitry.

Total Proposal Amount.....\$759.00

Thank you for the opportunity to provide pricing on this project. Please feel free to contact me with any questions or comments. We look forward to performing this work for you.

Sincerely, Shawn Heath Beacon Electrical 904-868-9386



# REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

# RFQ for Engineering Services

The Sampson Creek Community Development District ("**District**"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's infrastructure improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must:

1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the [Jurisdiction]; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 3:00 p.m. on <u>January 7, 2025</u> to the attention of Sarah Sweeting (by email to: ssweeting@gmsnf.com) ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall

constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

Publish on: <u>December 9, 2024</u>

# Sampson Creek CDD

Engineering firms that were sent an RFQ:

-Dominion Engineering
-Alliant
-H2M
-Mathews DCCM
-Adkinson
-Taylor & White
-Almond Engineering

From: Sarah Sweeting ssweeting@gmsnf.com @

Subject: Please Publish / Sampson Creek CDD - Engineer RFQ

Date: December 4, 2024 at 1:12 PM

To: legals@staugustine.com

Cc: Daniel Laughlin @gmsnf.com, Wesley S. Haber Wesley.Haber@kutakrock.com, Gabe McKee I.

Gabe.McKee@kutakrock.com



Please publish the attached notice on 12/09/24 and please email me back to confirm receipt.

中

Thank you,

Sarah Sweeting

**Engineer RFQ.doc** 

33 KB



From: Joseph Schofield jschofield@alliant-inc.com

Subject: RE: Sampson Creek CDD - Engineer RFQ

Date: December 4, 2024 at 1:56 PM

To: Sarah Sweeting ssweeting@gmsnf.com Cc: Daniel Laughlin dlaughlin@gmsnf.com

#### Thanks!

## Joe Schofield, P.E.

ASSOCIATE | SR. CIVIL ENGINEER Alliant Engineering, Inc. 10475 Fortune Parkway, STE 101, Jacksonville, FL 32256 904.256.4866 direct | 904.451.3835 cell Building better communities with excellence and passion.



ALLIANT // An employee-owned company.

## Selected as a 2024 Jacksonville Business Journal Best Place to Work!

From: Sarah Sweeting <ssweeting@gmsnf.com> Sent: Wednesday, December 4, 2024 1:17 PM **To:** Joseph Schofield < jschofield@alliant-inc.com> Cc: Daniel Laughlin <dlaughlin@gmsnf.com> Subject: Sampson Creek CDD - Engineer RFQ

Hi Joe.

Please see attached notice that is scheduled to publish on December 9, 2024.

Please let me know if you have any questions.

Thank you,

# Sarah Sweeting

Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850 x 402 (904) 940-5899 Fax ssweeting@gmsnf.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Any attached files are the property of Alliant Engineering, Inc. and are transmitted for your exclusive use and convenience. By accepting and using these files you assume all responsibility for the content. Hard copies, signed and dated, will govern over any electronic files furnished herein.

From: Dennis T. Glavin DGlavin@H2M.com & Subject: RE: Sampson Creek CDD - Engineer RFQ

Date: December 13, 2024 at 3:05 PM
To: Daniel Laughlin dlaughlin@gmsnf.com
Cc: Sarah Sweeting ssweeting@gmsnf.com



# **Dennis T. Glavin Business Development Advisor**



## **H2M** architects + engineers

2054 Vista Parkway Emerald View, Ste 421 | West Palm Beach, FL 33411

# Miami FI, Tampa FI, and Jacksonville FI Office Locations Coming Soon!

tel 866.970.6535 | mobile 904.501-0923

## h2m.com



From: Daniel Laughlin <dlaughlin@gmsnf.com>
Sent: Friday, December 13, 2024 12:01 PM
To: Dennis T. Glavin <DGlavin@H2M.com>
Cc: Sarah Sweeting <ssweeting@gmsnf.com>
Subject: Re: Sampson Creek CDD - Engineer RFQ

# Good Afternoon Dennis,

It is an older development, so mostly maintenance items related to the roadway, sidewalk, and stormwater system.

They are also looking into doing some enhancements around the amenity such as upgrading their amenity room and pool deck, upgrade tennis court area, and building pickleball courts.... although that one has been more or less tabled for now.

The most recent engineering tasks have been clearing stormwater pipes, determining issues with control structures, repairing a bulk head, sidewalk repairs, and various plans for enhancements.

# Thank you

#### **Daniel Laughlin**

Governmental Management Services, LLC District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com

On Dec 13, 2024, at 11:41 AM, Dennis T. Glavin < DGlavin@H2M.com > wrote:

Good Morning Sarah and Daniel,

Do you have a feel for the types of projects that MIGHT arise during this contract?

Many thanks and have a good weekend.

Dennis Glavin

# **Dennis T. Glavin Business Development Advisor**

<image001.jpg>

#### **H2M** architects + engineers

2054 Vista Parkway Emerald View, Ste 421 | West Palm Beach, FL 33411

Miami FI, Tampa FI, and Jacksonville FI Office Locations Coming Soon! tel 866.970.6535 | mobile 904.501-0923

## h2m.com

From: Sarah Sweeting < <a href="mailto:ssweeting@gmsnf.com">sent: Friday, December 13, 2024 10:20 AM</a>
Cc: Daniel Laughlin < <a href="mailto:dlaughlin@gmsnf.com">dlaughlin@gmsnf.com</a>>
Subject: Sampson Creek CDD - Engineer RFQ

# Caution! External email

Good morning,

Please see attached notice that publish on December 9, 2024.

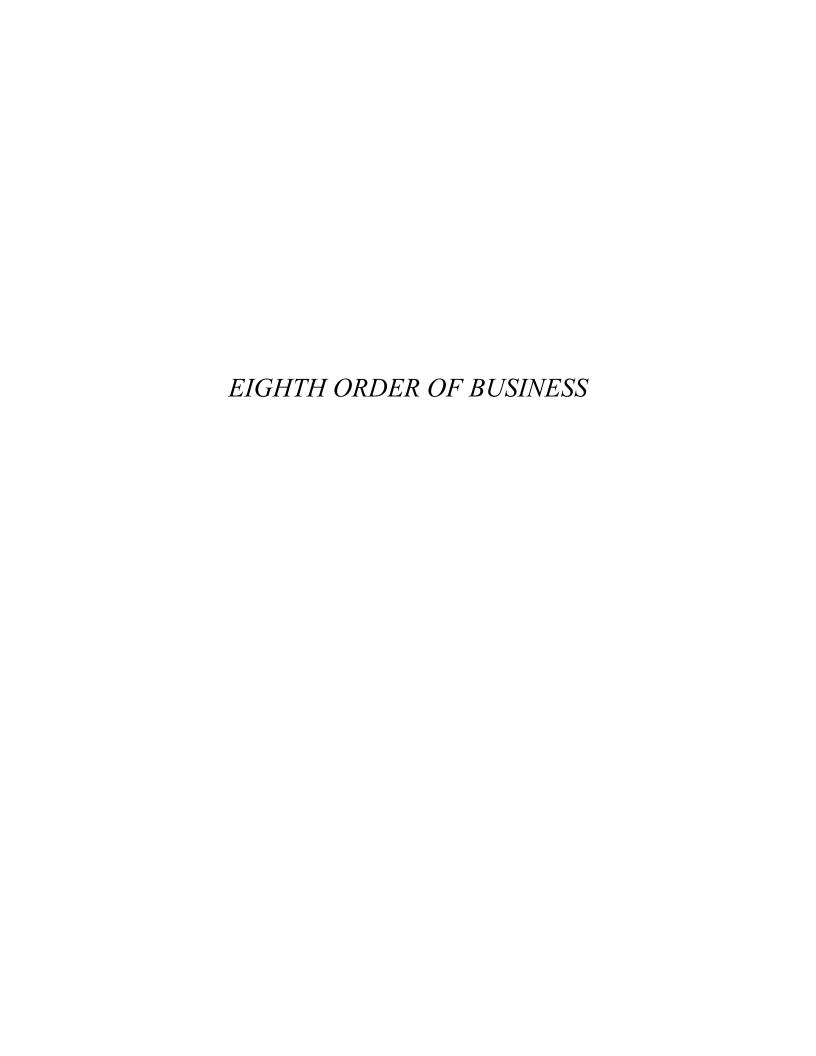
Please let me know if you have any questions.

Thank you,

Sarah Sweeting

Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850 x 402 (904) 940-5899 Fax <a href="mailto:ssweeting@gmsnf.com">ssweeting@gmsnf.com</a>

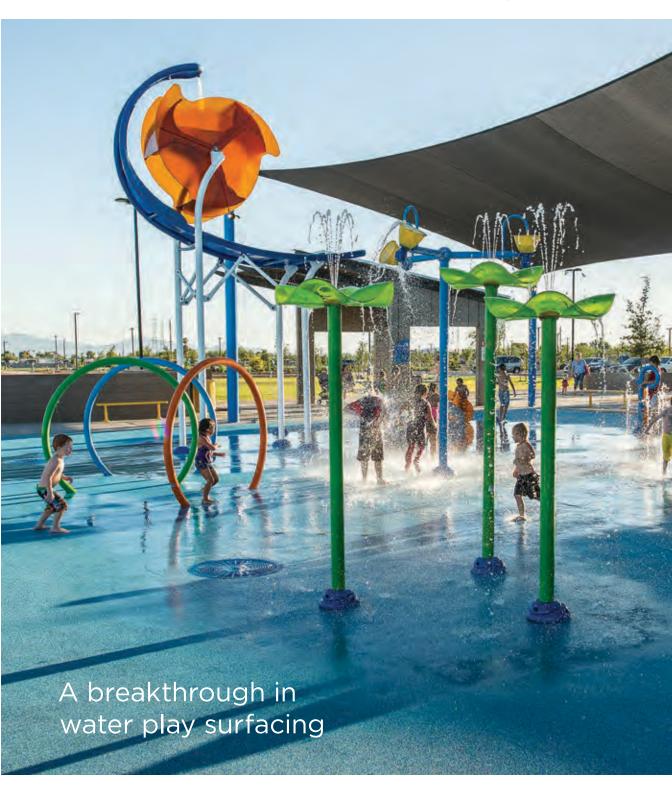
CONFIDENTIALITY NOTICE: Thanking you in advance for your cooperation, the information contained in this message and any attachments is intended only for the use of the individual(s) named above. If the person actually receiving this email is not the named or intended recipient, any use, dissemination, distribution, or copying of this communication is prohibited. If you have received this communication in error, please immediately notify us by email that this message has been inadvertently transmitted to you and kindly delete this e-mail from your system. We appreciate your time and attention.



A.

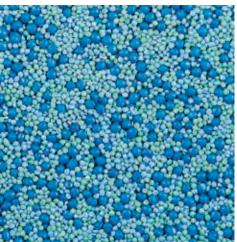


# AquaFlex®

















# The breakthrough surface that won't break down

AquaFlex® combines the benefits of design, technology and safety into a breakthrough, high-performance solution for water play surfacing. It is quite simply the best water play surfacing in the world.

AquaFlex is the next generation in water play and pool deck surfacing with its unique properties of being chlorine resistant and UV light stable. AquaFlex won't chalk, shrink or crumble. The tiny pebbles of AquaFlex are chemically bonded together with a strong, two-part aliphatic binder.

The AquaFlex top layer shrugs off UV rays and chlorine, stands up to power washing and maintains its beauty today, tomorrow and years from now.



# Multiple Applications

AquaFlex $^{ ext{@}}$  enhances safety and durability, and adds color and design to water play surfaces.

# **Municipal Pools**

AquaFlex beautifies and makes municipal pool decks safer. Its chlorine resistance and UV stability make it an exceptional choice.

# Water Parks

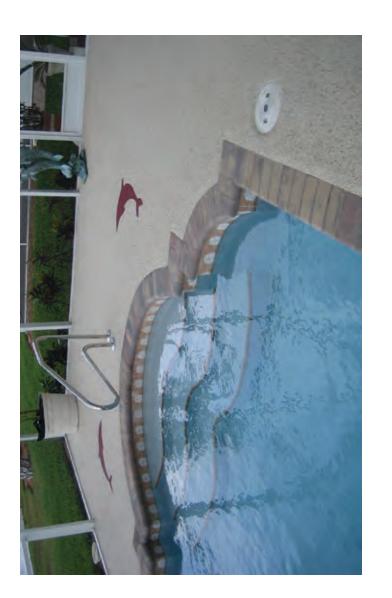
From large surface areas to intricate designs, AquaFlex will exceed your expectations in surfacing for your water park. AquaFlex offers porous and non-porous options and can be used indoors or out.

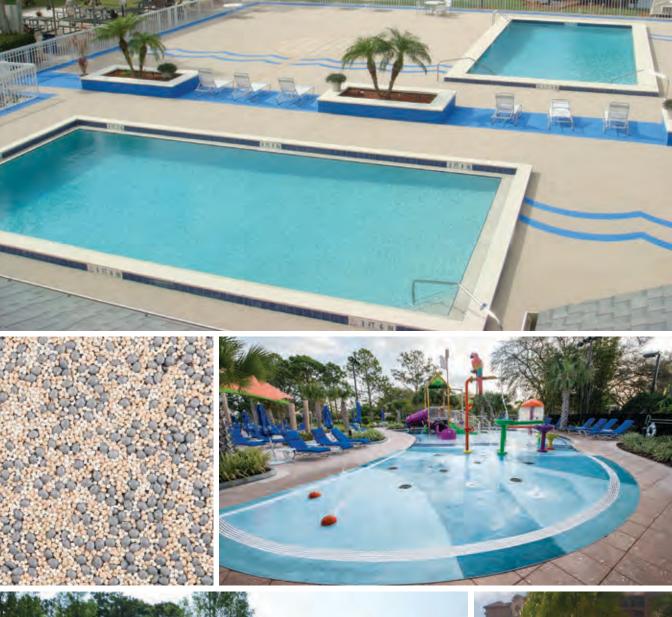
# **Splash Pads**

Brighten up your splash pad with AquaFlex. Add unique, colorful designs that compliment various play zones while minimizing slips and falls.

# **Residential Pools**

homeowners in search of a beautiful, slip-resistant, long-lasting surface for pools and spas. Make your backyard pool surface unique and attractive. AquaFlex is the smart choice for









# **Durability & Safety**

AquaFlex® surfaces are inherently safer and much more forgiving than hard, abrasive concrete surfaces. In addition, it is available as both a porous system and as a non-porous system for indoor surfaces or for outdoor surfaces in states and municipalities that require it.

AquaFlex Non-Porous can be installed with an additional impact-attenuating cushion layer.

For more technical information regarding our safety approvals and chlorine, flammability and skid resistance testing results, visit aquaflexsurfaces.com. Contact your surfacing consultant to learn if AquaFlex is available in your area.

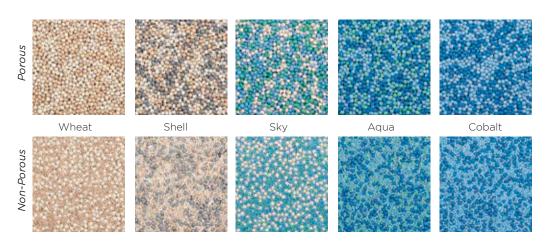


#### Variety of Designs and Colors

With AquaFlex®, virtually any color blend is possible. Each AquaFlex surface is a blend of two or three colors to make your water play area attractive and unique. Choose from five popular standard blends in both porous and non-porous applications (shown), or create a unique custom blend of your own. You can depend on the talents and knowledge of our professional design team to create virtually any logo, pattern or design. Whether you know exactly what you want, or you would like help in choosing colors or patterns, we will work with you to provide a solution that will please the eye for many years to come.

Colors shown in blends may appear different than the sample when installed over a large area. Contact your surfacing consultant for more details.

#### Standard color blends



#### Colors available upon request for custom blends







#### Porous and Non-Porous Explained



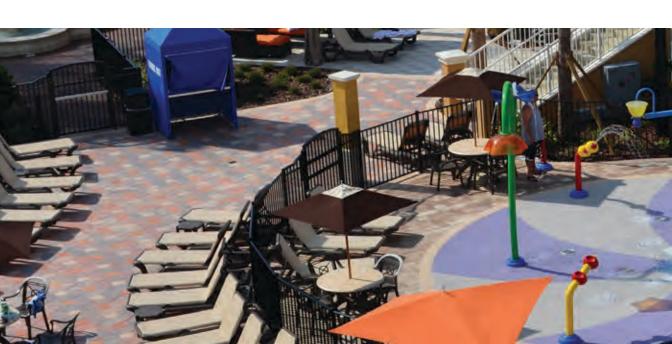
Porous

AquaFlex® Porous allows water to penetrate through the surface and is the most common application for outdoor environments. It is normally installed directly over concrete at an average thickness of 3/4". AquaFlex Porous is composed of 100% large pebbles.



Non-Porous

AquaFlex Non-Porous allows water to run off the edges of the surface. It's perfect for indoor water play areas or in states or cities that require water to flow into a drainage system. AquaFlex Non-Porous can be installed at ¾" over concrete or be installed over ¾" or greater SBR cushion layer. It is composed of 50% large pebbles and 50% small pebbles.



#### **Key Features**

#### **Wear Surface Durability**

AquaFlex® is composed of one or two sizes of aliphatic polyurethane pebbles (spheres) that are chemically bonded together with a compatible two-part aliphatic polyurethane binder specifically formulated to create the bond. The two-part binder provides more control of the curing process as well as bond strength. This matrix is installed at an average thickness of ¾" and is UV light stable, chlorine resistant and durable.

#### **Chlorine Resistance**

The breakthrough bond-in-place chemistry and installation process creates a system of pebbles and binder that is extremely chlorine resistant. This chlorine resistance is essential in chlorine water play environments and is unique to AquaFlex.

#### **UV Light Stability**

The polyurethane chemistry in both the pebbles and the binder provides UV light stability. Plus, the pebbles are 100% color throughout. This means that the vibrant colors in your water play surface will not fade or discolor in sunlight. The beautiful new surface you see on day one will retain its color for years.

#### Slip Resistance

AquaFlex systems meet the ASTM 1028 standard for slip resistance. This is the standard used by the Occupational Health and Safety Act.

#### **Color Blends**

Available in five standard porous blends and five standard non-porous blends. Custom blends are available upon request.

#### **Designs**

Our consultants can help you create beautiful custom surfacing designs. Patterns, intricate designs, borders and logo capabilities are available to personalize your splash pad or pool deck.

#### Installation

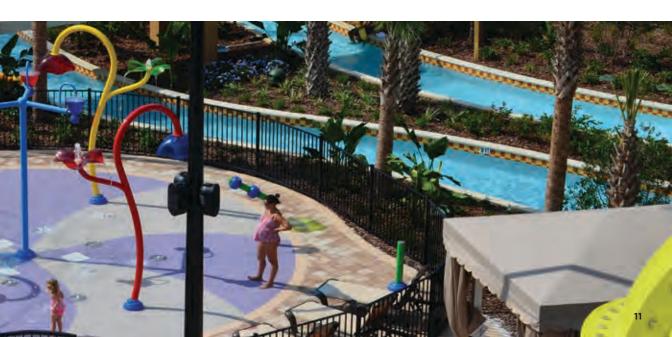
The AquaFlex system can be installed directly over concrete at an average thickness of %". When additional impact resilience and traction is needed, the non-porous system can be installed above an SBR cushion creating a 1" thick system or greater. AquaFlex is installed by factory-certified installers to ensure quality; therefore, we offer AquaFlex only in geographic areas where we have trained installers.

#### Maintenance

We recommend cleaning the surface at least once a year with a pressure washer and cleaning agent. AquaFlex can be power washed with up to 2,800 psi and/or high-temperature pressure washed on the fan setting.

#### Warranty

When installed by our factory trained crews, AquaFlex comes with a 3-year warranty. To prevent lapse in warranty coverage, AquaFlex surfacing must be properly maintained per Landscape Structures maintenance specifications.





#### Since 1971, Landscape Structures

has been committed to enhancing children's lives by fostering and creating inspiring play experiences while honoring the environment. We create innovative playground equipment and surfacing to inspire children to grow strong bodies and minds so their futures remain bright. And to further ensure a better tomorrow, we are sensitive to the environment through manufacturing practices that minimize our impact on the earth. Our goal from day one has been to foster healthy children playing in healthy communities year after year, generation after generation.

Contact us today at 888.438.6574 or 763.972.5200 to learn more, or visit aquaflexsurfaces.com













Provided by Nikki Barney from Specialty Surfaces



Figure 1. Example 1 – Meadow Pointe III CDD

and hands. With the new surface it is much softer, no cuts or scrapes." communities. The old surface was concrete and had problems with children falling and scraping knees and 50% water then either rinse with a garden hose or pressure washer. I would recommend this to other by the water features. For cleaning, once a year I spray the splash pad area with a mixture of 50% chlorine 8 years ago. Had to have one area of the splash pad replaced from the constant water movement caused Reference from Keith Fisk, Operation's Manager at Meadow Pointe I CDD: "The surface was installed over

up strong since the install." own maintenance and are just now starting to look into getting some done now, so it has definitely held only been here 2.5 years, but the previous manager spoke highly of it. We have not had to do any of our months out of the year it has constant water running on it. Overall, we have had a good experience. I have Reference from Justin Lawerence, Manager at Meadow Pointe III CDD: "It was installed in 2020 and

Provided by Nikki Barney from Specialty Surfaces



Figure 2. Example 2 - West Meadows



Figure 3. Example 3 - A residential apartment complex in Davie FL

Provided by Nikki Barney from Specialty Surfaces



Figure 4. Example 4 - Isle of Lake Nona, Orlando FL - Mattamy Homes Development



Figure 5. Example 5 - Lonnie Miller Park – Local

Provided by Nikki Barney from Specialty Surfaces



Figure 6. Example 6 - Waterbrooke Community, Clermont FL (Mattamy Homes Development)



Figure 7. Example 7 - Hanna Park, Jacksonville – Local



#### **Price Quotation**

#### SPECIALTY SURFACES, LLC.

3899 Mannix Dr. Suite 424 Naples, FL 34114-5411 Phone 239-352-7151 Fax 239-352-7153

Sales Rep: Nikki Barney

**Quote Expiration Date:** 

Email: nbarney@specialtysurfacesllc.com

TOTAL:

\$36,083.00

Date:

01/07/25

04/07/25

Cell: (407) 925-7873

specialtysurfacesllc.com

Contact Name: Haley Hadd

Customer Name: Sampson Creek - Vesta Prop Svcs

Street Address: 219 St Johns Golf Dr City, ST. & Zip St Augustine FL 32092

Office:

Cell: 407-765-2844

Email: hhadd@vestapropertyservices.com

Site Contact: 0

Job Name: Aquaflex Non Porous on Splash pad

City, ST. & Zip Office: Cell:

Street Address:

Email:

Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
AquaFlex Non Porous	NA	3/8"	1200		\$24,118.00
Removal of Existing Surface				Both Rubber and Paint	\$6,836.00
ADD OPTION : Deep Cleaning and Binder Roll-Coat, Recommended Every 3 years : \$ 4,829.00					
Removed Debris will be Placed in Customer Supplied Dumpster					
DOH Variance Application and Process Included					\$300.00
All Key-Way Cutting at Nozzles and Perimeter Included					

Terms: 50% Due upon acceptance / 50% to be paid upon completion

Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.

Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.

Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.

Department of Health Variance and Fees are required and is included in this proposal above.

Price is not inclusive of on site storage or container fees unless otherwise noted above.

Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.

Sales Tax is NOT included unless noted above.

The price reflected in this quote is valid for 60 days from date of this quote as noted above.

All Permits and/or fees are the sole responsibility of the Owner or General Contractor.

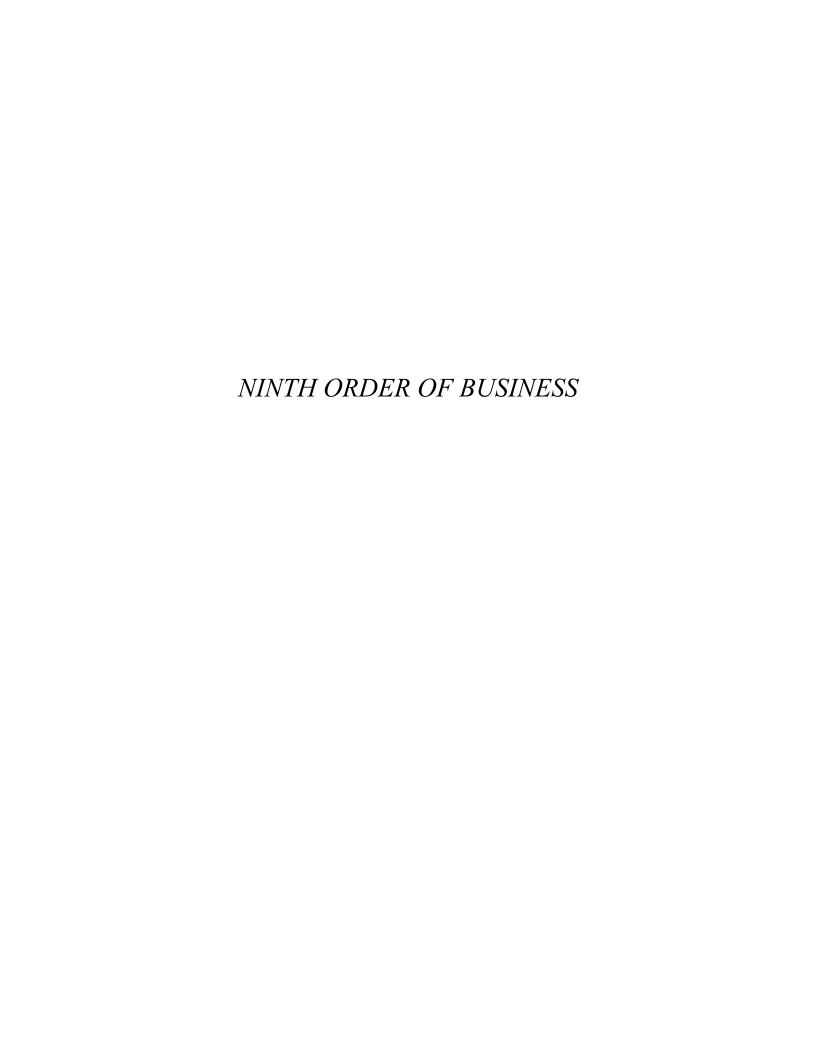
Customer is responsible to provide an adequate dumpster on site if required.

New concrete at a 4 inch average thickness requires a 28 day minimum cure time before installation

Specialty Surfaces and AquaFlex material is NOT responsible for puddles or the positive slope for drainage. Concrete slab must have required slope for features drainage.

If approved, target start date would be the week of February 3rd. They also have availability the first week in April but that would be after Spring Break.

-HH 1/9/25



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	
Amenity Room Enhancement	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing	\$330,000 - \$435,000	
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	\$338,400	
Pickleball Courts	Construct pickleball courts within the community		
Tennis Court Enhancement	Add pass through between courts as well as shaded sitting areas	To be Determined	
Playground Enhancement	Replace old declining wooded playground with modern plastic components	To be Determined	
Fence around Playground	Add fence and access card system around playground area	To be Determined	
Upgrade to Fitness Equipment	Upgrade old fitness equipment with new modern machines	To be Determined	

#### **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.

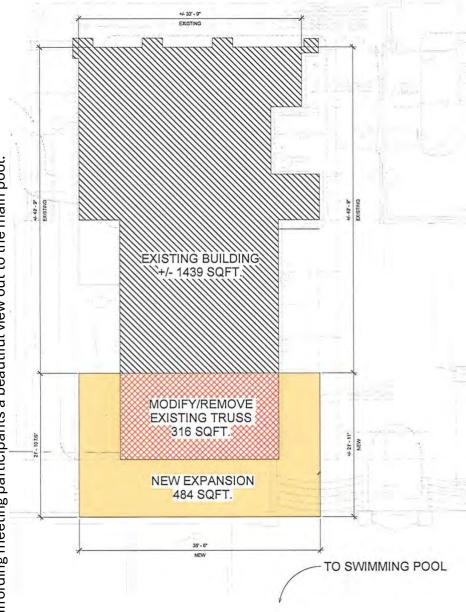
The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs 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.



# **Amenity Meeting Room Enhancement:**

the regularly scheduled meeting on July 18th, 2024. One of the potential enhancements to Matthews Engineering proposed three possible design plans for the amenity room during 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.



#### **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 20th, 2024, meeting.



#### **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:**

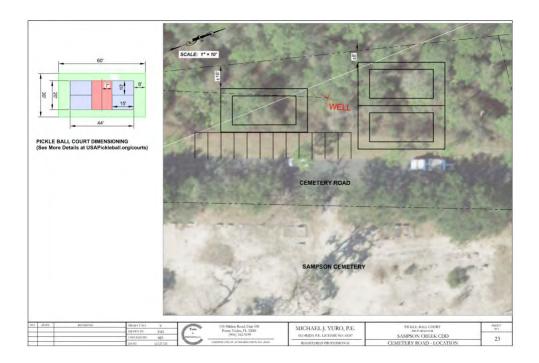
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along 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.



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

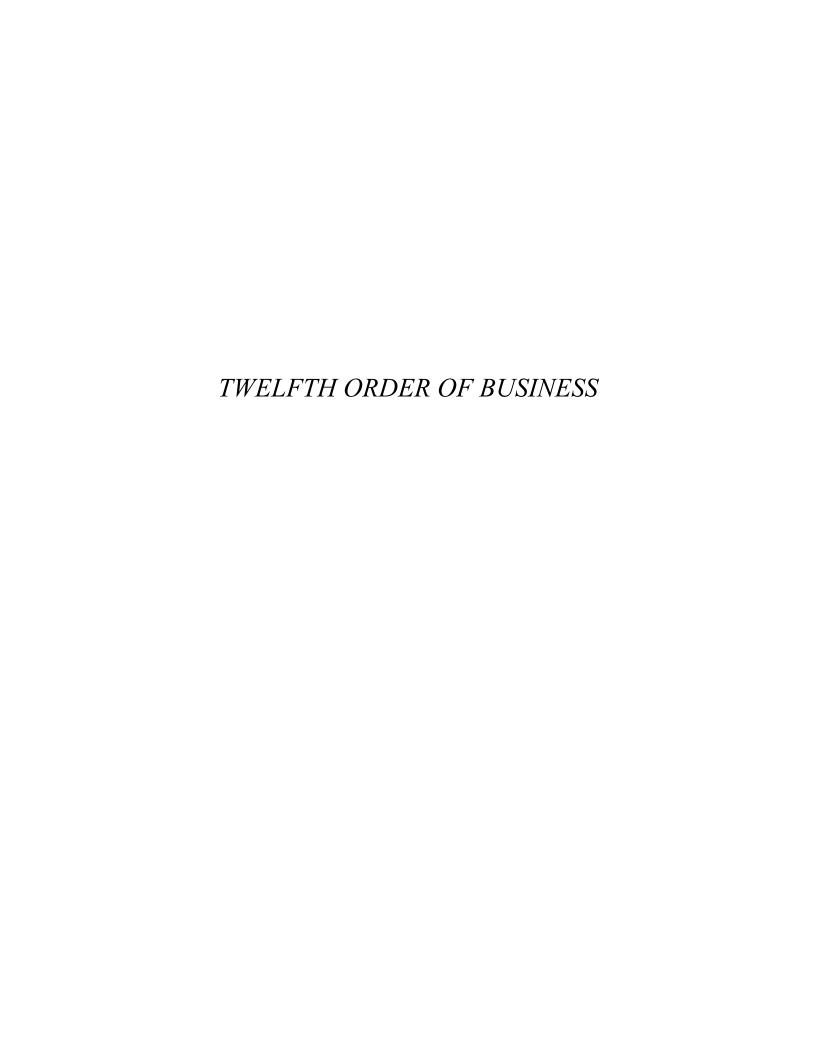
During a recent walk-around of the tennis courts, district staff noted the two oak trees planted between the two fenced-in court areas. One of those trees may not be thriving and that either tree may push roots up under the tennis courts, disrupting the playing surface.

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.

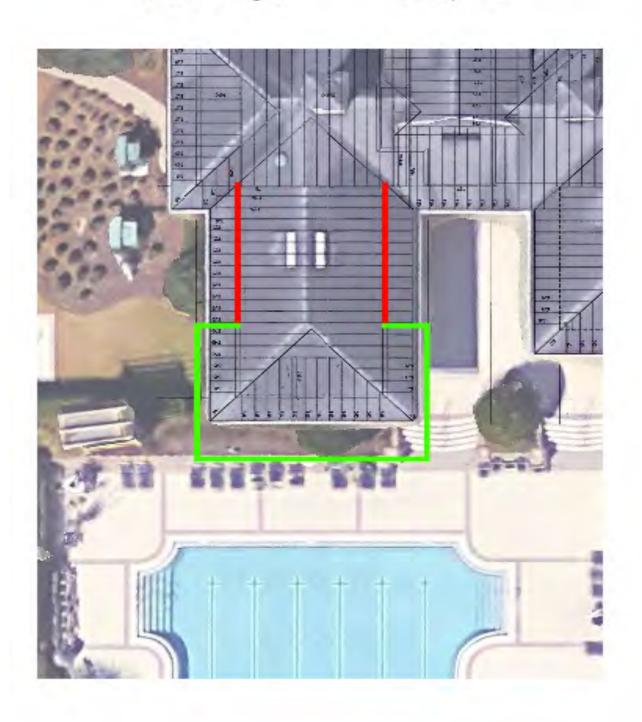


#### **OPTION 3**

EXISTING SQF: +/- 880

ADDITIONAL SQF: +/- 500

TOTAL SQF: +/- 1,380



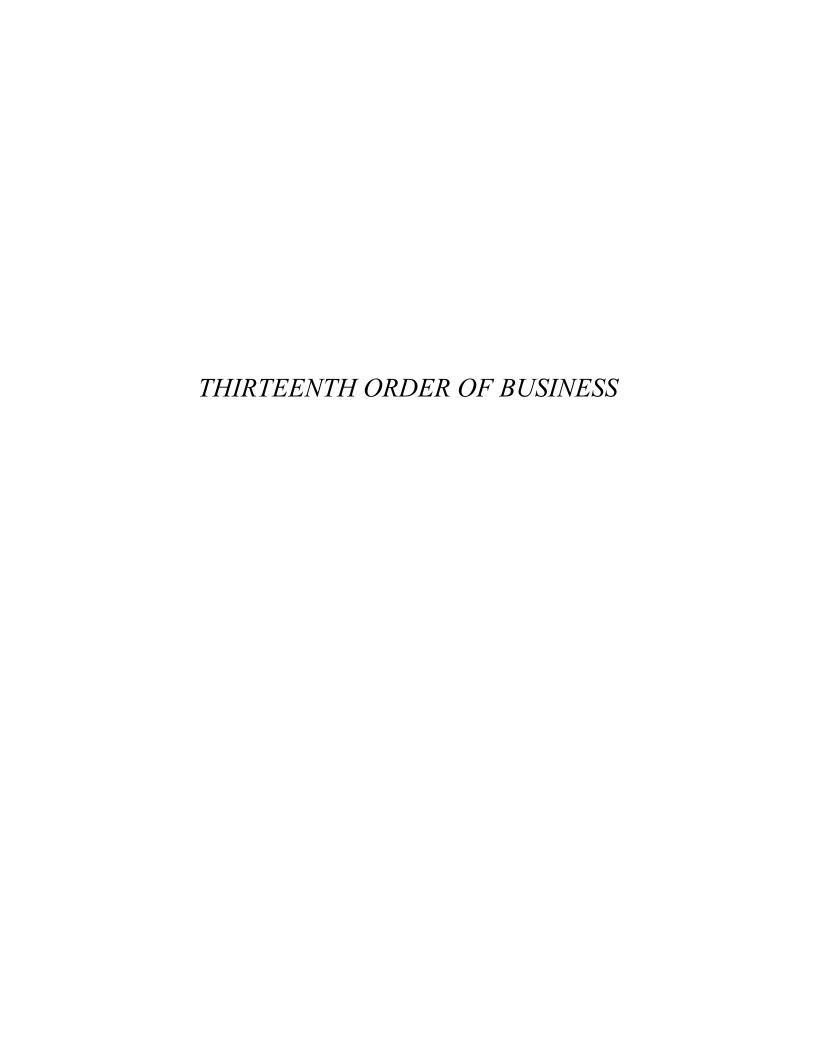
#### OPTION 3





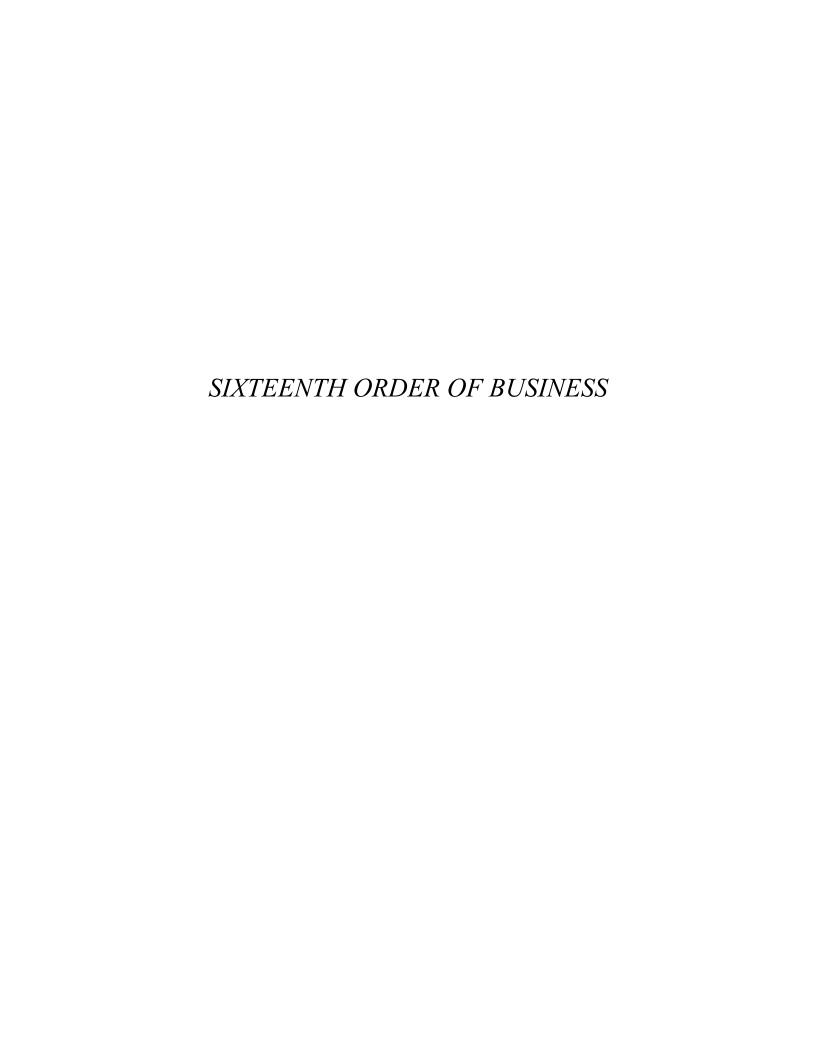


- Estimated Cost \$300k-400k. This would include structure, interior finishes, mechanical and electrical component, and plumbing fixtures. Resident style equipment or any furnishings are NOT included. Civil and landscape work is also NOT included.
- Fees \$30k-\$35k. This includes Architectural, Mechanical,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



Sampson Creek Agreement Tracker								
Description	Enity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date			
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			

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



A.

#### MINUTES OF MEETING SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **December 19, 2024** at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

#### Present and constituting a quorum were:

Mike YuroChairmanGraham LearyVice ChairmanMike DavisAssistant SecretaryLori WeitzelAssistant Secretary

#### Also present were:

Daniel Laughlin GMS

Wes Haber *by phone* Kutak Rock, LLP

John WestcottMatthews Design GroupHaley HaddVesta Property ServicesJim MastersVesta Property ServicesJason DavidsonVesta Property Services

Kris Reinert St. Johns Golf & Country Club

April O'Donnell St Johns Middle School Athletic Association

Ian Demarre Soft Crete

Residents

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

#### FIRST ORDER OF BUSINESS Roll Call

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

#### SECOND ORDER OF BUSINESS Public Comment (regarding agenda items

*listed below)* 

Resident Mike McCormick of 604 Remington Court was in favor of the Amenity Center upgrade and encouraged the Board to proceed with it and do it right. Option 2 looked good, in

his opinion, but requested that the Board look into sound attenuation. Resident Mary Bush of 907 Eagle Point Drive submitted a request for tennis court usage, but it was not on the agenda. Mr. Laughlin stated that it would be discussed under the Amenity Booking Request. Resident Kim Loferski of 906 Eagle Point Drive hoped that the pickleball amenity project was not approved.

#### THIRD ORDER OF BUSINESS

#### **Amenities Booking Requests**

Mr. Yuro reported that there were requests from Liberty Pines Academy (LPA), Beachside and USTA for usage of the tennis courts. Ms. Hadd reviewed their schedules, but they could only be slightly accommodating. The calendar was revised to include the afternoon usage that the Beaches would use, but they could change to the morning. Ms. Kim Loferski, on behalf of LPA, requested three courts, two Fridays per month at 6:30 p.m. from January to March. In the Fall, they used three courts and there were no issues, as anyone was available to use the courts, when their match was finished. Mr. Davis asked are players coming from outside the community. Ms. Loferski confirmed that all the players, with the exception of two, were residents. It was open to anyone who was eligible, men and women. Ms. April O'Donnell, on behalf of St Johns Middle School Athletic Association (SJMSAA), requested two courts one day per week and three courts on Thursday from 4:00 p.m. to 6:00 p.m., but one of three courts would be open fairly quickly. On Wednesday, starting on February 12<sup>th</sup>, they would be able to play earlier, from 3:00 p.m. to 4:00 p.m. or 3:00 p.m. to 5:00 p.m. Ms. Hadd had an issue approving the three courts on Thursday, as a ball clinic used two courts, from 4:00 p.m. to 5:15 p.m. Ms. Loferski was amenable to using two courts, but for a longer time, as there were five matches and only this year, as courts at Beachside were being rebuilt.

Ms. Weitzel questioned the number of residents to non-residents. Ms. O'Donnell indicated an even distribution of residents to non-residents. Two years ago, they placed at Mills Field and last year, they placed at Beach Walk. Mills Field was a county park and was now filled with other schools. Beach Walk would not return their phone calls. Mr. Yuro noted that Beachside requested two courts, twice per week. Ms. Loferski indicated that it was only for the first two weeks and once their matches started, it could be decreased to once a week. There was the flexibility to start at 7:00 a.m. Mr. Yuro did not have an issue with LPA, Beachside and USTA using their courts, if it could be fit into the schedule and his only concern was having the courts booked up to where residents could not play. Mr. Davis recalled that he and his family

wanted to use the courts two times in the last month at 5:00 p.m., but the courts were full and did not know if this would create an, until they received feedback. Ms. Loferski pointed out during her usage time, the courts were empty. Mr. Davis had no issue with USTA using the courts, as their timeframe that was well scheduled and tested. Ms. Weitzel pointed out on Wednesday, two courts were used for clinics and two courts would be used by LPA and Beachside during an overlapping time. Ms. Hadd suggested that Beachside practice on Wednesday morning, since there were no matches or clinics. Ms. Loferski agreed. Ms. Weitzel asked if all LPA matches were played at Sampson Creek. Ms. O'Donnell confirmed that there would be 10 matches, but there was a possibility of not needing to use the courts on some Thursdays. A Resident recalled that only one court was used on Wednesdays for the clinics. Mr. Yuro did not want the courts to be empty, when residents could use them. Mr. Davis requested that the calendar be posted. Ms. Hadd would post it on the bulletin board.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the requests from Liberty Pines Academy, Beachside and USTA for use of the tennis courts, subject to working with Ms. Haley Hadd on the final schedule was approved.

Mr. Davis hoped that this all worked out well, but if there were any conflicts, it should be handled calmly. Mr. Yuro requested re-evaluating after the season ended and that LPA, Beachside and USTA come back to the Board, so that the Board could consider an ongoing schedule. The new General Manager of the St. Johns Golf & Country Club, Mr. Kris Reinert, introduced himself to the Board. He started on Monday, after moving from Charlottesville, Virginia, working for a community golf course and managing a golf course in Wilmington, North Carolina. Mr. Yuro asked if there was a new Superintendent and Assistant Superintendent. Mr. Reinert reported that the Assistant Superintendent was just promoted. Their Superintendent worked at TPC Sawgrass and a country club that had 36 holes in Ponte Vedra. His dad and grandfather were also Superintendents. Mr. Yuro requested that Mr. Reinert coordinate with Mr. Masters on maintenance responsibilities, so there was not a lapse in service. Mr. Reinert pointed out that the soccer field was sprayed yesterday and Mr. Dan Zimmer was still involved. Mr. Davis asked if the May start date for the greens renovation, was still on schedule. Mr. Reinert reported that the final permits were received last Friday, but unfortunately their contractor for the

top tracer, picked up other business and they hoped to start after the holidays. It should not take more than two weeks and then the greens would be sprayed on March 28<sup>th</sup>, to kill the greens. In May, the greens would be re-seeded, for hopefully an October re-opening. In Charlottsville, a new putting green, took two and a half months to install and was perfect when he left. This one should be even better, considering the time of year it was being completed. Mr. Yuro appreciated Mr. Reinert coming to speak to the Board.

#### FOURTH ORDER OF BUSINESS

Request from SJMSAA/Liberty Pines for Tennis Court Usage

This item was discussed.

#### FIFTH ORDER OF BUSINESS

#### **Update on Splash Pad Surface**

Mr. Laughlin provided minutes summarizing the construction of the splash pad by Crown Pools (Crown) and introduced Mr. Ian Demarre of Soft Crete, who was present to answer the Board's questions. Mr. Yuro wanted to hear from Soft Crete on what was causing the surface to peel away. Mr. Demarre reported that he looked at the splash pad with Ms. Hadd and tested the water. The pH was quite low, causing highly acidic water, which over a prolonged period, deteriorated the rubber on the splash pad, the pavers around the edge and paint under the rubber and believed that the chemicals in the water were not being taken care of by the District's pool vendor. Mr. Laughlin pointed out that the pool was inspected by the Health Department, the pH level was within code and passed. Mr. Davis questioned when the Board agreed to install the surface and Soft Crete installed it, did Soft Crete know it was a treated water. Mr. Demarre confirmed that they knew it was treated water. They constructed several splash pads with treated water and there were no issues. Mr. Masters pointed out that the pH reading was only from one day and the log from their pool vendor, did not show that the pH level was low. Mr. Demarre recalled on another job, where the surface was deteriorating and the pH level was very low, which their pool vendor disagreed with. However, when he tested it again four days later with the pool vendor present, the pH level was low again. Mr. Demarre pointed out that he attended this meeting, to provide a solution, to prevent this situation from reoccurring.

Mr. Leary questioned how many similar splash pads Soft Crete installed. Mr. Demarre confirmed that they installed 10 splash pads, mostly in Canada and two in Florida, including this one. Most of their business was resurfacing concrete sidewalks and pool decks with rubber and

polyurethane. Mr. Yuro admitted that he suggested Soft Crete, after they resurfaced his pool deck and patio, which was holding up fine, but it was not being submerged in water. Mr. Leary questioned the options that Mr. Demarre was proposing. Mr. Demarre proposed redoing the surface for \$6,000, which was half of the cost for the material and providing the labor for free and in addition, proposed applying a non-permeable antimicrobial waterproofing sealer over top of it for \$4,000. Mr. Leary questioned the amount that Soft Crete was paying and what would happen to the original surface. Mr. Demarre indicated that they were funding \$7,000. They would apply a primer over the top of the surface, which would bind everything together, before applying the product. Ms. Weitzel was not comfortable using the same product, as they were informed by another vendor that the material Soft Crete used was an EPDM rubber, which was suited for low traffic pool decks and playgrounds and did not work on splash pads, because it was submerged. Mr. Leary requested that Mr. Demarre leave the room so that the Board could discuss this matter. Mr. Haber pointed out that this was a public meeting and Mr. Demarre could be present. Mr. Ralph Darling of 1929 Glenfield Crossing questioned the acceptable pH level. Mr. Demarre stated that the target range was 7.2 to 7.4. Mr. Laughlin confirmed that they never failed a health inspection, as the pH was between 7.2 and 7.8. Mr. Yuro asked if the sealer was recommended when the original product was applied in January of 2023. Mr. Demarre recalled that he did not recommend it, because they typically did not have this issue.

Mr. Yuro inquired whether there was a warranty. Mr. Demarre confirmed that there was a three-year warranty, which would cover any rips, cracks or tears. Deterioration was not a warranty issue. Mr. Leary had concerns with redoing the splash pad with the same material and proposed that there the District receive full reimbursement of the \$12,000 or an amount in between and looking for a different solution. Mr. Davis agreed, as the surface failed and there was no evidence that it should have succeeded. Ms. Weitzel further agreed, as this was not the right surface for their splash pad. Mr. Yuro voiced concern about redoing the surface, as the rubber beads caused a secondary issue with the filtration and the pumps and questioned whether he needed to recuse himself from voting, since he recommended Soft Crete. Mr. Haber confirmed that Mr. Yuro did not have to recuse himself, unless he gained in a financial way by his vote. Mr. Yuro questioned the other options. Ms. Weitzel recalled that Ms. Nikki Mejia of Specialty Services, presented a proposal and provided an analysis of their current splash pad. They completed over 1,000 splash pads, five of which were in Jacksonville area. Mr. Demarre

offered to provide a sample of what the splash pad would look like with the sealer. Mr. Yuro requested an actual sample and not a picture, as well as all options and making a decision at the next meeting. Mr. Demarre left the meeting.

Mr. Laughlin asked if the Board wanted to discuss the construction of the splash pad by Crown. Mr. Yuro felt that there was not much oversight during construction, as Crown may not have prepared the underlying surface properly, which caused the issues. Mr. Davis pointed out that it would be a nice outcome for the community, if the Board could have a resolution by the spring and was in favor of considering the maintenance coating that Ms. Mejia presented at the last meeting. Mr. Davidson pointed conflicting information on Soft Crete's website, because when asking if it was waterproof, they stated that it was not a standalone product; however, it could be made waterproof when used in conjunction with the membrane. Mr. Laughlin believed that they were referring to the sealer that Mr. Demarre mentioned and wondered why it was not used before. Mr. Davidson indicated their website also mentioned that the surface did not need to be sealed, but it should and resealed every two years. Mr. Davis questioned the District's legal options on the deterioration of the splash pad. Mr. Haber felt that the strongest case that the District had against Soft Crete, given the warranty language and the proposal, was for the preparation of the surface, as two different professionals indicated that Soft Crete needed to do more than just cleaning the surface, in order for it to adhere appropriately. However, Mr. Demarre seemed more focused on the chemical issues. Therefore, the question was what recourse the District should take with Soft Crete. If the CDD was going to pursue legal action against Soft Creek, it would be for a breach of contract and not for warranty type actions. However, Mr. Haber did not recommend filing a lawsuit, as litigation was expensive for a \$12,000 contract, but the Board could send a demand letter to Soft Crete.

Regarding the discussions with Crown regarding the cracks that existed, Mr. Haber recalled that the Board was well of aware of them, discussed it in detail and withheld payment until there was a resolution, but the amount of time that occurred between Crown's performance and now, was problematic from a Statute of Limitation standpoint. Mr. Laughlin reported that he spoke with Crown and they were willing to help in any way to resolve the issue with the Soft Crete surface. Mr. Yuro agreed that no action should be taken against Crown, due to the actions of the prior Board and was in favor of obtaining proposals for the next meeting, making a decision at the January meeting and sending a demand letter to Soft Crete. Mr. Davis did not

want to send the letter, until the Board made a decision. Mr. Leary wanted to consider the AquaFlex material and visiting splash pads where it was installed such as Lonnie C. Miller Park and Hanna Park in Jacksonville. Mr. Masters would request a list of facilities from Ms. Mejia and obtain further references at Mr. Leary's request. Mr. Davis requested a complete proposal from Ms. Mejia for the next meeting. Mr. Laughlin recalled that it was \$24,000 for the product and \$6,000 to \$7,000 to remove the old surface. Mr. Leary requested information on Specialty Services maintenance program. Ms. Weitzel requested that the Board make their decision with the best possible future in mind for the splash pad. *There was Board consensus for staff to obtain proposals for the next meeting and making a decision at the January meeting*. Mr. Davis thanked staff for inviting Mr. Demarre to the meeting.

#### SIXTH ORDER OF BUSINESS

#### **BrightView Landscape Update**

#### A. Annual Operations Calendar

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

#### **B.** Quality Site Assessment

Mr. Masters presented BrightView's report, which was included in the agenda package. Representatives of BrightView would attend when necessary. Mr. Daniel Bauman was onsite last week to address several areas. Repairs were currently being made. After Mr. Davis complained about the price for the mainline repair, it was cut in half. For the most part, things are looking better. At this time, there was a great deal of cleanup work that BrightView was completing, such as cutting back cord grasses in many areas. In January, they would start on the common areas, as a chipper was needed to cut back the wood-line, to haul the material away. Once the work started in January, they would have a priority list of areas to be addressed. Mr. Leary asked if the Kudzu would be cut back, if it was a problem in certain areas of the community, such as along Leo Maguire Parkway. Mr. Masters indicated that they would go up 10 feet, unless a tree was in decline, as it was more of a visual issue and recommended choosing the worst areas and hiring a tree company to clean it up. Mr. Davidson pointed out in other communities, they look for where the Kudzu was evasive and pull them back and suggested segmenting the work out throughout the years, based on the amount. Mr. Laughlin recalled several Districts looking into it and it was expensive, as anything along the preserve area, needed to be hand trimmed. Mr. Davis voiced concern that once it was cut, it would come back. Mr. Masters explained if it was at the

base of a tree, the vines would die in the tree, eventually falling out of the tree. Mr. Davis noted in the second week in January, BrightView would be cutting back the wood-line in Hampton Crossing. Mr. Masters would use this as a test area, as well as one area on Eagle Point Drive and would be out there when they started the work, to ensure that it was the correct area or if they needed to go further.

Mr. Leary reported that the pond bank at Leo Maguire Parkway and St. Johns Golf Drive, was dying, especially towards Leo Maguire Parkway, which may be due to a chemical or gas leak from the mower. In addition, there were dead patterns in the sod in between the road and the sidewalk, which continued down the pond bank. Mr. Yuro pointed out that it was an area that he mentioned to Mr. Masters on their drive through, which was by the 18th tee box. Mr. Masters would work with BrightView on re-seeding this area. Mr. Leary pointed out that the flower beds looked horrible. Mr. Yuro agreed, as over the years, they were shrinking and different colors were used. The flowers at the 210 entrance were yellow and purple, versus red and white at other entrances and wanted to ensure that BrightView was not reducing or scaling back on the flowers. Mr. Masters indicated that when asked, BrightView provided the flower count, which was the same as prior years, but this was the worst looking area and suggested informing BrightView what they wanted to increase this area and negotiate the cost. Mr. Leary questioned the large amount of irrigation breaks. Mr. Masters did not know why, but other properties that were the same age, had similar issues, as pipes were failing and did not think that BrightView was creating the issues. Mr. Davidson believed that it had to do with the age of the community and the length of time that it was in the ground. Mr. Davis noted that the grass in front of St. Johns Golf Drive looked good.

#### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Haber recalled discussion at the last meeting regarding electric bikes and whether they could be prohibited from using golf cart paths, if the community was made into a golf cart community. Based on his research, an electric bike was within the definition of a bike in the St. John's County Code and there was no prohibition on riding a bike, electric or otherwise, on golf cart paths. Therefore, the Board was in a similar position as golf carts and not having the authority to regulate who was using the golf cart paths or CDD roads, as long as they were using them in accordance with St. Johns County laws. However, the CDD had the ability to regulate

the types of golf carts or bikes used on recreation property and at the last meeting, the Board took action to prohibit electric bikes on CDD recreation property. Mr. Leary recalled that this item was first discussed under the Security Update, when Mr. Davis noted a number of recent incidents with gas powered motorcycles and the Board asked Mr. Haber, at the last meeting, to look at what other communities were doing regarding. Mr. Leary agreed that gas powered motorcycles and golf carts were a problem in the community, questioned whether there was a safety issue and what options they had. Mr. Yuro felt that this issue was outside of the CDD's control, as they were on public roadways and suggested having the St. Johns County Sheriff's Office (SJSO) monitor it or change the times that they were in the community. Mr. Laughlin would inform the Sheriff's Department that there was an issue and to monitor it better but heard that someone was caught.

Mr. Leary voiced concern about golf carts that were not registered with the office, which was a requirement set by the Board. There was also discussion at the last meeting about sending communication out to residents regarding motorized vehicles. Mr. Davis suggested sending out a generic message to residents, encouraging them to follow State regulations and not ride on the grass and be aware of the safety of others. Ms. Weitzel was more concerned with golf carts and e-bikes, as it increased their chances of accidents occurring near the soccer field and around the playground. Mr. Davis did not see any value in registering golf carts. Mr. Laughlin recalled that the issue was with kids that were driving golf carts too fast and requiring golf carts to be registered was discussed in 2018, but no action was taken. Mr. Yuro requested that the security guard walk around the property and stop anyone driving too fast and informing them that this was not acceptable on CDD property. Ms. Weitzel suggested installing a fence around the playground area, where they had the greatest chance of accidents. Mr. Davis suggested obtaining proposals. Mr. Davidson would send out the email to residents and include links for rules on e-bikes and golf carts to educate residents.

#### B. Engineer

Mr. Westcott reported that he tried to obtain a digital copy of the Gym layout and was waiting for a response.

#### C. Manager

There being no comments, the next item followed.

#### D. General Manager

#### 1. Report

Ms. Hadd presented the General Manager's Report, which was included in the agenda package. A Santa's workshop event was held last Saturday, which the kids enjoyed. It was different than what was held in the past and was well received with many positive comments. Mr. Yuro questioned the number of kids that attended. Ms. Hadd confirmed that 100 people attended. They had a "Create-a-Creature" activity, which was like Build-A-Bear. Ms. Weitzel attended with her family and felt that it was one of the best events that they had for the kids. Ms. Hadd heard from the Fire Inspector today and they recommended that panic hardware be installed on all gates, to override the push to exit button, specifically on the exit gate at this facility. They also recommended that the occupancy load of the deck must be visible and that the lock on the rear gate close to the splash pad be replaced with panic hardware, so people could exit in an emergency. Mr. Yuro asked if it could be completed without running electricity to it. Mr. Masters indicated that a fence company came out last week, to provide a price on a panic bar with sound and install fencing on the gate, so that someone could not stick their hand through and push the bar, which was \$9,000. Mr. Yuro was surprised that they had to do this after 23 years and requested that staff confirm whether they were grandfathered in, as he assumed that this was for new construction requirements. Ms. Hadd believed that it was not notated as locked on the plans, but now that the Fire Marshall inspected the locks on the gates, they requested it. Mr. Davis agreed with having a panic bar on the front gate, because in the event of a power failure, there was no easy exit. Mr. Masters offered to review the Fire Department's Report, to see what they were requiring, obtain additional proposals and report back to the Board.

#### 2. Gym Equipment Renovation

Ms. Hadd reported that she met with Mr. Leary and Stacy on December 6<sup>th</sup>, to discuss the possibility of replacing the equipment and recommended that the cardio equipment remain, since it was replaced recently. However, the fitness and strength equipment should be updated, as all but three pieces of the strength equipment, were purchased in 2012 and there was significant wear. Most of the equipment should have instructions on how to use it, but it was peeled off. She requested quotes from Technogym and Commercial Fitness for the strength equipment, as it had significant use. The dumbbells could be replaced by staff, but the racks had wear and tear,

because weights up to 50 pounds were being placed on it. There were holes at the bottom of the wall, in between the base of the floor and the metal mesh under the mirror, as people were slamming heavy dumbbells into the wall. In addition to speaking to Technogym and Commercial Fitness, Ms. Hadd spoke to Rivertown and Julington Creek, who most recently acquired new equipment and were informed that they both used Techno Gym. Commercial Fitness used Matrix equipment, which was used in Baileys Gyms and LA Fitness. At the next meeting, she would provide more of a concrete proposal as well as ideas. Mr. Masters asked if there was a recommended area to spend money on and the cost to do so. Ms. Hadd felt that the dumbbell area was the worst and recommended replacing the racks and dumbbells. A new rack and weights would between \$10,000 and \$15,000.

Mr. Davis asked if they needed more weights. Ms. Hadd felt that this Fitness Center was fine the way it was, as there were doubles of 5 through 50-pound dumbbells and single dumbbells of 6 through 90 pounds. No one was using above 90 pounds but recommended purchasing two new saddle racks. Mr. Yuro requested that Mr. Laughlin determine where this expenditure would be paid from. Mr. Laughlin reported that it would be a capital expense. Mr. Davis asked if it was in the Reserve Study. Mr. Laughlin would see if it included the Gym equipment. Mr. Leary requested more than one quote, as this was a large expense, as well as a warranty and maintenance program and any leasing options. Ms. Hadd confirmed that Techno Gym and Commercial Fitness offered lease to own options. Ms. Hadd reported that the problem with the jack sound camera was found. Mr. Laughlin cautioned about discussing the security system at a public meeting. Ms. Hadd pointed out that a lock box must be installed at the bottom of the pole, in order to install the equipment. The original quote that was approved by the Board, was for a single lens camera, not a 360-camera. If the Board wanted to have a 360-camera installed, the quote must be adjusted. Mr. Yuro asked if staff had the camera, the difference in price to upgrade it and what the recommendation was. Ms. Hadd reported that they had the camera, but they did not yet provide a price and recommended the 360-camera, in order to see the parking lot, basketball court and soccer field. Mr. Yuro requested a price for the camera and box for the next meeting.

### E. Field Operations Manager

- 1. Report
- 2. Lake Doctors Report

Mr. Masters presented the General Manager's Report, which was included in the agenda package. They were continuing to work with BrightView every week, to ensure that the District received what they were paying for. He met with the Chairman last week, to discuss areas that BrightView did not believe was their responsibility, as Mr. Yuro wanted mulch and pine straw in some of these areas. Mr. Masters planned to purchase and install the pine straw for \$300 to \$400, since BrightView wanted to charge \$800. He asked BrightView to trim bushes and cord grasses off of the sidewalks. However, there may be expenses from him, which he would obtain approval from Mr. Davis for, but these would be for small amounts. Mr. Yuro was in favor of doing what they could to keep the community looking good, but at the same time, did not want to absolve BrightView for something that they should be doing. Mr. Leary agreed. Mr. Masters would provide prices for pressure washing at the next meeting, as curbs, islands and sidewalks needed to be pressure washed at the entrance, from Leo Maguire Parkway to St. Johns Golf Drive, as well as the Eagle Point and Stonehenge entrances. Mr. Davis understood that a resident wanted curbs to be pressure washed throughout the community. Mr. Masters recalled that the HOA required homeowners to pressure wash in front of their house. Mr. Davis would find out.

In response to Ms. Weitzel's question about whether there could be a fence to enclose the playground, Mr. Masters indicated that to enclose the playground 308 feet, three gates would be required; one on the tennis court side, one on the court path side and one in front of the soccer field but asked if there needed to be access control. Ms. Weitzel preferred only a fence to keep the kids in and non-residents from using it. Mr. Masters recommended a chain link or 4-foot fence, like the pool area, which would be in the \$9,000 range and posting signs to discourage non-residents. Mr. Yuro preferred a 4-foot-high aluminum fence, due to the concerns with golf carts. *There was Board consensus for Mr. Masters to obtain proposals and provide at the next meeting.* Mr. Masters pointed out that Vesta staff was utilized to complete many tasks and a maintenance person was working 20 hours per week, doing a large amount of work, including electrical work, due to their experience, which saved the District a great deal of money. Yesterday, the maintenance person spent two hours blowing leaves off of the tennis courts, in preparation for a tournament.

### EIGHTH ORDER OF BUSINESS

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

Mr. Laughlin recalled that the Board approved the proposal from Atlantic Pipe Services (APS) at the last meeting, but there was a misunderstanding, as \$5,280 proposed, to clear and camera the pipes leading to the control structure at 420 St. Johns Golf Drive, did not include the installation of a camera. It was only to jet it out. The amount to include a camera and clean it out, was \$9,070. The other proposal from Duck Duck Rooter, was to jet it without the camera. The Board selected APS, because the camera was important. Mr. Yuro was in favor of having a camera, as they did not know what the issue was. Mr. Westcott pointed out that installing a camera was the only way to be sure that nothing was in the pipe running to the pond. In addition, APS was vacuuming the material out, versus Duck Duck Rooter jetting it out, meaning less issues down the line. Mr. Davis was in favor of proceeding with the proposal from APS, as there had been a problem for five years. Mr. Laughlin pointed out in the proposal, there was an area marked where the blockage was.

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor the revised proposal with Atlantic Pipe Services to install a camera in the amount of \$9,070, replacing the proposal approved at the last meeting was approved.

### **NINTH ORDER OF BUSINESS**

### **Future Amenity Capital Improvements**

Mr. Laughlin presented a list of future capital projects, which was included in the agenda package and included the amenity room enhancement, pool area enhancement, pickleball courts, tennis court enhancement, playground enhancement, fence around playground and upgrade to fitness equipment. Mr. Davis requested that content be added to this list as discussed, such as the Amenity Center upgrade that Resident Mike McCormick of 604 Remington Court discussed at the beginning of the meeting and the pickleball courts, which Resident Kim Loferski of 906 Eagle Point Drive mentioned. Mr. Leary recommended discussing with residents, the next steps, prioritizing projects, removing and adding items and where it would be funded. Ms. Weitzel felt that the Board was moving forward, as they upgraded the fitness equipment at this meeting. Mr. Laughlin would include a column for estimated costs and revise it after discussion on the amenity room.

Sampson Creek CDD

### TENTH ORDER OF BUSINESS

Mr. Masters reported that Precision Sidewalk Safety (Precision) completed their next set of grinding and were currently at the end of St. Johns Golf Drive. They were asked to provide a list of specifications for the remainder of sidewalks in the community, which were an inch and above and estimated to cost \$40,000 to \$60,000, not including the work that was an inch and under. Precision could not provide a definite number, but would provide a ballpark; however, they asked what to do when they reached a resident's driveway. Mr. Masters requested that Precision provide the address where a driveway was a problem, as the CDD would not make repairs to driveways, but this would be a Board decision. Mr. Laughlin recalled one CDD where a corner of a driveway was bad and the HOA sent a letter to the resident and the resident repaired it. Mr. Leary requested that Mr. Masters look at a cement driveway that was high, at the intersection of St. Johns Golf Drive and Eagle Point Drive, 50 yards to the right of the tee. Mr. Masters reported that 2 Men Concrete would start work on six or seven areas tomorrow. Mr. Davis asked if he reached out to HOA management, to see if they were sending out a communication to residents about the edges of driveways. Mr. Masters confirmed that he did not do so. Ms. Hadd was trying to contact the HOA regarding a homeowner on Eagle Point Drive, but no one was responding. Ms. Weitzel recalled that Mr. Mike McCormick was the HOA President. Mr. Davis would contact an HOA Board Member who he had contact information for, but requested that there be communication with residents.

Mr. Masters reported that he spoke to 2 Men Concrete about the installation of the pavers on the soccer field and spoke to the Chairman about the house on Stonebridge Path Court, where pavers were uneven due to tree roots. Mr. Yuro questioned whether the pavers needed to be there and requested that staff speak to the resident, which they did yesterday. The resident preferred removal of the pavers, as people walked on them, to cut through his yard, instead of crossing the road, to get to the sidewalk on the other side. The pavers would be removed, tree roots would be cut and soil and sod would be added, but the resident requested a portion from his driveway to his front doorstep, remain, which was more than reasonable. Mr. Yuro recalled that the pavers were installed by the developer, as model homes were in this cul-de-sac, but it did not go anywhere. Mr. Leary suggested speaking to other residents in this cul-de-sac, which Mr. Yuro did not object to. Mr. Davis requested that this item be included on each future agenda, so residents had a chance to respond.

### **ELEVENTH ORDER OF BUSINESS** Discussion of Pool Renovation

Mr. Davidson reported that two different contractors were onsite, evaluating the pool deck and River Stonework provided a bid for \$79,405, but it only included demolition of the entire area and installing new pavers and walls. It did not include the ramp, landscaping, irrigation or drainage, but he contacted additional landscape companies to see if they would be interested in this work and was waiting to hear back. Mr. Leary recalled that five contractors were interested. Mr. Davidson pointed out that he contacted 11 contractors; one was not interested, four went to voicemail and did not return his call and four were sent plans, but he had not heard back from them. Mr. Yuro questioned why River Stonework did not include the ramp, if they were doing all of the hardscape. Mr. Davidson was informed that they only installed pavers and demolished the area. Ms. Weitzel asked if they were hoping to find a contractor that did everything or if it was normal to find contractors that piecemealed the work. Mr. Davidson indicated that it was easier to have one contractor, instead of two, as things could go wrong, but if they only had one responsive bidder, they needed to find somebody else. Mr. Davis recalled receiving a proposal from Urban Edge. Mr. Laughlin stated that they would provide the plans.

# TWELFTH ORDER OF BUSINESS Discussion of Amenity Meeting Room Upgrade

Mr. Laughlin reported at the Board's request, he provided photos of Option 3 for the amenity room and an estimated cost from an architecture firm that Matthews found, between \$300,000 and \$400,000, which would include the structure, interior finishes, mechanical and electrical components and plumbing fixtures. Resident style equipment, any furnishings, civil and landscape work, were not included. There would also be \$30,000 to \$35,000 in fees for the architectural, mechanical, electrical, plumbing and structural work. This option was just to knock the wall back and install windows. Ms. Weitzel recalled discussing combining the pool amenity room upgrade with the pool landscaping. Mr. Yuro explained that Option 3 widened the room, but recommended placing the kitchen off to the side, such as at Murabella, South Hampton and South Durbin, to make the room more functional, including windows overlooking the pool and raising the ceiling. Mr. Davis was in favor of raising the ceiling, installing wooden beams, putting the kitchen against the wall and having a separate counter, so that people could converse and liked the idea of having windows overlooking the pool.

Mr. Yuro proposed looking into options that would not cost \$350,000 and not entail any major structural widening, such as raising the ceiling, adding windows or a separate counter. Mr. Davis was in favor of exploring all options, not using the walls for storage and including sitting areas near the windows. Mr. Yuro suggested including a storage area. Mr. Leary thanked Mr. Laughlin for providing this information, as he was in favor of it and would be a great enhancement for this community, but once they decide on whether they wanted further details for Option 3 or looking at other options, asked if the next investment was \$30,000 to \$35,000 for the design plans. Mr. Davidson clarified that the \$30,000 to \$35,000 was for the architectural plans. Mr. Leary requested that this item be included on the next agenda for discussion. Mr. Davis felt that this project and the pool deck project were appealing and they just needed to figure out the best way to do it. At an event that his wife attended last night, many people mentioned how much they wanted to see the upper pool deck renovated, so that it would be used.

### THIRTEENTH ORDER OF BUSINESS Contracts Reviews/RFPs

Mr. Laughlin presented an agreement tracker, which was included in the agenda package. A column was added for the first contract date, which was requested at the last meeting. Mr. Leary questioned the status of Request for Qualifications (RFQ) for engineering. Mr. Laughlin indicated that this item would be on the January agenda. Mr. Yuro explained with an RFQ, they were not going to receive prices. Mr. Leary recalled this being mentioned two meeting ago and when he requested the RFQ, it was not due to the price.

### FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Yuro asked if there was an open Board position, which needed to be advertised. Mr. Laughlin confirmed that it was advertised and resumes would be considered at the January meeting. There was discussion to present the two that were received, at this meeting, but with the holidays, it was pushed to the January meeting. Mr. Davis requested another communication to residents between now and the next meeting regarding the open Board seat, felt that the Board had come a long way in the last year and thanked staff and the Board for all of their hard work, as there was great progress.

### FIFTEENTH ORDER OF BUSINESS Public Comments

Mr. Ralph Darling of 1929 Glenfield Crossing suggested that staff evaluate the filtration system for the pumps at the pool and splash pad. Mr. Laughlin confirmed that the pumps were maintained and filters were changed when needed. However, the splash pad had a UV filtration system, but it was functioning well. Mr. Darling pointed out that the purpose of the UV was to treat the water but not filter it and if the filter needed to be changed, this was the time to do it. Mr. Masters confirmed that the equipment was working well, but as the rubber continued to break down, the beads would clog all of the equipment. However, the pool vendor had an attachment to catch the beads and the problem with the splash pad, was with the breakdown of the surface. Mr. Leary recalled that Ms. Mejia recommended installing a sock into the filtration system to catch the beads. Mr. Darling requested not using Soft Crete and walking away from them. Mr. Davis asked if there were updates on the wall. Mr. Laughlin reported that the vendor received the agreement and were reviewing it. They looked at the area yesterday, to assess the best way to access it. Mr. Davidson was waiting to hear from the excavator.

### SIXTEENTH ORDER OF BUSINESS 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

Mr. Laughlin presented the Minutes of the November 21, 2024 Meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending November 30, 2024 and Check Register for December 19, 2024 in the amount of \$89,187.08. The District was currently under budget.

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

### SEVENTEENTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the next meeting was scheduled for January 16, 2025 at 6:00 p.m. at this location.

EIGHTEENT	TH ORDER OF BUSINESS	Adjournment
	On MOTION by Mr. Yuro secon the meeting was adjourned.	ded by Mr. Leary with all in favor
_		
Secretary/Assi	stant Secretary	Chairman/Vice Chairman





# Sampson Creek Community Development District

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



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2024 ]

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

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

Last Updated: % of Fiscal Year Completed:

1/8/25 25.00%

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

Topic	Status

### **Financial State Of The Union:**

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

10) In Good Order

#### **Balance Sheet - General Fund**

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

. . . . . . . . . . . . . .

405,468.60 29,147.75 434,616.35

FYTD Tax Assessments Collected

\$ 431.711 24.14%

#### **General Fund**

<u>Category</u>	<u>Budget</u>		<u> </u>	<u>Actuals</u>		Actuals % Budget		
Total Revenues	\$	1,164,783	\$	282,473	.000	24%		

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

Total	\$ 1,113,103	\$ 288,045	.000	26%
Administrative	\$ 155,277	\$ 44,872	.000	29%
Field Operations	\$ 957,826	\$ 243,174	.000	25%

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10)	ln	Good	d Orde	r

#### **General Fund - Material Line items**

#### **Administrative**

Engineer	\$ 15,000	\$	7,790	.000	52%
Attorney	\$ 23,963	\$	-	.000	0%
	Field Op	<u>erations</u>			
Security Operations	\$ 79,888	\$	20,372	.000	26%
Repairs & Maintenance	\$ 32,849	\$	4,384	.000	13%
Electric	\$ 80,000	\$	12,874	•000	16%
Landscape	\$ 275,398	\$	61,173	.000	22%

20)	Watch Item
10)	In Good Order

# **Recreation Facility**

TO)	ın	Good	Order
10)	ln	Good	Order
10)	In	Good	Order

Onsite Staffing \$ 46,442

25% .000

### Long Term Debt

	<u>10/1/24</u>	<u>Principa</u>	l Payments	12/31/24
Series 2016	\$ 4,620,000	\$	-	\$ 4,620,000
Series 2020	\$ 2,480,000	\$	-	\$ 2,480,000
	\$ 7,100,000	\$	-	\$ 7,100,000

### **Capital Reserve**

	<u>Budget</u>	<u>Actı</u>	ual to Date	Enc	<u>umbered</u>	<u>v</u>	<u>ariances</u>
Capital Outlay	\$ 63,797	\$	-	\$	-	\$	63,797
Funding (1)	\$ 200,000	\$	-	\$	-	\$	(200,000)
Account Balance	\$ 299,666	\$	156,399	\$	-	\$	(143,267)

#### Series 2020 Construction Account

	10/1/24	Actu	al to Date	Inter	est Income	1	2/31/24
Account Balance	\$ 574,025	\$	15,900	\$	4,501	\$	562,626

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

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

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

Last Updated: % of Fiscal Year Completed:



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

Topic Status	Topic				Status
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Description	Expe	enditures
•	•	
Landscaping & Irrigation		
Irrigation Pumps/Equip. Partial Allowance	\$	8,000.00
Landscaping Replacement Allowance	\$	8,000.00
Painting		
Amenity Exterior	\$	11,106.00
Playground		
Wood Playground Equipment Refurbishment	\$	6,000.00
Total for 2023-2024	\$	33,106.00

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

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

Community Development District

Unaudited Financial Reporting December 31, 2024



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

		General	De	bt Service	Сар	ital Projects		Totals
		Fund		Fund		Fund	Gover	nmental Fund
Assets:								
Cash:								
Operating Account	\$	15,269	\$	-	\$	-	\$	15,269
Petty Cash Account	\$	11,918	\$	-	\$	-	\$	11,918
Capital Projects Account	\$	-	\$	-	\$	25,443	\$	25,443
Due from Capital Projects	\$	6,992	\$	-	\$	-	\$	6,99
Due from Other	\$	6	\$	-	\$	-	\$	
Deposits	\$	820	\$	-	\$	-	\$	82
Investments:								
US Bank Custody	\$	415,673	\$	_	\$	-	\$	415,67
State Board of Administration	\$	-	\$	_	\$	140,832	\$	140,83
Series 2016	4		Ψ		4	110,002	4	110,00
Reserve	\$	-	\$	193,381	\$	_	\$	193,38
Revenue	\$	_	\$	135,065	\$	_	\$	135,06
Construction	\$	_	\$	-	\$	6,810	\$	6,81
Series 2020	Ψ		Ψ		Ψ	0,010	Ψ	0,01
Reserve	\$		\$	112,710	\$		\$	112,71
Revenue	\$	-	\$	40,451	\$	_	\$	40,45
Construction	\$	_	\$	-	\$	565,135	\$	565,13
Construction	φ	-	Φ	-	Φ	303,133	Ф	303,13
Total Assets	\$	450,679	\$	481,609	\$	738,219	\$	1,670,50
Liabilities:								
Accounts Payable	\$	16,063	\$	-	\$	5,392	\$	21,45
Due to General Fund	\$	-	\$	-	\$	6,992	\$	6,99
Total Liabilites	\$	16,063	\$	-	\$	12,384	\$	28,44
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	820	\$	-	\$	-	\$	82
Restricted for:								
Debt Service - Series 2016	\$	-	\$	328,447	\$	-	\$	328,44
Debt Service - Series 2020	\$	-	\$	153,162	\$	-	\$	153,16
Capital Projects - Series 2016	\$	-	\$	-	\$	6,810	\$	6,81
Capital Projects - Series 2020	\$	-	\$	_	\$	562,626	\$	562,62
Assigned for:	<del>-</del>		*		*	<b>-,-</b> -	-	,- <b>-</b>
Capital Reserves	\$	-	\$	_	\$	156,399	\$	156,39
Unassigned	\$	433,796	\$	-	Ψ	100,077	\$	433,79
Total Fund Balances	\$	434,616	\$	481,609	\$	725,835	\$	1,642,06
			·		•			
Total Liabilities & Fund Balance	\$	450,679	\$	481,609	\$	738,219	\$	1,670,507

# Sampson Creek Community Development District

### **General Fund**

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

	Adopted		ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thr	u 12/31/24	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,158,783	\$	280,556	\$	280,556	\$	-
Interest Income	\$ 5,000	\$	1,250	\$	1,867	\$	617
Youth Programs Income	\$ -	\$	-	\$	-	\$	-
Clubhouse Income	\$ 1,000	\$	250	\$	50	\$	(200)
Insurance Proceeds	\$ -	\$	-	\$	-	\$	-
Total Revenues	\$ 1,164,783	\$	282,056		\$282,473	\$	417
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	3,000	\$	2,200	\$	800
FICA Expense	\$ 918	\$	230	\$	168	\$	61
Engineering	\$ 15,000	\$	3,750	\$	7,790	\$	(4,040)
Dissemination	\$ 2,226	\$	557	\$	557	\$	0
Arbitrage	\$ 1,200	\$	300	\$	-	\$	300
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	-
Attorney	\$ 23,963	\$	5,991	\$	-	\$	5,991
Annual Audit	\$ 4,000	\$	1,000	\$	-	\$	1,000
Trustee Fees	\$ 8,500	\$	2,125	\$	-	\$	2,125
Management Fees	\$ 65,730	\$	16,433	\$	16,433	\$	0
Information Technology	\$ 1,113	\$	278	\$	278	\$	(0)
Telephone	\$ 400	\$	100	\$	220	\$	(120)
Postage	\$ 600	\$	150	\$	207	\$	(57)
Printing & Binding	\$ 400	\$	100	\$	37	\$	63
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	-
Legal Advertising	\$ 1,350	\$	338	\$	-	\$	338
Other Current Charges	\$ 1,000	\$	250	\$	178	\$	72
Office Supplies	\$ 100	\$	25	\$	26	\$	(1)
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 155,277	\$	51,402	\$	44,872	\$	6,530

# Sampson Creek Community Development District

### **General Fund**

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

		Adopted	Proi	ated Budget		Actual		
		Budget		u 12/31/24	Thr	u 12/31/24	V	ariance
Operations & Maintenance								_
•								
Field General Manager (Vesta)	\$	183,369	\$	45,842	\$	46,442	\$	(600)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$ \$	43,642	э \$	40,442	\$	661
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	14,250	\$ \$	10,858	\$	3,392
Landscape Maintenance Contingency	\$	52,000	\$	13,000	\$	9,376	\$	3,624
Lake Maintenance	\$	30,000	\$	7,500	\$	7,080	\$	420
Security	\$	79,888	\$	19,972	\$	20,372	\$	(400)
Lifeguards/Pool Monitors	\$	46,434	\$	11,609	\$	20,372	\$	11,609
Pool Maintenance	\$	35,000	\$	8,750	\$	9,198	\$	(448)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	1,500	\$	1,500	\$	(440)
Janitorial Maintenance	\$	22,500	\$	5,625	\$	5,658	\$	(33)
Electric	\$	80,000	\$	20,000	\$	12,874	\$	7,126
Water	\$	18,500	\$	4,625	\$	3,978	\$	647
Refuse Service	\$	500	\$	125	\$	3,770	\$	125
Permits	\$	2,000	\$	500	\$	_	\$	500
Repairs & Maintenance	\$	32,849	\$	8,212	\$	4,384	\$	3,828
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	2,070	\$	7,507	\$	2,070
Repairs & Replacements-Amenity Center	\$	20,000	\$	5,000	\$	1,299	\$	3,701
Tennis Court Maintenance	\$	3,897	\$	974	\$	757	\$	218
Supplies	\$	16,563	\$	4,141	\$	1,965	\$	2,175
Special Events	\$	25,000	\$	6,250	\$	10,198	\$	(3,948)
Holiday Decorations	\$	15,000	\$	11,947	\$	11,947	\$	(3,740)
Workers Compensation Insurance	\$	2,000	\$	500	\$	11,717	\$	500
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	1,750	\$	3,138	\$	(1,388)
Website Maintenance	\$	1,000	\$	250	\$	176	\$	(1,300)
Office Supplies	\$	700	\$	175	\$	51	\$	124
Subtotal Field Expenditures	\$	957,826	\$	282,113	\$	243,174	\$	38,939
<b>Total Operations &amp; Maintenance</b>	\$	957,826	\$	282,113	\$	243,174	\$	38,939
Total Expenditures	\$	1,113,103	\$	333,515	\$	288,045	\$	45,470
2 out Emportunities to	4	1,110,100	4	555,515		200,010	Ψ	10,11.0
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	(5,572)		
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(200,000)	\$	(50,000)	\$	-	\$	50,000
Interfund Transfer-Excess/Shortage DS Revenues	\$	23,229	\$	23,229	\$	34,720	\$	11,492
Total Other Financing Sources/(Uses)	\$	(176,771)	\$	(26,771)	\$	34,720	\$	61,492
Net Change in Fund Balance	\$	(125,091)			\$	29,148		
Net Ghange III I unu Dalance	Ţ	(123,071)			Ą	47,140		
Fund Balance - Beginning	\$	125,091			\$	405,469		
Fund Balance - Ending	\$	(0)			\$	434,616		
- min - mining	Ψ	(0)			Ψ	10 1,010		

### Sampson Creek Community Development District Month to Month FY 2025

	0ct-24	Nov-24	Dec-24	Jan-25	Feb-25	5	Mar-2	5	Apr-2	5	May-25	Jun-25	Jul-25	5	Aug-25	;	Sep-25	Tota
Revenues:																		
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$ 280,556
Interest Income	\$ -	\$ 959	\$ 907	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$ 1,867
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$ -
Clubhouse Income	\$ 50	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$ 50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$ -
Total Revenues	\$ 50	\$ 102,620	\$ 179,803	\$ -	\$ -	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$	•	\$ 282,473
Expenditures:																		
General & Administrative:																		
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 2,200
FICA Expense	\$ 61	\$ 46	\$ 61	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 168
Engineering	\$ 4,965	\$ 2,825	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 7,790
Dissemination	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 557
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 5,565
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ -
Management Fees	\$ 5,478	\$ 5,478	\$ 5,478	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 16,433
Information Technology	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 278
Telephone	\$ 86	\$ 79	\$ 56	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 220
Postage	\$ -	\$ 207	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 207
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 37
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ -
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 178
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 175
Total General & Administrative	\$ 28,512	\$ 9,649	\$ 6,711	\$ -	\$ -	\$	-	\$		- \$	-	\$ -	\$ -	\$	-	\$	-	\$ 44,872

## Community Development District Month to Month FY 2025

	Oct-24		Nov-24	Dec-24	Ja	n-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance												<u></u>			
Field Expenditures															
Field/Amenity Operation Manager (Vesta) \$	15,481	\$	15,481	\$ 15,481	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	46,442
Landscape Maintenance (Brightview Landscape) \$	13,206			\$ 13,866	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	40,939
Landscape Maintenance (St Johns Golf) \$	5,415	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,858
Landscape Maintenance Contingency \$	1,968	\$	-	\$ 2,541	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,376
Lake Maintenance \$	2,360	\$		\$ 2,360	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,080
Security \$	6,849	\$	7,104		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	20,372
Lifeguards/Pool Monitors \$	-,	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	,
Pool Maintenance \$	3,545	\$		\$ 3,290	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,698
Splash Pad Maintenance/Chemicals \$	500	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,000
Janitorial Maintenance \$	1,811	\$		\$ 1,611		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,658
Electric \$	6,483	\$	6,391	, , , , , , , , , , , , , , , , , , , ,	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	12,874
Water \$	1,177			\$ 1,444	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,978
Refuse Service \$	_	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Permits \$	_	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Maintenance \$	2,103	\$	2,048	\$ 233	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,384
Street & Tennis Court Lighting Maintenance \$	_	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Replacements-Amenity Center \$	405	\$	487	\$ 408	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,299
Tennis Court Maintenance \$	_	\$	757	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	757
Supplies \$	982	\$	660	\$ 323	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,965
Special Events \$	3,591	\$	3,658	\$ 2,950	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,198
Holiday Decorations \$	_	\$	5,973	\$ 5,973	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,947
Workers Compensation Insurance \$	_	\$		\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Property Insurance \$	40,983	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	40,983
Telephone/Internet/Cable TV \$	1,022	\$	1,012	\$ 1,105	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,138
Website Maintenance \$	88	\$	88	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	176
Office Supplies \$	-	\$	51	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	51
Contingencies \$	-	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Youth Programs \$	-	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10=010			* =0.001	_										2121=1
Subtotal Field Expenditures \$	107,968	\$ :	77,202	\$ 58,004	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	243,174
Total Operations & Maintenance \$	107,968	\$ :	77,202	\$ 58,004	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	243,174
Tabel Forman Education	126 100	<b>.</b>	06.054	¢ (4.715	<b>.</b>	<b>.</b>	¢.	<b>.</b>	d'.	¢.	<b>.</b>	<b>.</b>	<b>.</b>	<b>.</b>	200.045
Total Expenditures \$	136,480	\$ 8	86,851	\$ 64,715	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	288,045
Excess (Deficiency) of Revenues over Expendi \$	(136,430)	\$ :	15,769	\$ 115,088	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(5,572)
Other Financing Sources/Uses:															
Capital Reserve Transfer \$	_	\$	-	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Interfund Transfer-Excess/Shortage DS Revenue \$		\$	-			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	34,720
Total Other Financing Sources/Uses \$		\$	-			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	34,720
Tom one i immenig bources/ oses		4		ψ 31j720	<b>-</b>	<b></b>	Ψ	Ψ	Ψ	<b></b>	Ψ	Ψ	<b></b>	Ψ	31,720
Net Change in Fund Balance \$	(136,430)	\$	15,769	\$ 149,808	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	29,148

### **Community Development District**

### **Debt Service Fund Series 2016**

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

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 12/31/24	Thr	u 12/31/24	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	133,347	\$	133,347	\$	-
Interest	\$	2,500	\$	625	\$	2,104	\$	1,479
Total Revenues	\$	555,015	\$	133,972	\$	135,451	\$	1,479
Expenditures:								
Interest - 11/1	\$	67,028	\$	67,028	\$	67,028	\$	-
Principal - 5/1	\$	420,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	67,028	\$	-	\$	-	\$	-
Total Expenditures	\$	554,055	\$	67,028	\$	67,028	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	960			\$	68,423		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	(23,229)	\$	(23,229)	\$	(34,720)	\$	(11,492)
Total Other Financing Sources/(Uses)	\$	(23,229)	\$	(23,229)	\$	(34,720)	\$	(11,492)
Net Change in Fund Balance	\$	(22,269)			\$	33,703		
Fund Balance - Beginning	\$	95,119			\$	294,744		
	Φ.	<b>E</b> 2.0E2			Φ.	222 445		
Fund Balance - Ending	\$	72,850			\$	328,447		

### Community Development District

### **Debt Service Fund Series 2020**

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

	P	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 12/31/24	Thr	u 12/31/24	Va	riance
Revenues:								
Assessments - Tax Roll	\$	73,780	\$	17,807	\$	17,807	\$	-
Interest	\$	750	\$	188	\$	1,183	\$	995
Total Revenues	\$	74,530	\$	17,994	\$	18,990	\$	995
Expenditures:								
Interest - 11/1	\$	31,594	\$	31,594	\$	31,594	\$	(0)
Principal - 5/1	\$	10,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	31,594	\$	-	\$	-	\$	-
Total Expenditures	\$	73,188	\$	31,594	\$	31,594	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$	1,343			\$	(12,604)		
Net Change in Fund Balance	\$	1,343			\$	(12,604)		
Fund Balance - Beginning	\$	51,436			\$	165,766		
Fund Balance - Ending	\$	52,778			\$	153,162		

### Community Development District Capital Reserve Fund

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

	I	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	12/31/24	Thr	u 12/31/24	V	ariance
Revenues								
Interest	\$	500	\$	125	\$	1,714	\$	1,589
Total Revenues	\$	500	\$	125	\$	1,714	\$	1,589
Expenditures:								
Capital Outlay	\$	63,797	\$	15,949	\$	-	\$	15,949
Total Expenditures	\$	63,797	\$	15,949	\$	-	\$	15,949
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	1,714		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	200,000	\$	50,000	\$	-	\$	(50,000)
Total Other Financing Sources (Uses)	\$	200,000	\$	50,000	\$	-	\$	(50,000)
Net Change in Fund Balance	\$	136,703			\$	1,714		
Fund Balance - Beginning	\$	162,963			\$	154,684		
Fund Balance - Ending	\$	299,666			\$	156,399		

# Sampson Creek Community Development District

### **Capital Projects Fund Series 2016**

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

	Adopted		Prora	ted Budget	A	Actual		
	Bud	lget	Thru	12/31/24	Thru 12/31/24		Variance	
Revenues								
Interest	\$	-	\$	-	\$	53	\$	53
Total Revenues	\$	-	\$	-	\$	53	\$	53
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	53		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
<b>Total Other Financing Sources (Uses)</b>	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	53		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,810		

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

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

	I	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	12/31/24	Thr	u 12/31/24	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	4,501	\$	4,501
Total Revenues	\$	-	\$	-	\$	4,501	\$	4,501
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	15,900	\$	(15,900)
Total Expenditures	\$	-	\$	-	\$	15,900	\$	(15,900)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(11,399)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	(11,399)		
Fund Balance - Beginning					\$	574,025		
Fund Balance - Ending					\$	562,626		

### Community Development District

### Long Term Debt Report FY 2025

Series	2016, Special Assessment Bonds	
Interest Rate:	2.40%	
Maturity Date:	5/1/25	\$420,000
Interest Rate:	2.50%	,
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2024		\$4,620,000
Less: Current Bonds Outstanding	May 1, 2025 (Mandatory)	\$0 \$4,620,000
cui i ciit Donus Outstanding		Ψ <del>1</del> ,020,000
Series	2020, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$765,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2024		\$2,480,000
Less:	May 1, 2025 (Mandatory)	\$0
Current Bonds Outstanding		\$2,480,000
Total Current Bonds Outstanding		\$7,100,000

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

Period		Principal	Interest	Total			Principal	Interest	Total
FY 2024	\$	410,000.00	\$ 143,792.50	\$ 553,792.50	- 5	\$	10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$	420,000.00	\$ 134,055.00	\$ 554,055.00	9	\$	10,000.00	\$ 63,187.50	\$ 73,187.50
FY 2026	\$	430,000.00	\$ 123,975.00	\$ 553,975.00	9	\$	10,000.00	\$ 62,950.00	\$ 72,950.00
FY 2027	\$	440,000.00	\$ 113,225.00	\$ 553,225.00	9	\$	10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$	455,000.00	\$ 101,675.00	\$ 556,675.00	9	\$	10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$	470,000.00	\$ 88,025.00	\$ 558,025.00	9	\$	10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$	485,000.00	\$ 73,925.00	\$ 558,925.00	9	\$	10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$	500,000.00	\$ 59,375.00	\$ 559,375.00	9	\$	10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$	460,000.00	\$ 44,375.00	\$ 504,375.00	:	\$	60,000.00	\$ 61,525.00	\$ 121,525.00
FY 2033	\$	475,000.00	\$ 30,000.00	\$ 505,000.00	:	\$	65,000.00	\$ 60,100.00	\$ 125,100.00
FY 2034	\$	485,000.00	\$ 15,156.26	\$ 500,156.26	:	\$	270,000.00	\$ 58,556.26	\$ 328,556.26
FY 2035	\$	-	\$ -	\$ -	:	\$	300,000.00	\$ 52,143.76	\$ 352,143.76
FY 2036	\$	-	\$ -	\$ -	:	\$	305,000.00	\$ 45,018.76	\$ 350,018.76
FY 2037	\$	-	\$ -	\$ -	:	\$	315,000.00	\$ 37,012.50	\$ 352,012.50
FY 2038	\$	-	\$ -	\$ -	:	\$	320,000.00	\$ 28,743.76	\$ 348,743.76
FY 2039	\$	-	\$ -	\$ -	9	\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	-	\$ -	\$ -	9	\$	445,000.00	\$ 11,681.26	\$ 456,681.26
	\$ 5	5,030,000.00	\$ 927,578.76	\$ 5,957,578.76		\$ 2	2,490,000.00	\$ 875,875.06	\$ 3,365,875.06

### **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%
													20	019A-1 Debit	20	19A-2 (A1)	
Date	Distribution	Gr	ross Amount	Со	mmissions	Disc	ount/Penalty	Interest	Λ	let Receipts	0	&M Portion		Service	D	ebt 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
12/06/04	Distribution #4	\$	168,379.05	\$	6,735.16	\$	3,232.88	\$ -	\$	158,411.01	\$	102,946.91	\$	48,930.05	\$	6,534.05	\$ 158,411.01
12/18/24	Distribution #5	\$	124,221.32	\$	4,968.84	\$	2,385.05	\$ -	\$	116,867.43	\$	75,948.89	\$	36,098.06	\$	4,820.49	\$ 116,867.44
									-								
	TOTAL	\$	459,428.69	\$	18,907.00	\$	8,810.41	\$ -	\$	431,711.28	\$	280,557.14	\$	133,347.14	\$	17,807.00	\$ 431,711.28

24.14% Gross Percent Collected

*C*.

### **SAMPSON CREEK**

### COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

January 16, 2025

	GENERAL FUND	
<u>DATE</u>	<u>CHECK NUMBERS</u>	<u>AMOUNT</u>
12/13/24	8698-8704	\$14,176.76
12/19/24	8705-8712	\$11,309.49
01/08/25	8713-8724	\$58,446.41
Total		\$83,932.66

### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/08/25 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
12/13/24 00319	11/28/24 1110618- 202412 320-57200-	41000	*	388.09	
	SVCS 12/24	COMCAST			388.09 008698
12/13/24 00016	12/05/24 NOV-24 202411 320-54100-	43000	*	6,390.70	
	SERVICE THRU	FLORIDA POWER & LIGHT			6,390.70 008699
12/13/24 00285	12/01/24 JAK12240 202412 320-57200- SVCS 12/24		*	1,611.00	
	SVC5 12/24	JANI-KING OF JACKSONVILLE			1,611.00 008700
12/13/24 00430	12/05/24 3496004 202409 310-51300- LEGAL FEES THRU 9/30/2024	31500	*	1,450.00	
	LEGAL FEES THRU 9/30/2024	KUTAK ROCK LLP			1,450.00 008701
12/13/24 00340	12/09/24 192297 202411 310-51300- SERVICE THRU 11/30/2024	31100	*	2,825.37	
	SERVICE THRU 11/30/2024	MATTHEWS DESIGN GROUP, INC.			2,825.37 008702
12/13/24 00482	12/05/24 12911146 202412 320-57200-	49400	*	655.00	
	EVEN1 12/14/24	PROGRESSIVE ENTERTAINMENT SERVICES			655.00 008703
	11/30/24 423552 202411 320-57200- SHELL OIL 11/24		*		
	12/01/24 423669 202411 320-57200- SPECIAL EVENTS	49400	*	840.49	
	SPECIAL EVENTS	VESTA PROPERTY SERVICES, INC			856.60 008704
12/19/24 00443	12/17/24 9180322 202412 320-54100-	46202	*	2,540.74	
	SVCS 12/24	BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,540.74 008705
12/19/24 00319	12/04/24 1110956- 202412 320-57200- SVCS 12/24		*	716.65	
	5/C5 12/24	COMCAST			716.65 008706
12/19/24 00131	11/01/24 415 202411 310-51300- MGMT FEE 11/24	34000	*	5,477.50	
	11/01/24 415 202411 310-51300- INFO TECH 11/24		*	92.75	
	11/01/24 415 202411 310-51300- DISSEMINATION AGENT SVCS	31300	*	185.50	
	11/01/24 415 202411 310-51300- OFFICE SUPPLIES 11/24	51000	*	.06	

SAMC SAMPSON CREEK SHENNING

### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/08/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

		THE IT DIMIT DON' CHARLE CDD			
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	11/01/24 415 202411 310-51300-4 POSTAGE 11/24	42000	*	44.55	
	11/01/24 415 202411 310-51300-4 COPIES 11/24	42500	*	13.80	
	11/01/24 415 202411 310-51300-4 TELEPHONE 11/24	41000	*	78.96	
	IELEPHONE 11/24	GOVERNMENTAL MANAGEMENT SERVICES			5,893.12 008707
12/19/24 01003	11/30/24 141090 202411 320-57200-9	54500	*	659.98	
	SVCS 11/24	JSC SYSTEMS			659.98 008708
12/19/24 00019	12/01/24 59710414 202412 320-57200-5		*	158.00	
	SVCS 12/24 12/12/24 59710376 202412 320-57200-9	54500	*	75.00	
	QRTLY SVCS 12/24	NADER'S PEST RAIDERS, INC.			233.00 008709
12/19/24 00482	11/26/24 11262024 202412 320-57200-4		*	450.00	
	EVENT 01/11/25	PROGRESSIVE ENTERTAINMENT SERVICES			450.00 008710
12/19/24 00467	12/13/24 1050899 202412 320-57200-1	34500	*	231 00	
	OFF DUTY OFFICER 12/24	ROLLKALL TECHNOLOGIES LLC			231.00 008711
12/19/24 00177	11/06/24 5241 202411 320-57200-5		*	585.00	
	SPECIALTY SIGN 11/24	SUNDANCER SIGN GRAPHICS, INC.			585.00 008712
1/08/25 00483	9/25/24 053 202412 320-57200-4	 49400	*	1,400.00	
	EVENTS 12/24	AAA BIG TOP ENTERTAINMENT			1,400.00 008713
1/08/25 00443	1/01/25 9186415 202501 320-54100-4	46200	*	13,866.49	
	MAINT 01/25	BRIGHTVIEW LANDSCAPE SERVICES, INC.			13,866.49 008714
	12/25/24 22809 202501 320-57200-4		*	4,267.58	
	SVCS 01/25	CBUSS ENTERPRISES			4,267.58 008715
1/08/25 00397	1/01/25 19-1504 202412 320-57200-3		*	6,188.10	
	SVCS 12/24	CENTRAL SECURITY AGENCY			6,188.10 008716

SAMC SAMPSON CREEK SHENNING

### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/08/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

		THE TENTE BOTT CREDIT CDD			
	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
1/08/25 00048	12/18/24 52450406 202412 320-57200-		*	33.40	
	FIRST AID SUPPLIES 12/31/24 93027602 202412 320-57200-	54600	*	290.00	
	ZOLL 3 AED AUTO AGREEMENT	CINTAS CORPORATION			323.40 008717
1/08/25 00334	12/25/24 23356477 202412 320-57200-		*	407.51	
_,,	SUPPLIES 12/24				407 51 009719
		CRYSTAL SPRINGS			407.51 008718
1/08/25 00131	1/01/25 417 202501 310-51300-3 MGMT FEE 01/25	34000	*	5,477.50	
	1/01/25 417 202501 310-51300-: INFORMATION TECH 01/25	35100	*	92.75	
	1/01/25 417 202501 310-51300-3	31300	*	185.50	
	DISSEMINATION AGENT SVCS 1/01/25 417 202501 310-51300-	42500	*	23.70	
	COPIES 01/25 1/01/25 417 202501 310-51300-4	41000	*	63.63	
	TELEPHONE 01/25	GOVERNMENTAL MANAGEMENT SERVICES			5,843.08 008719
		40100	*		
1/08/25 00022	12/16/24 14873242 202412 320-54100-4 SVCS 12/24			150.37	
	12/16/24 82743242 202412 320-54100-4 SVCS 12/24			1,293.67	
		JEA			1,444.04 008720
1/08/25 00031	1/02/25 239980B 202501 320-54100-4 WATER MGMT 01/25	46300	*	2,360.00	
		THE LAKE DOCTORS, INC.			2,360.00 008721
1/08/25 00427	12/18/24 1055 202412 320-57200-	52005	*	5,973.26	
	HOLIDAY LIGHTS	M&G HOLIDAY LIGHTING			5,973.26 008722
1/08/25 00484	11/29/24 012924 202501 320-57200-4		*	447.50	
	GOAT YOGA EVENT 01/25	SHEEHAN HOMESTEAD LLC			447.50 008723
1/08/25 00377	12/31/24 424015 202412 320-57200-4	49400	*	444.70	
	FUN AT FIELD/SANTA 12/24 1/01/25 432801 202501 320-54100-3		*	15,480.75	
	SVCS 01/25			•	15 925 45 008724
					15,925.45 008724
		TOTAL FOR BANK A	A	83,932.66	

SAMC SAMPSON CREEK SHENNING

AAA Big Top Entertainment 1376 Akron Oaks Dr. Orange Park, FL 32065 904-307-2499 www.ClownMagicianJax.com



### INVOICE

Date	Invoice #
9/25/24	053

### Bill To

Julie Tallakensen
Event Coordinator
219 Saint Johns Golf Drive
Saint Augustine, Fl 32092
email - jtallaksen@vestapropertyservices.com
ph - 904-599-9093

Entertainment and for hiring a Vet!

Description	Qty	Rate	Amount
The Grinch will be happy to meet, greet and take photos w guests on your "movie on the lawn," Dec 6 from 5 to 7 PM address.			\$350.00
Santa and Mrs. Claus will be happy to meet, greet and take your guests on Dec 14, from 10 AM to 1 PM, Saturday, at address.			\$1050.00
(Please send a check, 50% NLT November 17 to the above thank you) (Please Send Vernairing by De			
(If paying by CC a 4% convenience fee with be added)			
EIN - 27-1325947 Thank you for using AAA Big Top	Balance due:		\$1400.00

GL 1.320.57200.49400 Sub 10-30-24



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9186415 Invoice Date: 1/1/2025

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD Exterior Maintenance For January		13,866.49
		Total invoice amount Tax amount Balance due	13,866.49 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 <a href="mailto:autopay@brightview.com">autopay@brightview.com</a> or your branch point of contact for more information on how to sign up on Auto Pay.

**Payment Stub** 

Customer Account#: 14846146

Invoice #: 9186415 Invoice Date: 1/1/2025 monthly Contract
HH Sub 12-30-24

Amount Due: \$13,866.49

Thank you for allowing us to serve you

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

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

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

### INVOICE

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.: 2809
Terms: Due on receipt
Invoice date: 12/25/2024
Due date: 01/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	MONTHLY POOL SERVICE	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	400	\$4.65	\$1,860.00
3.	TRICHLOR	PER LB	16	\$7.95	\$127.20
4.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00
5.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24
6.	BICARB	PER LB	100	\$1.25	\$125.00
7.	PERLITE	PERLITE FILTER MEDIA 25#, PER BAG	1	\$42.14	\$42.14

Total \$4,287.58

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

GL 1.320. 57200.45200 January 2025

Pool maintenance

HH sub 12-26-24

### INVOICE

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



Bill to

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

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

Invoice details

Invoice no.: 19-1504 Terms: Net 15

Invoice date: 01/01/2025 Due date: 01/16/2025

# Date	Product or service	Description	Qty	Rate	Amount
1.	Sampson Creek Officer	December Week 1	40	\$32.00	\$1,280.00
2.	Sampson Creek Officer	December Week 2	40	\$32.00	\$1,280.00
3.	Sampson Creek Officer	December Week 3	40	\$32.00	\$1,280.00
4.	Sampson Creek Officer	December Week 4	40	\$32.00	\$1,280.00
5.	Sampson Creek Officer	December Week 5	16	\$32.00	\$512.00
6.	Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.	Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	110	\$0.51	\$56.10

Total \$6,188.10

Ways to pay

BANK Pages venmo

GL 1.320.57200.34501 Htt Sub 1-2-25 Gruard Service

Note to customer

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

FEIN #46-3475536

View and pay



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax # Payment Inquiry # (904)562-7000 (904)562-7020

(877)275-4933

Invoice

Ship To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 9302760210 Invoice Date 12/31/2024 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Quantity		Quantity		Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	2	EA	\$145.00	\$290.00			
				nvoice Sub-total	\$290.00			
				Tax	\$0.00			
				Invoice Total	\$290.00			

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

GL 1.320.57200.54600 HH SUB 1-7-25



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax#

(904)562-7000 (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 # 5245040607 Invoice Date 12/18/2024 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7052406700 Payer # 10552255

Bill To Pool

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

Material #		Description		Qua	ntity	Unit Price	Ext Price	Tax
Unit	000000000005150417	Unit Description:	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$10.45	
Jnit	000000000017631113	Unit Description:	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Jnit	000000000017631116	Unit Description:	OFFICE HALL	WAY				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$22.95	\$22.95	
						Unit Subtotal:	\$22.95	
						Invoice Sub-total	\$33.40	
						Tax	\$0.00	
						Invoice Total	\$33.40	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

GL 1.320.57200.54600

+++ 12-19-24

### **Upcoming Delivery Dates**

January 2025 Friday 3 Friday 17 Friday 31 February 2025 Friday 14 Friday 28

Details

March 2025 Friday 14 Friday 28





Bottled Water \* Filtration \* Coffee

Tis the season to stay hydrated!

Add still or sparkling single serve
bottled water to your orders this month
to keep everyone refreshed during the holidays.

Stock up by ordering now at water.com/myaccount.

### Customer Account#:980956523356477

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

Transaction#

Invoice Date: Invoice #: 12-25-24

Purchase Order #:

Qt v.

23356477 122524

D-MIN-	E it was regarded by the		- 1 :	-		7 SUPERSON IN	
12-23-24		Previous Balance Payment - Thank You Remaining Balance				<b>279.67</b> -279.67 0.00	
11-26-24	T243316970020	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax	1	5 15 1	7.99 6.00 6.00 13.99	119.85 90.00 -90.00 13.99 0.00	
						133.84	

Rec'd By:

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

Provious Balance
\$279.67

Payment
\$279.67

Payment
\$407.51

Pay This Amount
\$407.51

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





200 Eagles Landing Blvd Lakeland, FL 33810 Customer Account#: Due By:

Late Fees May Apply After: Total Amount Due: 980956523356477 Upon Receipt 01-17-25 \$407.51

GL 1.320. 57200. 54502

## Sub 12-30-24

\$

Check here and see reverse for address and phone corrections.

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

Mail Remittance With Payment To: 1

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

12-10-24 T243456970002 CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN -15 DELIVERY FEE Sales Tax Total		Amount
5.0 GALLON BOTTLE DEPOSIT 15 5.0 GALLON BOTTLE RETURN -15 DELIVERY FEE 1 Sales Tax	7.99	119.85
5.0 GALLON BOTTLE RETURN -15 DELIVERY FEE 1 Sales Tax	6.00	90.00
DELIVERY FEE 1 Sales Tax	6.00	-90.00
Sales Tax	13.99	13.99
		0.00
	1	133.84
TOTAL .		100.04
2-20-24 T243556970019 CRYSTAL SPRINGS 5G PURIFIED WATER 14	7.99	111.86
5.0 GALLON BOTTLE DEPOSIT	6.00	84.00
5.0 GALLON BOTTLE RETURN -14	6.00	-84.00
DELIVERY FEE	13.99	13.99
Sales Tax	10.00	0.00
Total	1	125.85
R2435822541350 BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO 1	6.99	6.99
BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO 1 Sales Tax	6.99	6.99
Total		0.00 13.98
10.00		10.00
Total New Charges:		407.51
Effective 1/1/2025, there will be a price increase up to \$2.99 on		
our equipment rental. We appreciate the opportunity to serve		
you and thank you for your continued business.		
And the same of th	1	
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Carrier and carrier and		
	1/1	
	[ [2]	

### **Governmental Management Services, LLC**

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

### **Invoice**

Invoice #: 417 Invoice Date: 1/1/25

Due Date: 1/1/25

Case:

P.O. Number:

### Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025 001.310.51300.340	000	5,477.50	5,477.50
Information Technology -January 2025 001.310.51300.351	100	92.75	92.75
Dissemination Agent Services - January 2025 001.310.51300.313	300	185.50	185.50
Copies 001.310.51300.425	500	23.70	23.70
Telephone 001.310.51300.410	900	63.63	63.63

То	tal	\$5,843.08
Pa	yments/Credits	\$0.00
Ва	lance Due	\$5,843.08



225 N. Pearl St. Jacksonville, FL

32202-4513

### SAMPSON CREEK COMMUNITY

Account #: 1487324200

15

Bill Date: 12/16/24

Cycle:

**Amount Due** \$150.37

Please pay by 01/07/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

TOTAL SUMMARY OF CHARGES				
Irrigation	\$	150.37		
Total New Charges	\$	150.37		
(A complete breakdown of charges can be found on the	following	pages.)		
Previous Balance	\$	142.75		
Payment(s) Received		-142.75		
Balance Before New Charges		0.00		
New Charges	\$	150.37		
A late payment charge will be assessed for unpaid balance.	\$	150.37		



### **MESSAGES**



Please pay \$150.37 by 01/07/25 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.



Additional information on reverse side. \*

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





Check he	ere for telephone/mail add	ress correction and fill in on reverse si	de.
Add \$ the Prosp	to my monthly bill: \$ perity Scholarship Fund. I wil	for Neighbor to Neighbor and/or \$ I notify JEA when I no longer wish to conti	for ribute.

Acct #: 1487324200	Bill Date: 12/16/24
Please pay by 01/07/25 to avoid 1.5% late p	payment charge. TOTAL AMOUNT PAID
\$150.37	

000227 000013267 իրդիսյաներորինարիկրիկրերըինիցիրինիսի<u>լ</u>ի SAMPSON CREEK COMMUNITY

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





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



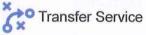
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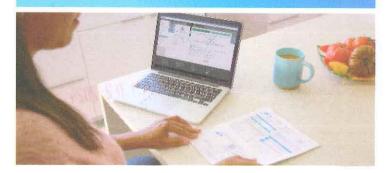
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Scan to learn more





### Download the My JEA App

Easily manage your account, sign up for programs, view your usage and more - from anywhere.



Scan to learn more or visit jea.com/app

### STATEMENT INFORMATION

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

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

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





### SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 12/16/24

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

### **IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Reading Date: 12/10/24 Service Period: 11/07/24 - 12/10/24

Service Point: Irrigation 1 - Commercial

	Meter	Days	Current	Reading	Meter	Consumption
	Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
1	514069205	33	90	Regular	3/4	18000 GAL

Total Current Irrigation Charges	\$ 89.56
Tier 2 Consumption (> 14 kgal @ \$4.33)	17.31
Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35
Basic Monthly Charge	\$ 18.90

### **IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

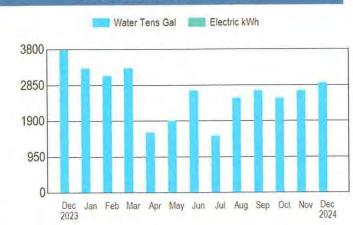
Service Period: 11/07/24 - 12/10/24 Reading Date: 12/10/24

Irrigation 1 - Commercial Service Point:

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	33	2461	Regular	3/4	11000 GAL

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

### **CONSUMPTION HISTORY**



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	38,000	27,000	29,000	879





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

### SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 12/16/24

Cycle: 15 **Amount Due** \$1,293.67

Please pay by 01/07/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Online:	jea.com
	-

Water	\$	501.30
Sewer		76.24
Irrigation		716.13
Total New Charges	\$	1,293.67
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,214.77
Payment(s) Received		-1,214.77
Balance Before New Charges		0.00
New Charges	\$	1,293.67
A late payment charge will be assessed for unpaid balance.	\$	1,293.67



001.320.54100.43100 Dec 2024

### **MESSAGES**



Please pay \$1,293.67 by 01/07/25 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.

IAN 02 2024

Additional information on reverse side. -

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

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

SCAN TO PAY

ONLINE

Acct #: 8274324200

Bill Date: 12/16/24

Please pay by 01/07/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$1,293.67

000229 000013267 իկցկեսցուներորինիցիվորկցիցիցիցիկնիսի

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



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



1292827432420000000000000400012936701010000001500012

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### STATEMENT INFORMATION

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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:







Account #: 8274324200

Bill Date: 12/16/24

Cycle:	15
Cycle.	10

Service Address	Service Type	Charges	Service Point	Sei	rvice Peri	od Bill	Rate	Cycle. 15	
1054 EAGLE POINT DR  Detail Charges:Basic Monthly Charge	1	<b>\$18.90</b> 18.90	Irrigation 1 - Commercial	11/0	07/24 - 12/1	0/24 Com Servi	mercial Irrigation ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			74457419	33	497	Regular	0 GAL		
1148 STONEHEDGE TRAIL LN APT 1	1	\$106.49	Irrigation 1 - Commercial	11/0	06/24 - 12/0	9/24 Com Serv	mercial Irrigation ice		
Detail Charges:Basic Monthly Charge		31.50	Commordia			1			
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 21.64	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	33	96	Regular	19000 GAL		
1401 CRESTED HERON CT Detail Charges:Basic Monthly Charge	1	<b>\$241.91</b> 63.00	Irrigation 1 - Commercial	11/1	12/24 - 12/1	2/24 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 125.56	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	30	9179	Regular	43000 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	\$459.78 100.80	Swimming Pool - Water	11/	12/24 - 12/1	2/24 Com Serv	mercial Water ice		
Water Consumption Charge		358.98	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			94648188	30	1850	Regular	193000 GAL	Charges For This Address	\$478.6
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	\$18.90 18.90	Commercial - Water/Sewer	11/	12/24 - 12/1	2/24 Com Serv	mercial Water ice	\$510.41	\$31.73
Detail Gharges. Basic Worthly Gharge		10.00	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	30	0	Regular	0 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	S	\$31.73 31.73	Commercial - Water/Sewer	11/	12/24 - 12/1	2/24 Com Serv	mercial Sewer ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	30	0	Regular	0 GAL		

Service Address	Service Type	Charges	Service Point	Se	rvice Per	iod Bill	Rate		Page 4 of 4																		
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	W.	<b>522 62</b> 18.90	Commercial - Water/Sewer	11/	07/24 - 12/1	10/24 Com Serv	nmercial Water vice																				
Water Consumption Charge		3.72	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water																		
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	s	\$44.51 31.73	86955411 Commercial - Water/Sewer	11/0	105     107/24 - 12/1	Regular 10/24 Com Serv	2000 GAL nmercial Sewer rice	Charges For This Address \$67.13	\$22.62 Sewer \$44.51																		
Sewer Usage Charge		12.78	Meter Number 86955411	Days Billed	Current Reading	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 2000 GAL																				
380 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	1	<b>\$18.90</b> 18.90	Irrigation 1 - Commercial		07/24 - 12/1		mercial Irrigation																				
			Meter Number 514034028	Days Billed	Current Reading	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 0 GAL																				
825 HAMPTON CROSSING WAY Detail Charges:Basic Monthly Charge	T	\$33.75 18.90	Irrigation 1 - Residential		12/24 - 12/1		dential Irrigation																				
Tier 1 Consumption (1-14 kgal @ \$2.97	7)	14.85	14.85	14.85	14.85	14.85	14.85	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)															
884 EAGLE POINT DR APT 1 Detail Charges:Basic Monthly Charge	1	\$39.12 31.50	83711246 Irrigation 1 - Commercial	11/0	363 )7/24 - 12/1	Regular 0/24 Com Serv	mercial Irrigation ice																				
Tier 1 Consumption (1-14 kgal @ \$3.81	Tier 1 Consumption (1-14 kgal @ \$3.81)		)	1)							7.62										Meter Number 83715860	Days Billed	Current Reading	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 2000 GAL		
885 EAGLE POINT DR  Detail Charges:Basic Monthly Charge	1	\$89.56 18.90	Irrigation 1 - Commercial		)7/24 - 12/1		mercial Irrigation																				
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 17.31	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																				
982 EAGLE POINT DR	1	\$167,50	81849996 Irrigation 1 -	33	355	Regular	18000 GAL mercial Irrigation																				
Detail Charges:Basic Monthly Charge		18.90	Commercial	11/0	11/24 - 12/1	Serv	ice																				
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 95.25	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																				
			82580203	33	1022	Regular	36000 GAL																				



Post Office Box 20122 Tampa, FL 33622-0122 (904) 262-5500 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

WSA

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
707136	1/2/2025	\$2,360.00

The Lake Doctors Post Office Box 20122

Tampa, FL 33622-0122

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

ADDRESSEE

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

0000000014920001000000023998000000023600070

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

Sampson Creek CDD SJGCC Invoice Due Date 1/31/2025

219 St Johns Golf Dr St. Augustine, FL 32092 Invoice 239980B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone		\$393.33	\$0.00	\$393.33
	5, Water Management - Zone 6		\$393.33	\$0.00	\$393.33
			\$393.33 \$0.00	\$393.33	
			\$393.33	\$0.00	\$393.33
Please remit pay	yment for this month's invoice.		\$393.33	\$.33 \$0.00 5.33 \$0.00	\$393.33
				4	

GL 1.320.54100.46300 HT SUD 1-2-24

Lake maintenance

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

Credits

Adjustment

\$0.00

\$0,00

**Total Account Balance including this invoice:** 

\$2360.00

**This Invoice Total:** 

\$2360.00

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

Customer #:

707136

Corporate Address

Portal Registration #:

AF01BA4E

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

hhadd@vestapropertyservices.com,jmasters@vestapropertyservices.com

**Customer Portal Link:** 

www.lakedoctors.com/contact-us/

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

### INVOICE

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



Bill to

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

### Invoice details

Invoice no.: 1055 Terms: Net 30

Invoice date: 12/18/2024 Due date: 01/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Clubhouse/Amenity Center - Reinstall 2, 36" pre-lit wreaths with custom bows to both the clubhouse as well as the amenity building.	0.5	\$125.00	\$62.50
2.		Holiday Lighting Reinstall	Reinstall WW C7 lighting to clubhouse and amenity building facia/gutter line.	0,5	\$1,350.00	\$675.00
3.		Holiday Lighting Reinstall	Courtyard/ Neighborhood Entrances - Reinstall 36" pre-lit wreaths with custom bows and pre-lit garland to 24 light posts.	0,5	\$2,250.00	\$1,125.00
4.		Holiday Lighting Reinstall	Entrance - Reinstall 1, 48" pre-lit wreath with custom bow to the bridge at entrance of community.	0.5	\$62.50	\$31.25
5.		Holiday Lighting Reinstall	Entrance - Reinstall C7 WW lights to bridge at entrance of community.	0.5	\$87.50	\$43.75
6.		Holiday Lighting Reinstall	Rewrap 4 tree trunks on the west shoulder of the main entrance and 5 in the median of the main entrance with WW mini lights up to 11' (3" spacing).	0.5	\$855.00	\$427.50
7.		Holiday Lighting Reinstall	Reinstall 24, 10" WW LED spheres 8 per tree in center median of community entrance/exit. These would be affixed	0.5	\$625.00	\$312.50

into the lower branches all at similar height just above the trunk.

8.	Holiday Lighting Reinstall	Reinstall 20, 15" WW LED snowflakes 4 per tree on the entrance side of community. These would be affixed just above the trunk at similar heights just above the trunk.	0.5	\$781.25	\$390.63
9.	Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths with pre- lit garland to the 2 front entrance median light posts.	0.5	\$125.00	\$62.50
10.	Holiday Lighting Reinstall	Reinstall C7 WW lights to the neighborhood signs at the entrance.	0.5	\$154.00	\$77.00
11.	Holiday Lighting Reinstall	Reinstall 6, 5' snowflakes and pre-lit garland to front entrance posts.	0.5	\$1,125.00	\$562.50
12.	Holiday Lighting Reinstall	Reinstall 5 custom holiday flags.	0.5	\$781.25	\$390.63
13.	New Install	Eagle Point and Stone Hedge Trail Monuments - 4, 36" Pre-lit wreaths with bows. One on each side of both monuments.	0.5	\$550.00	\$275.00
14.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous consumable installation products	0.5	\$125.00	\$62.50
15.	Equipment Charge	Boom rental for install and takedown.	0.5	\$825.00	\$412.50
16.	Take Down	Take down of lights and decor at the end of the season.	0.5	\$1,500.00	\$750.00
17,	Storage	Storage of lights and decor until 2025 holiday season.	0.5	\$625.00	\$312.50



View and pay

GL 1.320.57200.52005

Total

\$5,973.26

View invoice online Scan code or go to the link below to view the invoice online View invoice

### Invoice

### From:

Sheehan Homestead LLC 44065 Cushman Road, Callahan, FL 32011 Email: sheehanhomestead@gmail.com

Phone: 914-263-1311

Invoice Date:November 29, 2024

Due Date: January 18, 2025

Bill To: Sampson Creek at St John's Golf and Country Club

219 Saint Johns Golf Drive Saint Augustine, FL 32092

Description of Services: Mobile Goat Yoga Event

Date of Event: January 18,2025

Location:219 Saint Johns Golf Drive Saint Augustine, FL 32092

Time: 11am-12:20pm

### Details:

- \*10:30/45 arrival/setup
- \*60 min yoga session by supplied instructor
- \*30 min additional goat time
- 1:15 rough breakdown and departure time
- 20-25 participants
- We will bring mobile fencing or barrier of some kind
- At least one owner will be present to facilitate: Ann-Marie Sheehan (MEd in STEM Leadership) and Michael Sheehan (EMBA in Marketing & US Business Law)

### **Payment Details:**

Sub-Total Cost: \$375

Travel fee:\$50 + 6% Taxes: \$22.50

Total:\$447.50

\$447.50

Deposit Required (25%): \$95 (within 14 days to secure date)
 GL 1.320.51200, 49400

Balance Due: \$352.50 (on or before the event day)

Goat Yoga Event HH Sub12-30-24

Check payable to Sheehan Homestead LLC OR Deposit Payment Link

### Cancellation Policy:

**Payment Options:** 

Cancellations must be made at least 7 days before the event for a full deposit refund.

### Terms & Conditions:

Payment of the deposit constitutes acceptance of this proposal and agreement to the terms outlined herein.





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

### Invoice

Invoice # Date 423801 01/01/2025

Terms

Net 30

**Due Date** 

01/31/2025

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		200.00	200.00

**Total** 15,480.75

001.320.54100.34000



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

### Invoice

Invoice # Date 424015 12/31/2024

Terms

Net 30

**Due Date** 

01/30/2025

Memo

### Bill To

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

Description	Quantity	Rate	Amount
Fun at the field and Santa workshop	17.27	25.75	444.70

Thank you for your business.

Total

444.70

001.320.57200.49400

### **Non-Contracted Billable Services**

Community:	St Johns Golf and Country Club	Month:	Dece	mber
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
12/6/2024	Emilee Bautista - Fun at the Field & Santa's Workshop	7.15		
12/4/2024			\$25.75	\$184.11
12/6/2024	Anthony Arena - Fun at the Field & Santa's Workshop	6.05		
12/4/2024			\$25.75	\$155.79
12/14/2024	Mason O'Donnell - Santa's Workshop	4.07	\$25.75	\$104.80
	Total	17.27		\$444.70

### Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.



I <b>C</b> HOME OFC, SAIN	T AUGUSTINE,
	\$357.73
Nov 21	-\$357.73
	\$0.00
Page 3	\$380.75
Page 3	\$7.34
	\$388.09
	Nov 21 Page 3

Your bill explained

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

Amount due Dec 19, 2024

\$388.09

Need help?

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

001.320.57200.41000 Dec 2024

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

Please write your account number on your check or money order

Do not include correspondence with payment

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20241128 NNNNNNNY 0000567 0003

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

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Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110618

Dec 19, 2024

\$388.09

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211** 

լսիրագիրկիլի իններին ինքների թեռների



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

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### Visit us online

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### 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

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### Additional billing information

### More ways to pay:



#### Online

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#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



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Regular monthly charges	\$380.7	5
Comcast Business	\$294.8	35
Data, Voice, Access	\$259.00	
Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		
Bundle Discount	-\$79.00	
TV Select	\$39.95	
Business Video.		
Music Choice	\$29.95	
Static IP - 1	\$19.95	
Mobility Voice Line	\$44.95	
Business Voice,		
Voice Credit	-\$19,95	

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

Service fees	\$46.
Directory Listing Management Fee	\$6.00
Voice Network Investment	\$6.00
Broadcast TV Fee	\$34.00

Taxes, fees and other charges		\$7.34
Other charges		\$7.34
Regulatory Cost Recovery	\$3.02	
Federal Universal Service Fund	\$4.32	

### What's included?

層

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



TV: Keep your employees informed and customers entertained



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

Visit business,comcast.com/myaccount for more details

You've saved \$98.95 this month with your bundle and voice credit discounts.

### Additional information

Upcoming changes to your bill: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you II see new pricing on your upcoming billing statement. Effective December 18, 2024, your Broadcast TV fee will increase to \$37.10 per month. To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000.

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

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

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



### Important information regarding Comcast Business services and pricing

Effective December 18, 2024

### Dear Comcast Business Customer:

At Comcast Business, we continue to make investments in our network, technology, and people to ensure we maintain a high-quality network for our customers. We strive to provide the best services and make significant efforts to help control your service-related costs.

From time to time, we re-evaluate our pricing structure due to programming, technology, and service improvements. As a result, monthly service charges and fees have been adjusted for the services below.

Pricing updates based on your subscribed services will occur on December 18, 2024. Prices do not include applicable taxes and other fees.

### Comcast Business Video

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Public View	\$20.00	>	\$25.00
Basic	\$50.95	>	\$65.95
Select	\$57.95	>	\$72.95
Variety	\$74.95	>	\$89.95
Standard	\$99.95	>	\$114.95
Preferred	\$124.95	>	\$139.95
Broadcast TV Fee (BTV)	Charges vary by location	>	Charges vary by location
Regional Sports Network (RSN)	Charges vary by location	>	Charges vary by location

### Hospitality Video

Fees	Current Monthly Fee:		New Monthly Fee Effective 12/18/2024:
НВО	\$3.50	>	\$5.50
Showtime	\$3.50	>	\$5.50
Basic	\$2.00	>	\$4.00

### Comcast Business Voice

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:	
Directory Listing Management Fee	\$6.00	>	\$8.00	
Voice Network Investment Fee	\$6.00	>	\$8.00	

### Comcast Business Internet

Service	Current Monthly Se Charge:	Current Monthly Service Charge:		
Static IP (1)	\$24.95	>	\$29.95	
Static IP (5)	\$29.95	>	\$34.95	





Account Number 8495 74 140 1110618 Billing Date Nov 28, 2024 Services From Dec 08, 2024 to Jan 07, 2025 Page 5 of 5

### **Comcast Business Equipment**

Current Monthly Equ Fee:	New Monthly Equipment Fee Effective 12/18/2024:		
\$22.95	>	\$24.95	
\$10.00	>	\$15.00	
\$9.95	>	\$11.95	
\$9.95	>	\$11.95	
	\$22.95 \$10.00 \$9.95	\$22.95	

We know changes to your bill can be frustrating, and we're here to help. To learn more about Comcast Business service charges and fees, please visit business.com/understand-your-bill or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely, Comcast Business



### Sampson Creek CDD

**FPL Electric** 

Code to 001.320.54100.43000

### November-24

		*	**V#16
Total		\$	6,390.70
33381-88364	1574 Drury Court #1	\$	261.60
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,152.72
80369-00598	205 St. John's Golf Drive #Swimclub	\$	577.98
61084-35154	944 Leo Maguire Parkway #1	\$	27.53
59216-52565	205 St. John's Golf Drive	\$	156.51
55613-33054	2125 County Road 210 W	\$	58.38
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.08
19350-09421	211 St. John's Golf Drive #LITES	\$	130.17
16229-99512	219 St. John's Golf Drive #Pool	\$	973.07
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



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

### **CURRENT BILL**

\$106.51

TOTAL AMOUNT YOU OWE

Dec 13, 2024 NEW CHARGES DUE BY

Total amount you owe



### **BILL SUMMARY**

Amount of your last bill	74.45
Payments received	-74.45
Balance before new charges	0.00
Total new charges	106.51

(See page 2 for bill details.)

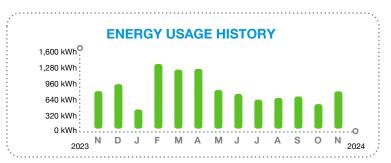
**Electric Bill Statement** 

For: Oct 4, 2024 to Nov 5, 2024 (32 days)

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

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



### **KEEP IN MIND**

- Payment received after February 14, 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 for more information.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

\$106.51

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



Ways to Pay



27

1304592165256531560100000

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

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



#### **BILL DETAILS** Amount of your last bill 74.45 Payment received - Thank you -74.45 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) \$66.77 Fuel: (\$0.029780 per kWh) \$24.21 Electric service amount 103.76 Gross receipts tax (State tax) 2.66 Taxes and charges 2.66 Regulatory fee (State fee) 0.09 Total new charges \$106.51 Total amount you owe \$106.51

**Customer Name:** 

SAMPSON CREEK CDD

### **METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	46094		45281		813

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Nov 5, 2024	Oct 4, 2024	Nov 6, 2023
kWh Used	813	534	818
Service days	32	28	31
kWh/day	25	19	26
Amount	\$106.51	\$74.45	\$119.09

### **KEEP IN MIND**

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

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

### **CURRENT BILL**

\$1,256.02 TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



### **BILL SUMMARY**

Amount of your last bill 678.04 678.04 Balance before new charges 577.98 Total new charges Total amount you owe \$1,256.02 (See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

**Electric Bill Statement** 

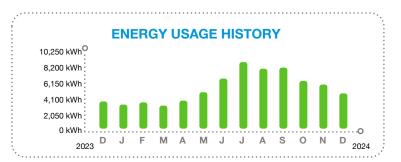
For: Nov 5, 2024 to Dec 5, 2024 (30 days)

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

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 27

67804 1304803690059812065210000

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

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

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



#### **BILL DETAILS** Amount of your last bill 678.04 Balance before new charges \$678.04 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.21 Non-fuel: (\$0.028120 per kWh) \$138.63 Fuel: \$146.82 (\$0.029780 per kWh) Demand: (\$13.02 per KW) \$247.38 Electric service amount 563.04 Gross receipts tax (State tax) 14.45 Taxes and charges 14.45 Regulatory fee (State fee) 0.49 Total new charges \$577.98 Total amount you owe \$1,256.02

**Customer Name:** 

SAMPSON CREEK CDD

### **METER SUMMARY**

Meter reading - Meter KLJ3017. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	86069		81139		4930
Demand KW	19.38				19

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	4930	6164	3799
Service days	30	32	29
kWh/day	164	192	131
Amount	\$577.98	\$678.04	\$483.59

#### **KEEP IN MIND**

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

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

### **CURRENT BILL**

\$55.02 TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



### **BILL SUMMARY**

Amount of your last bill	27.49
Balance before new charges	27.49
Total new charges	27.53
Total amount you owe	\$55.02
	(See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

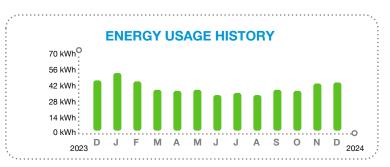


For: Nov 5, 2024 to Dec 5, 2024 (30 days)

Statement Date: Dec 5, 2024 **Account Number: 61084-35154** 

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 27

2749 1304610843515402055000000

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

Visit FPL.com/PayBill for ways to pay.

61084-35154

\$55.02

Dec 26, 2024

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 27.49 Balance before new charges \$27.49 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$8.89 Non-fuel: (\$0.082130 per kWh) \$3.78 Fuel: (\$0.029780 per kWh) \$1.37 Electric service amount 26.82 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 Total new charges \$27.53 Total amount you owe \$55.02

**Customer Name:** 

### **METER SUMMARY**

Meter reading - Meter AC94705. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20001		19955		46

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	46	45	48
Service days	30	32	29
kWh/day	2	1	2
Amount	\$27.53	\$27.49	\$28.36

### **KEEP IN MIND**

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

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

### **CURRENT BILL**

\$54.04 TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



### **BILL SUMMARY**

Amount of your last bill	26.96
Balance before new charges	26.96
Total new charges	27.08
Total amount you owe	\$54.04
	(See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

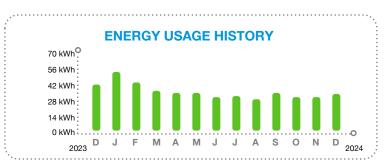
**Electric Bill Statement** 

For: Nov 5, 2024 to Dec 5, 2024 (30 days)

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

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 27

2696 130446974443564404500000

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

Visit FPL.com/PayBill for ways to pay.

46974-44356

\$54.04

Dec 26, 2024

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 26.96 Balance before new charges \$26.96 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$9.69 Non-fuel: (\$0.082130 per kWh) \$2.87 Fuel: (\$0.029780 per kWh) \$1.04 Electric service amount 26.38 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 Total new charges \$27.08 Total amount you owe \$54.04

### **METER SUMMARY**

Meter reading - Meter AC94682. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16501		16466		35

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	35	32	44
Service days	30	32	29
kWh/day	1	1	2
Amount	\$27.08	\$26.96	\$28.12

### **KEEP IN MIND**

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

### **CURRENT BILL**

**\$260.93** TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



### **BILL SUMMARY**

Amount of your last bill	130.76	
Balance before new charges	130.76	
Total new charges	130.17	
Total amount you owe	\$260.93	
	(See page 2 for bill details.)	

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

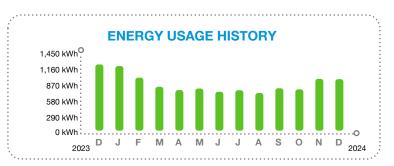
**Electric Bill Statement** 

For: Nov 5, 2024 to Dec 5, 2024 (30 days)

Statement Date: Dec 5, 2024 **Account Number:** 19350-09421

Service Address:

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



### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 27

13076 1304193500942173906200000

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19350-09421

\$260.93 TOTAL AMOUNT YOU OWE Dec 26, 2024

ACCOUNT NUMBER

NEW CHARGES DUE BY



Total amount you owe

### **BILL DETAILS** Amount of your last bill 130.76 Balance before new charges \$130.76 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.082130 per kWh) \$83.68 Fuel: (\$0.029780 per kWh) \$30.35 Electric service amount 126.81 Gross receipts tax (State tax) 3.25 Taxes and charges 3.25 Regulatory fee (State fee) 0.11 Total new charges \$130.17

### **METER SUMMARY**

Meter reading - Meter KN51244. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	52669		51650		1019

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	1019	1024	1309
Service days	30	32	29
kWh/day	33	32	45
Amount	\$130.17	\$130.76	\$182.76

### **KEEP IN MIND**

\$260.93

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

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

### **CURRENT BILL**

\$540.10

TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



### **BILL SUMMARY**

Amount of your last bill	278.50	
Balance before new charges	278.50	
Total new charges	261.60	
Total amount you owe	\$540.10	
	(See page 2 for bill details.)	

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

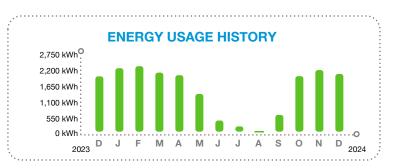
**Electric Bill Statement** 

For: Nov 5, 2024 to Dec 5, 2024 (30 days)

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

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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27850 1304333818836430104500000

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33381-88364 ACCOUNT NUMBER

\$540.10 TOTAL AMOUNT YOU OWE Dec 26, 2024

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 278.50 Balance before new charges \$278.50 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.082130 per kWh) \$177.65 Fuel: (\$0.029780 per kWh) \$64.41 Electric service amount 254.84 Gross receipts tax (State tax) 6.54 Taxes and charges 6.54 Regulatory fee (State fee) 0.22 Total new charges \$261.60 Total amount you owe \$540.10

#### **METER SUMMARY**

Meter reading - Meter AC94707. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	66165		64002		2163

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	2163	2310	2073
Service days	30	32	29
kWh/day	72	72	71
Amount	\$261.60	\$278.50	\$281.81

#### **KEEP IN MIND**

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

### **CURRENT BILL**

\$51.32 TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



#### **BILL SUMMARY**

Amount of your last bill	25.66
Balance before new charges	25.66
Total new charges	25.66
Total amount you owe	\$51.32
	(See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

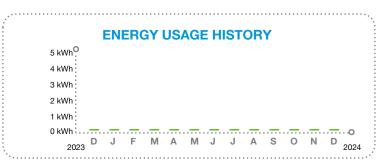


For: Nov 5, 2024 to Dec 5, 2024 (30 days)

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

Service Address:

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



#### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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2566 1304087446706142315000000

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08744-67061

\$51.32

Dec 26, 2024 NEW CHARGES DUE BY

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER



#### **BILL DETAILS** Amount of your last bill 25.66 Balance before new charges \$25.66 **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 \$51.32

#### **METER SUMMARY**

Meter reading - Meter AC94663. Next meter reading Jan 7, 2025.

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

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	0	0	0
Service days	30	32	29
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

#### **KEEP IN MIND**

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

### **CURRENT BILL**

**\$2,006.94**TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY



#### **BILL SUMMARY**

Amount of your last bill 1,033.87

Balance before new charges 1,033.87

Total new charges 973.07

Total amount you owe \$2,006.94

(See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

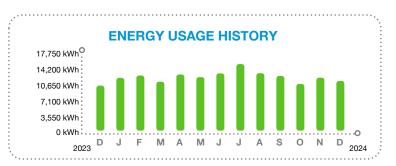
**Electric Bill Statement** 

For: Nov 5, 2024 to Dec 5, 2024 (30 days)

Statement Date: Dec 5, 2024 Account Number: 16229-99512

Service Address:

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



#### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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



Ways to Pay



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 / 27

103387 1304162299951254960020000

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16229-99512

\$2,006.94

Dec 26, 2024

\$

ACCOLINT NUMBER TOTAL AMOUNT YOU OWE



#### **BILL DETAILS** Amount of your last bill 1,033.87 Balance before new charges \$1,033.87 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.21 Non-fuel: (\$0.028120 per kWh) \$338.20 Fuel: \$358.16 (\$0.029780 per kWh) Demand: (\$13.02 per KW) \$221.34 Electric service amount 947.91 Gross receipts tax (State tax) 24.33 Taxes and charges 24.33 Regulatory fee (State fee) 0.83 Total new charges \$973.07 Total amount you owe \$2,006.94

**Customer Name:** 

SAMPSON CREEK CDD

#### **METER SUMMARY**

Meter reading - Meter KLL8671. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	23229		11202		12027
Demand KW	17.38				17

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	12027	12825	10895
Service days	30	32	29
kWh/day	400	400	375
Amount	\$973.07	\$1.033.87	\$991.56

#### **KEEP IN MIND**

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

### **CURRENT BILL**

\$112.97

TOTAL AMOUNT YOU OWE

Dec 26, 2024 NEW CHARGES DUE BY





Amount of your last bill	54.59
Balance before new charges	54.59
Total new charges	58.38
Total amount you owe	\$112.97
	(See page 2 for bill details.)

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

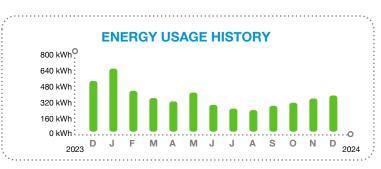


For: Nov 5, 2024 to Dec 5, 2024 (30 days)

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

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



#### **KEEP IN MIND**

Payment received after February 25, 2025 is considered LATE; a late payment charge of 0.791667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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5459 1304556133305497921100000

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#### **BILL DETAILS** Amount of your last bill 54.59 Balance before new charges \$54.59 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.082130 per kWh) \$32.36 Fuel: (\$0.029780 per kWh) \$11.73 Electric service amount 56.87 Gross receipts tax (State tax) 1.46 Taxes and charges 1.46 Regulatory fee (State fee) 0.05 Total new charges \$58.38 Total amount you owe \$112.97

#### **METER SUMMARY**

Meter reading - Meter AC94696. Next meter reading Jan 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	94528		94134		394

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	394	361	553
Service days	30	32	29
kWh/day	13	11	19
Amount	\$58.38	\$54.59	\$84.73

#### **KEEP IN MIND**

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**Electric Bill Statement** 

For: Nov 5, 2024 to Dec 5, 2024 (30 days)

Statement Date: Dec 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.

### **CURRENT BILL**

\$8,305.44

TOTAL AMOUNT YOU OWE

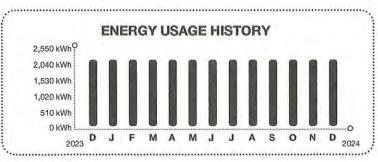
Dec 26, 2024

NEW CHARGES DUE BY

Total amount you owe

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FPL.com/eBill



### **BILL SUMMARY**

Amount of your last bill 4,152.72 4,152.72 Balance before new charges

4,152.72 Total new charges

·

(See page 2 for bill details.)

\$8,305.44

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at FPL.com/Rates.

### **KEEP IN MIND**

- . Did you forget? \$4,152.72 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after February 25, 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.

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

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



Ways to Pay



27

415272 1304725568807494450380000

0001 0004 049327 10

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72556-88074

\$8,305.44

Dec 26, 2024

AMOUNT ENCLOSED

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



Customer Name: SAMPSON CREEK CDD Account Number: 72556-88074 FPL.com Page 2

0002 0004 049327

E001

BILL DET	AILS	
Amount of your last bill		4,152.72
Balance before new charges		\$4,152.72
<b>New Charges</b> Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	4,145.57	
Gross receipts tax (State tax)	3.63	
Taxes and charges	3.63	
Regulatory fee (State fee)	3.52	
Total new charges		\$4,152.72
Total amount you owe		\$8,305.44

\*\* 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 Jan 7, 2025.

Usage TypeUsageTotal kWh used2302

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 5, 2024	Nov 5, 2024	Dec 5, 2023
kWh Used	2302	2302	2302
Service days	30	32	29
kWh/day	77	72	79
Amount	\$4,152.72	\$4,152.72	\$4,167.46

### **KEEP IN MIND**

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Account Number: 72556-88074

For: 11-05-2024 to 12-05-2024 (30 days) kWh/Day: 77 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

 $^{\star}$  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 72556-88074

**Account Number:** 

For: 11-05-2024 to 12-05-2024 (30 days) kWh/Day: 77 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Rate/Unit	Quantity	Owner/ Maint *	Lumens	Watts	Component Code
71.20 4,004.07		Energy sub total	Noi				
4,075.27	2,302	Sub total					
0.87 0.30 1.06 -7.16 9.07 66.16 <b>4,145.5</b> 7 3.63 3.52		ion cost recovery t recovery charge t recovery charge t recovery charge sistion rider credit recovery charge Fuel charge service amount ots tax (State tax) ory fee (State fee)	apacity paymer vironmental cos Tra Storm protectio Electric Gross recei	C En			
4,152.72	2,302	Total					

Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD

**JACKSONVILLE** 

FL 32207

(904) 346-3000

Invoice Number Date 12/01/2024 JAK12240009 **Due Date** Cust # 12/31/2024 126069 Invoice Amount **Amount Remitted** \$ 1,611.00

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

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

### JANI-KING OF JACKSONVILLE

**Commercial Cleaning Services** (904) 346-3000

Sold To:

SAMPSON CREEK C.D.D. 219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

For:

Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franch	Franchisee		
JAK12240009	12/01/2024	126069	GREENWALT		DARRYL HALL ENT	DARRYL HALL ENTERPRISES LLC		
Quantity		D	escription		Unit	Price E	xtended Price	
1	MONTHLY	CONTRAC	T BILLING AMO	OUNT FOR DECE	MBER	1611.00	1611.00	
					Amour	nt of Sale	\$ 1,611.00	
		41.70	ing and a second	. 2	Sales	Гах	\$ 0.00	
			All Checks Payabl		Total		\$ 1,611.00	

GL 1.320.57200 45300 HH+ SUB 12-6-24

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TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 5, 2024

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Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

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

Reference: Invoice No. 3496004 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3496004

17923-1

### Re: General

### For Professional Legal Services Rendered

09/04/24	W. Haber	0.50	97.50	Review and respond to inquiry regarding use of CDD property; respond to auditor inquiry
09/04/24	K. Jusevitch	1.40	147.00	Research property records and confer with Haber regarding same
09/05/24	W. Haber	0.20	39.00	Review and revise agreement for lake maintenance
09/05/24	A. Warner	0.30	31.50	Prepare pond maintenance agreement with Lake Doctors and confer with Haber regarding same
09/06/24	A. Warner	0.20	21.00	Forward agreement for Lake Doctors to Laughlin
09/11/24	W. Haber	0.30	58.50	Prepare for and participate in agenda call
09/16/24	W. Haber	0.40	78.00	Review and respond to inquiry regarding land ownership and maintenance responsibility
09/18/24	S. Sandy	0.10	38.50	Coordinate response to the Florida Office of Economic and Demographic Research's Water and Land Survey

### KUTAK ROCK LLP

Sampson Creek CDD December 5, 2024 Client Matter No. 17923-1 Invoice No. 3496004 Page 2

09/19/24	W. Haber	3.70	721.50	Prepare for an participate in Board meeting
09/26/24	W. Haber	0.20	39.00	Review and respond to auditor inquiry
09/30/24	J. Gillis	0.40	42.00	Coordinate response to auditor letter update
09/30/24	W. Haber	0.70	136.50	Review correspondence regarding policy violation and damage; confer with Laughlin regarding same; review policies and prepare suspension letter

TOTAL HOURS 8.40

TOTAL FOR SERVICES RENDERED \$1,450.00

TOTAL CURRENT AMOUNT DUE \$1,450.00

Matthews **DEEM** 

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

Engineering - Architecture - Planning - Surveying

December 09, 2024

Invoice # 192297

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
- · Prepare Bulkhead Exhibit
- · Aquatics Bid Coordination

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 November 30, 2024

Phase	0001	General Services				
			Hours	Rate	Amount	
Profession	nal Engineer		17.75	135.00	2,396.25	
Project En	gineer		3.25	95.00	308.75	
Administra	ative		.25	50.00	12.50	
	Total La	bor				2,717.50
Reimbursable	Expenses					
Mileage/Pa	arking/Tolls				44.69	
J	Total Re	eimbursables			44.69	44.69
Phase	0999	Reimbursable Expenses				
Reimbursable	Expenses					
Mileage/Pa	arking/Tolls				63.18	
J	=	eimbursables			63.18	63.18
					Total Due:	2,825.37

### **Outstanding Invoices**

Number	Date	Balance
191864	9/13/2024	13,279.94
192067	11/8/2024	4,965.00
Total		18,244.94

### **Billed to Date**

	<b>Current Due</b>	Prior Billed	Billed to Date
Labor	2,717.50	131,065.27	133,782.77
Expense	107.87	3,514.05	3,621.92
Unit	0.00	1,270.71	1,270.71
Totals	2.825.37	135.850.03	138.675.40



#### Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225 (904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com www.progressiveent.com

Invoice date: 12/5/2024 Invoice #12911146 Terms: Due at event PO#

Customer name: Sampsons Creek CDD Event type: Santas Workshop

Billing address: 219 St. Johns Golf Drive, St. Sugustine, Fl. 32092

Original contact person: Julie Tallaksen Wk: 904-599-9093 Cell: 386-931-2990 E-mail/ fax: jtallaksen@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday December 14, 2024 Hours of event: 10:00 am -1:00 pm Hours of service: Same

Approximate set up time: Between: 8:30-9:00 am

Location name and address: Same

Where to set up at location: Power within 75':

Set up-grass or pavement: Bounce-grass, DJ seck pavement Covered area for entertainer: Yes

Notes:

SERVICES NEEDED:

\* Large 15' x 15' Bounce House - Frozen Reg. Rate 259.00 Your Cost \$ 225.00 \* Mobile DJ Service Reg. Rate \$ 495.00 Your Cost \$ 395.00 \* Area Delivery Reg. Rate \$ 35.00 Your Cost 35.00 789.00 Reg. Total \$ Your Total 655.00

Your Total Savings \$134.00

Sub Total: \$ 655.00

Sales Tax: \$

Invoice Total: \$ 655.00

50 % Deposit required \$ Waived
Balance due at set up \$ 655.00
Payments received \$ Current Balance \$ 655.00

Due no Later than event date or \$50 Late Charge

GL 1.320,57200.49400

### CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x Muy Illium Date: 12-6-24



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

### Invoice

Invoice # 423552 Date 423552

**Terms** 

**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
Billable Expenses James Masters - 2024-11-02 - SHELL OIL 57541620001 - filled gas cans for blower Total Billable Expenses			16.11 16.11

**Total** 16.11

001.320.57200.54600





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

### Invoice

Invoice # Date 423669 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
Kids swim/run race Fun at the field / Fall festival Fun at the field	4.05	25.75	104.29
	22.94	25.75	590.71
	5.65	25.75	145.49

Thank you for your business. **Total** 840.49

# **Non-Contracted Billable Services**

Community:	St Johns Golf and Country Club	Month:	August	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
9/21/2024	Tyler Alexander - Kids Swim/Run Race	1.50	\$25.75	\$38.63
9/21/2024	Julie Tallaksen - Kids Swim/Run Race	2.55	\$25.75	\$65.66
	Total	4.05		\$104.29

# **Non-Contracted Billable Services**

Community:	St Johns Golf and Country Club	Month:	August	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
	Emilee Bautista - Fun at the Field & Fall Festival	9.58	\$25.75	\$246.69
10/04/24 and 10/19/24	Anthony Arena - Fun at the Field & Fall Festival	8.93	\$25.75	\$229.95
10/19/2024	Morgan Fink - Fall Festival	4.43	\$25.75	\$114.07
	Total	22.94		\$590.71

# **Non-Contracted Billable Services**

Community:	St Johns Golf and Country Club	Month:	Au	gust
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
11/1/2024	Emilee Bautista - Fun at the Field	2.75	\$25.75	\$70.81
11/1/2024	Anthony Arena - Fun at the Field	2.90	\$25.75	\$74.68
	Total	5.65		\$145.49



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

Customer #: 14846146 Invoice #: 9180322 Invoice Date: 12/17/2024 Sales Order: 8537838 Cust PO #:

Project Name: Sampson Creek - Requested sod near holes 4 & 5 Project Description: Requested sod proposal near hole 4 & 5

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Labor to prep area for new install. Price will include hauli	1.000	LS	481.00	481.00
	Bulk Soil (Picked-Up) CY - Amendment Installed and spread o	1.000	CY	177.83	177.83
	Deliver and install pallets of St Augustine sod turf between	1350,000	SF	1.32	1,786.19
	Irrigation tech to retro fit the system to insure we have pr	1.000	LS	95.72	95.72
				Total Invoice Amount Taxable Amount Tax Amount	2,540.7
				Balance Due	2,540.7

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146 Invoice #: 9180322

Invoice Date: 12/17/2024

GIL 1.320.54100.46202 HHT SUB 12-18-24

Amount Due: \$ 2,540.74

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

# Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

DEC 13 2024

### Your bill at a glance

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

Previous balance		\$654.16
Payments		\$0.00
Credits	Page 3	-\$7.25
Past due balance	Pd CK#8688 12/5	\$646.91
Regular monthly charges	Page 3	\$697.40
One-time charges	Page 3	\$10.00
Taxes, fees and other charg	es Page 4	\$9.25
New charges due Dec 2	5, 2024	\$716.65

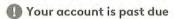
### Your bill explained

- Your one-time charges are \$10.00 due to Late Fee charge(s).
- Any payments received or account activity after Dec 04, 2024 will show up on your next bill.
   View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000 Dec 2024

### Amount due

\$1,363.56



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

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

# COMCAST

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20241204 NNNNNNNY 0000581 0003

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

ներկերը, վերկանական անականին ինկանին և

Account number 8495 74 140 1110956

Past due balance \$646.91 New charges due Dec 25, 2024 \$716.65

Please pay \$1,363.56

Amount enclosed

\$

Make checks payable to Comcast

Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

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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

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#### Visit us online

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



#### Call us anytime

800-391-3000 Open 24 hours, 7 days a week for billing and technical support

### Useful information

### Moving?

We can help ensure it's a smooth transition.

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

### Accessibility:

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



### Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

### Additional billing information

### More ways to pay:



#### Online

Visit My Account at business.comcast.com/myaccount



### Comcast Business App

Download the Comcast Business App



### In-Store

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



Past due balanc	е	\$64	5.91
Previous balance		\$6.	54.16
Credits		-	\$7.25
RSN Fee - Adjustment	Dec 02	-\$7.25	

Regular monthly charges	\$697.40		
Comcast Business	\$409.95		
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00		
Bundle Discount	-\$144.00		
TV Standard Business Video.	\$74.95		
Public View Service Business Video.	\$20.00		
Service Discount	-\$20.00		
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90		
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90		

Equipment & services		\$229.95
Equipment Fee	\$29.95	
Voice and WiFi Pro Expanded Coverage.		
CableCARD	<b>②</b>	
Service To Additional TV.		
Digital Adapter	0	
CableCARD	\$43.50	
Service To Additional TV.		
Qty 6 @ \$0.00 each		
Service Discount	-\$43.50	
Equipment Fee	\$200.00	
TV Box.		

Service fees	\$57	.50
Directory Listing Management Fee	\$6.00	
Voice Network Investment	\$6.00	
Broadcast TV Fee	\$34.00	
Regional Sports Fee	\$11.50	

One-time charges		\$10.0	0
Other charges		\$10.0	0
Late Fee	Dec 04	\$10.00	





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



TV: Keep your employees informed and customers entertained



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

This shows a service is included in your package:



Visit business.comcast.com/myaccount for more details

You've saved \$247.40 this month with your bundle, service and voice credit discounts.



Taxes, fees and other charges		\$9.25
Other charges		\$9.25
Regulatory Cost Recovery	\$3.99	
Federal Universal Service Fund	\$5.26	

### Additional information

Upcoming changes to your bill: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you II see new pricing on your upcoming billing statement. Effective December 18, 2024, your Broadcast TV fee will increase to \$37.10 per month. The Regional Sports Fee price varies by service. If your video service is Preferred, your Regional Sports Fee will increase to \$11.70 per month. If your video service is Standard, your Regional Sports Fee will increase to \$4.45 per month. To learn more about Comcast Business fees, please visit business.com/understand-your-bill or call us at 800-391-3000.

Regional Sports Fee Update: We've made some changes to the programming included in our video packages and have adjusted the monthly price of the Regional Sports Fee. As a result, the credit for your local Regional Sports Network being unavailable will end with your next bill. Details of the Regional Sports Fee changes can be found on the Important Information page of this bill.

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

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

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

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





Account Number

8495 74 140 1110956

## Important information regarding Comcast Business services and pricing

Effective December 18, 2024

#### Dear Comcast Business Customer:

At Comcast Business, we continue to make investments in our network, technology, and people to ensure we maintain a high-quality network for our customers. We strive to provide the best services and make significant efforts to help control your service-related costs.

From time to time, we re-evaluate our pricing structure due to programming, technology, and service improvements. As a result, monthly service charges and fees have been adjusted for the services below.

Pricing updates based on your subscribed services will occur on December 18, 2024. Prices do not include applicable taxes and other fees.

#### Comcast Business Video

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Public View	\$20.00	>	\$25.00
Basic	\$50.95	>	\$65.95
Select	\$57.95	>	\$72.95
Variety	\$74.95	>	\$89.95
Standard	\$99.95	>	\$114.95
Preferred	\$124.95	>	\$139.95
Broadcast TV Fee (BTV)	Charges vary by location	>	Charges vary by location
Regional Sports Network (RSN)	Charges vary by location	>	Charges vary by location

### Hospitality Video

Fees	Current Monthly Fee:		New Monthly Fee Effective 12/18/2024:
НВО	\$3.50	>	\$5.50
Showtime	\$3.50	>	\$5.50
Basic	\$2.00	>	\$4.00

### Comcast Business Voice

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:	
Directory Listing Management Fee	\$6.00	>	\$8.00	
Voice Network Investment Fee	\$6.00	>	\$8.00	

### **Comcast Business Internet**

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:	
Static IP (1)	\$24.95	>	\$29.95	
Static IP (5)	\$29.95	>	\$34.95	

S001AW25



### **Comcast Business Equipment**

Service	Current Monthly Ed Fee:	New Monthly Equipment Fee Effective 12/18/2024:	
Business Internet and/or Business Voice	\$22.95	>	\$24.95
Connection Pro	\$10.00	>	\$15.00
Business Video - Primary Outlet	\$9.95	>	\$11.95
Business Video - Additional Outlets	\$9.95	>	\$11.95

We know changes to your bill can be frustrating, and we're here to help. To learn more about Comcast Business service charges and fees, please visit business.com/understand-your-bill or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely, Comcast Business



### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 415

Invoice Date: 11/1/24

Due Date: 11/1/24

Case:

P.O. Number:

### Bill To:

Sampson Creek CDD 475 West Town Place Suite 114

St. Augustine, FL 32092

		Hours/Qty	Rate	Amount
Management Fees - November 2024	001.310.51300.340	00	5,477.50	5,477.50
Information Technology - November 2024	001.310.51300.351	00	92.75	92.75
Dissemination Agent Services - November 2024	001.310.51300.313	00	185.50	185.50
Office Supplies	001.310.51300.510	00	0.06	0.06
Postage	001.310.51300.420	00	44.55	44.55
Copies	001.310.51300.425	00	13.80	13.80
Telephone	001.310.51300.410	00	78.96	78.96
		1		

Total	\$5,893.12
Payments/Credits	\$0.00
Balance Due	\$5,893.12



4237 Salisbury Rd Suite 200 Jacksonville, FL 32216 (904) 737-3512

> Bill To: SC012 Sampson Creek CDD 219 St. Johns Golf Drive St. Augustine, FL 32092

# **INVOICE**

Invoice Date	Invoice #
11/30/2024	141090

Customer PO#

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

### Site of Service/Delivery:

St Johns Golf & Country Club 219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job#	Terms	Date Shipped	Ship Via
X070818	Due Upon Receipt	11/30/2024	

Quantity	Item / Description	Unit Price	Amount
1.00	Tech Rate	225.00	225.00
1.00	Tech Rate	150.00	150.00
1.00	Tech Rate	150.00	150.00
1.00	trip charge	75.00	75.00
1.00	11/23/24 nic card locks are not working and needs to be replaced	0.00	0.00
1.00	11/25/24 Power Supply cable was found slightly unplugged. Replaced (2) 12V-7ah batteries	0.00	0.00
2.00	12V 7ah batteries	29.99	59.98

1. 320. 57200. 54500 HH SUB 12-12-24

Sub-Total	659.98
Tax	0.00
Total Invoice Amount	659.98

### Conditions of Sale

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment.

All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.



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

# Service Slip/Invoice

INVOICE: 59710414 DATE: 12/12/2024

ORDER: 59710414

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	Technicia	in		Time In
12/12/2024	11:03 AM	RODENTS	BKJEFF	OR-P	Bradley Jeffords	
Purcha	se Order	Terms	Last Service	Map Code		Time Out
			12/12/2024	SJG	Lig:JE141259	

Rodent Control Service		\$158.00
	SUBTOTAL	\$158.00
Pool & parking lot by flag pole 10 Bait boxes 1 by flag pole & 9 around bldg		
eah 599-9093 Call if any areas are inaccessible for treatment.		\$0.00
cked rodent stations and swept down spiderwebs and wasp nest	TOTAL	\$158.00
i	bldg accessible for treatment.	bldg TAX accessible for treatment. AMT. PAID

GL.1.320.57200.57500 HH Sub 12-13-24

**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.

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



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

# Service Slip/Invoice

INVOICE: 59710376

DATE: 12/12/2024

ORDER: 59710376

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	Technicia	ın		Time In
12/12/2024	11:03 AM		BKJEFF	OR-P	Bradley Jeffords	
Purcha	ise Order	Terms	Last Service	Map Code		Time Out
			12/12/2024	SJG	Lic:JE141259	

Service	Description		Price
CPC-QTRLY	Pest Control Service		\$75.00
garterly Pest Control- Swim Club/ Pool House		SUBTOTAL	\$75.00
Quarterly Pest Control-Swim	tuarterly Pest Control- Swim Club/ Pool House		\$0.00
Leah 599-9093 -Call if any are	eah 599-9093 -Call if any areas are inaccessible for treatment.		\$0.00
Did a granular and liquid treat spot treated for fire ants Thank you for your business!	nent checked rodent stations and swept down spiderwebs and wasp nest	TOTAL	\$75.00

GL. 1.320.57200.54500

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

SECTION AND PERSONS ASSESSMENT AND PERSONS ASSESSMENT AND PERSONS ASSESSMENT ASSESSMENT

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.

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



### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 11/26/2024

Invoice #129999

Terms: Due at event

PO#

Customer name:

Sampsons Creek CDD

Billing address: 219 St. Johns Golf Drive, St. Sugustine, Fl. 32092

Event type: Polar Plunge

Original contact person: Julie Tallaksen

W-904-599-9093

E-mail/ fax: jtallaksen@vestapropertyservices.com

At event contacts with cell: Event date:

Saturday January 11, 2025

Hours of service:

Approximate set up time:

Hours of event: 9:00 am -11:00 am Between: 7:45-8:00 am

Same

5

Location name and address:

Set up-grass or pavement:

Where to set up at location: Poolside

PV

Water within 75':

Power within 75':

Covered area for entertainer:

Yes

Notes:

SERVICES NEEDED:

\* Interactive DJ Service

Reg. Rate \$

550.00

Your Cost

450.00

with tent for DJ

Your Total Savings \$100.00

Sub Total:

450.00

Sales Tax:

\$

Invoice Total:

450.00

50 % Deposit required

\$ Waived

Balance due at set up

450.00

Payments received

\$ \$ \$

S

**Current Balance** 

450.00 Due no Later than event date or \$50 Late Charge

GL 1.320.57200.49400 HH SUB 12-18-24

#### CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required

Date: 12-18-24



# Invoice

**12/13/2024** 

INVOICE NUMBER

1050899

BILLED FROM BILLED TO

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

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4242352	12/12/24	05:46 PM 09:46 PM	St Johns Golf	Casey Romein - 10343	0.00 A 0.00 A 0.00 E	4.00	\$55.00	\$220.00
\$231.00	.57200.34 e Check	500			0.00 V 0.00 M			
				TOTAL OFFICE	ERS PAY			\$220.00
				SERV	ICE FEE			\$11.00
					TAX			\$0.00
				тот	TAL DUE		\$	231.00

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

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

### **Client Information**

Attn:

## Receipt

Transaction #: 196003
Date: 12/13/2024
Total Amount: \$231.00

Job#	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
4242352	1050899	12/12/2024 16:46 - 20:46	St Johns Golf - Leo	Casey Romein	4.00	\$55.00/hr	\$220.00
				Total Officers Pay			\$220.00
	Coordination						
				Casey Romein	0	\$0/hr	\$0
				Total Coordination Fees	0	\$0/hr	\$0
				Subtotal			\$220.00
				RollKall Fees			\$11.00
				Тах			\$0.00
						Total	\$231.00



### SUNDANCER SIGN GRAPHICS

11259 Business Park Blvd, Suite 3 Jacksonville, FL 32256 904-287-4949 info@sundsg.com

# INVOICE

**BILL TO** 

Sampson Creek CDD GMS 475 West Town Place, suite 114 St. Augustine, FL 32092 SHIP TO

Sampson Creek CDD Sampson Creek CDD St Augustine, FL INVOICE # 5241

DATE 11/06/2024 DUE DATE 12/06/2024

TERMS Net 30

ACTIVITY		QTY	RATE	AMOUNT
Specialty Sign 17.5" x 21.5" 6mm sign face for Fitness Center		2	235.00	470.00T
Specialty Sign No Soliciting Sign		1	115.00	115.00T
1,320.57200.54500	SUBTOTAL			585.00
	TAX			
1.320. 5 1200. 5 1300 ++++ Sub12-12-24	TAX TOTAL			0.00 585.00