Sampson Creek

Community Development District

February 20, 2025



Sampson Creek Community Development District

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

February 13, 2025

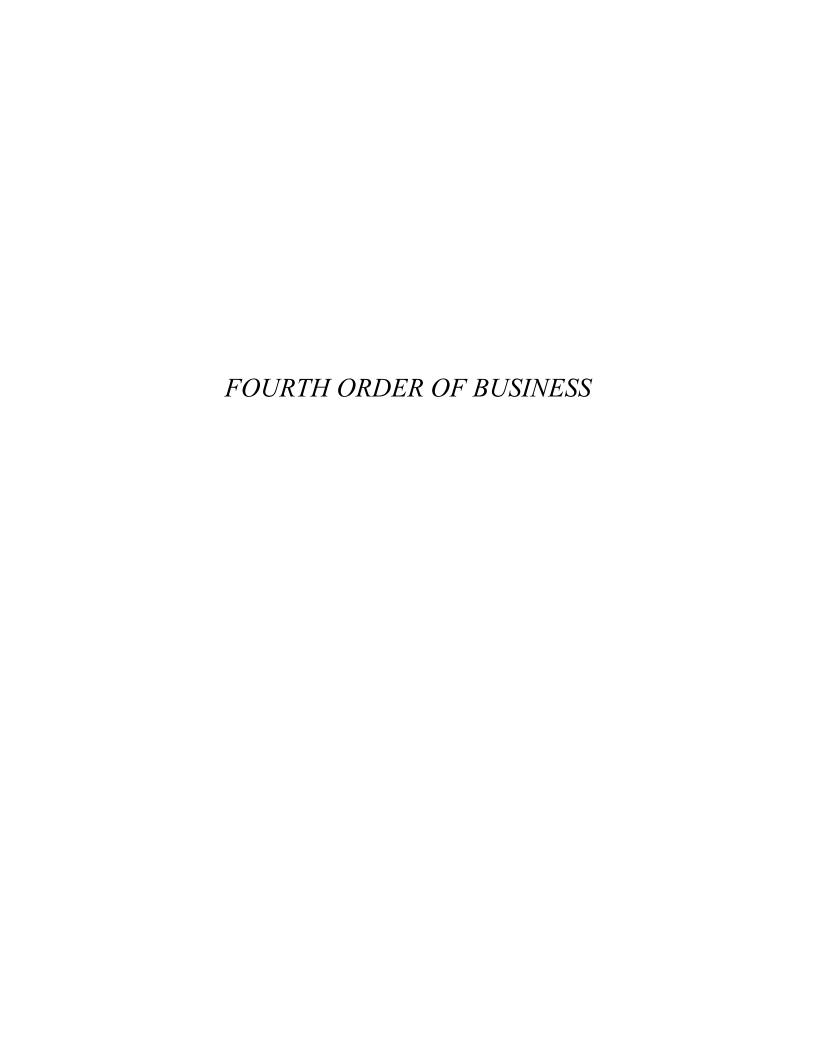
Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, February 20, 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. Pledge of Allegiance
- III. Public Comment (regarding agenda items listed below)
- IV. 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
- V. Amenities Booking Request
- VI. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
 - C. Proposal for Sod Replacement Near Cart Barn
 - D. Proposal for Eagle Point Enhancements

- E. Proposal for Upgrading Landscape Beds on Leo Maguire
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors Report
 - 3. Proposals for Pool Area Gate Exit Bars, Playground Fencing, and Main Entrance Security Gate
 - 4. Proposal for Lifeguard Services
- VIII. Selection of Audit Committee
 - IX. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - X. Contracts Reviews
 - XI. Supervisors' Request
- XII. Public Comments
- XIII. Approval of Consent Agenda
 - A. Approval of Minutes of the January 16, 2025 Meeting
 - B. Financial Statements as of January 31, 2025
 - C. Check Register
- XIV. Next Scheduled Meeting March 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XV. 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

Kyle Geary

336 St Johns Golf Dr, St Augustine, FL 32092 | (713) 826-3648 | kylegeary@gmail.com |

Profile

My family moved to Florida and purchased our home in St. Johns Golf & Country Club in the summer of 2021. My wife, Lauren, works in commercial real estate and we have two sons, ages 6 and 10, who have attended LPA since we moved here and are active in flag football, drama, swim team, golf and tennis. From 2018 – 2020, when we lived in Houston, I served on the HOA board in an At-Large position on the Executive Committee and also served on the Architectural Control Committee in a 2,000 home community called Spring Shadows. Currently, I serve on the Silverleaf Master Board and have since 2023.

We love the neighborhood and all the great families we have become close with since moving here. It would be my hope to continue to maintain the high quality and standards that have been established.

Work Experience

COMMERCIAL REAL ESTATE BROKER | PRIME REALTY | JANUARY 2024 - PRESENT

- Licensed in Florida since 2022
- Focused primarily on Investment Sales, Tenant & Buyer Representation

COMMERCIAL REAL ESTATE BROKER | MAIN STREET COMMERCIAL PARTNERS | SEPTEMBER 2023 – PRESENT

- Licensed in Texas since 2006
- Focused primarily on Investment Sales, Tenant & Buyer Representation

COMMERCIAL REAL ESTATE BROKER | CLAY & CO | JULY 2017 - AUGUST 2023 COMMERCIAL REAL ESTATE BROKER | NEWMARK KNIGHT FRANK | JAN 2011 - JUN 2017 COMMERCIAL REAL ESTATE BROKER | TRANSWESTERN | JUN 2010 - JAN 2011 COMMERCIAL REAL ESTATE BROKER | RICHLAND INVESTMENTS | MAR 2008 - JUN 2010

Education

B.B.A. IN FINANCE | 2006 | TEXAS CHRISTIAN UNIVERSITY

Volunteer Activities and Interests

HLSR Transportation & Calf Scramble Donors Committee, Golf, Hunting, Fishing

C.

RESOLUTION 2025-03

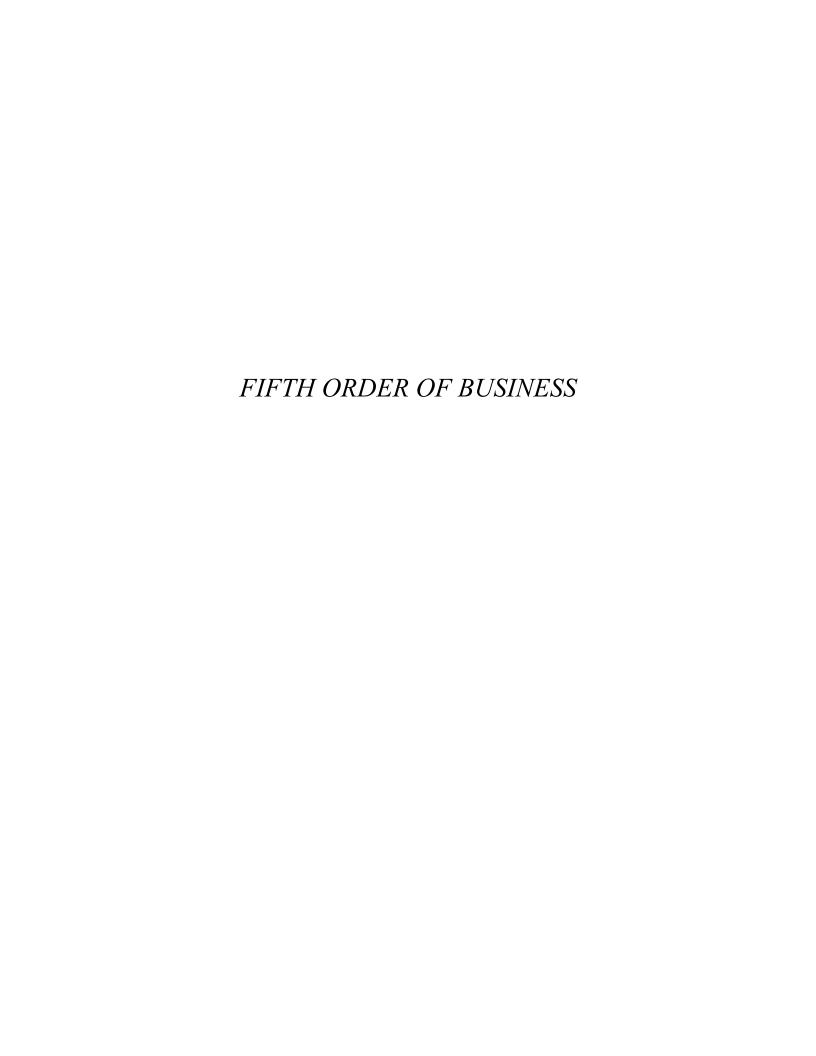
A RESOLUTION DESIGNATING OFFICERS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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 THIS	20th DAY OF FEBRUARY, 2025.
	Cl. immer / Wine Cl. immer
	Chairman / Vice Chairman



STINGRAYS PROPOSAL FOR 2025 SEASON



Presented to Sampson Creek CDD Supervisors - February 20, 2025

Proposal

The St. Johns Stingrays (SJS) are requesting approval for our 2025 summer swim season, scheduled to run April 29, 2025, to July 13, 2025. As a volunteer run non-profit organization, with a primary goal to provide developmental swim opportunities to residents and neighbors, we pride ourselves on creating an inviting environment for swimmers of all skill levels. Our parent volunteers and trained coaches will encourage children to work hard, have fun and display great sportsmanship. As one of the founding members of the St. Johns Summer Swim League (SJSSL), the Stingrays have created countless opportunities for swimmers to develop and enhance skills that have allowed them to be successful in and out of the pool.

The 2025 season would be comprised of one Stingrays only mock meet, and four in person dual meets. Team registration will be open to all SJGCC residents aged 4-18 and limited to no more than 35 non-resident swimmers. SJGCC residents will have priority registration with secondary registration for non-resident swimmers, only to ensure that costs to manage the season are met. Non-resident families will not have access to CDD facilities outside of swim team sponsored events.

Practices

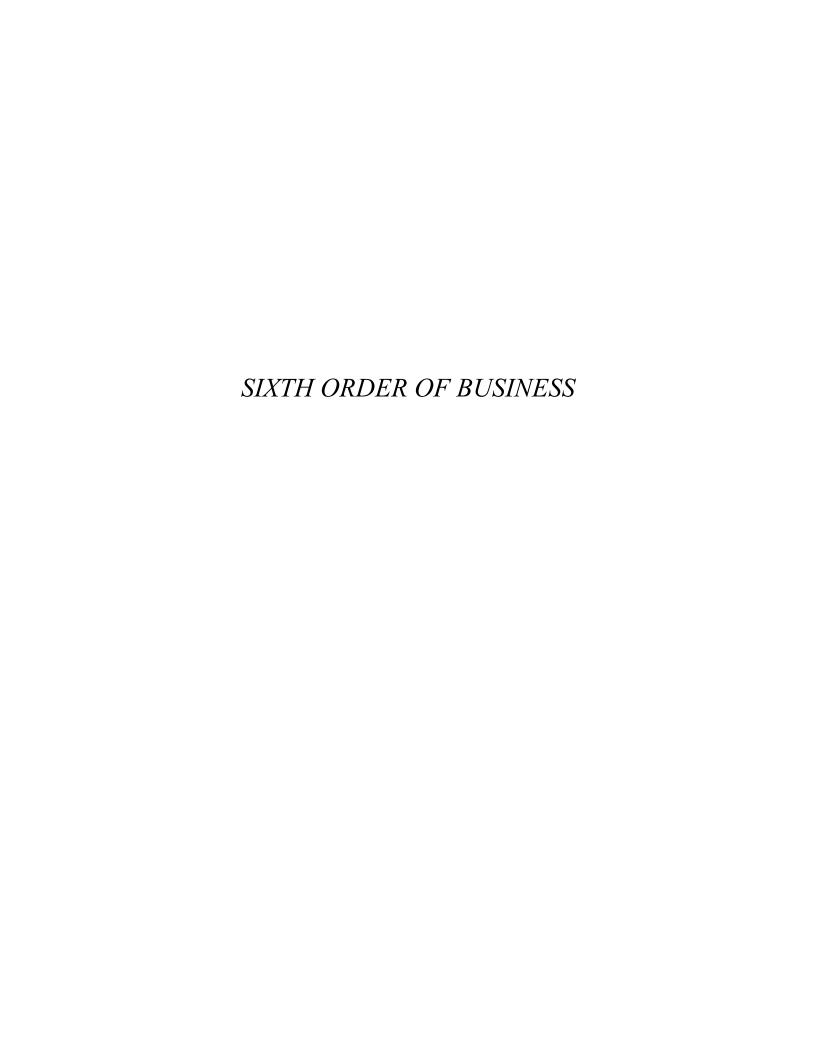
- Practice sessions will take place Tuesday-Friday between 4pm and 7pm from April 29, 2025, to May 30, 2025, while St. Johns County Schools are in session. Team will make all accommodations to allow residents access to one swim lane and limit disruptions.
- Practice sessions will take place Tuesday-Friday between 7am and 10am from June 3, 2025, to July 11, 2025, when St. Johns County Schools are out of session. Team will make all accommodations to allow residents access to one swim lane and limit disruptions.

Meets and Events

- Meets will be conducted in a traditional in-person format between the Stingrays and one visiting team, with the
 exception of the Stingrays only mock meet.
 - May 9th Mock Meet
 - o May 30th
 - o June14th
 - o June 21st
 - o June 28th
 - Specific dates are to be confirmed by SJSSL
- Pre-season parent meeting time and date to be coordinated with Amenities & Recreation Manager.
- Team pep rally to be held on the soccer field in the late afternoon during the week of July 9th (date and time to be coordinated with Amenities & Recreation Manager).
- End of year banquet held on the upper deck, with usage of the meeting room, on July 13th.

Conclusion

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



A.

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Quality Site Assessment

Prepared for: Sampson Creek CDD

General Information

DATE: Monday, Feb 10, 2025

NEXT QSA DATE: Friday, May 09, 2025

CLIENT ATTENDEES: Haley Hadd, Jason Davidson

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

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







Maintenance Items



The crew has continuously been working on our winter cutbacks.





Recommendations for Property Enhancements



1 Recommend looking into replenishing the certified playground mulch.



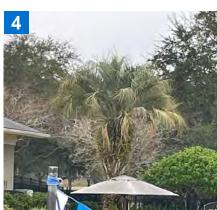


Notes to Owner / Client









- We will be lengthening the flower bed at the tip of the island on St Johns Golf Drive. This enhancement is planned for completion during our upcoming spring flower rotation.
- 2 Example of plant material that has been damaged by the last freezing temperatures. We recommend leaving and not cutting the plant material back until we are expecting more consent warmer weather.
- 3 Example of tender plant material that we recommend leaving alone until warmer weather.
- 4 Some frost damage has been observed on the fronds of the Pindo Palm located in the pool area. It may take up to a year for the palm to exhibit additional signs of stress due to the cold.





Notes to Owner / Client







- 5 Brightview is currently responsible for the upkeep of the Bermuda grass area located just beyond the hedges of the soccer field.
- As spring approaches, it is a good time to discuss forthcoming landscape projects.
- 7 The wood-line cutback process is currently in progress, with the aim of completing it by the end of winter.





Completed Items



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

C.



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Jim Masters

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

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

Project Name Sampson Creek - Sod replacement on clubhouse near cart barn

Project Description Sod replacement on clubhouse near cart barn

Scope of Work

QTY	UoM/Size	Material/Description
 450.00	EACH	Deliver and install 1 pallet of St. Augustine sod
1.00	LUMP SUM	Demo, prep and dispose of debris.
1.00	SQUARE YARD	Irrigation tech to insure we have proper water coverage and scheduled new run times.

Images

Sampson Creek



Pic 1



For internal use only

 SO#
 8597454

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est Imate
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Gustomer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal or or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die nidetest. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

CONTRACTOR

Signature Field Operations Manager

Jim Masters January 31, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Daniel Bauman January 31, 2025

Printed Name Date

Job #: 346100574

SO #: 8597454 Proposed Price: \$1,045.95







Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin

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

St. Augustine, FL 32095

Project Name Sampson Creek - Eagle Point enhancement upgrades

Project Description Eagle Point enhancement upgrades

Scope of Work

Option #1: \$4,556.90

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

^{*}Middle two islands and both sides of Eagle Point entrance/exit are included in both proposals.

For internal use only

 SO#
 8528588

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the creatily.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Gustomer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal or or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die ni defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

CONTRACTOR

Signature Title Property Manager

Daniel Laughlin October 07, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager

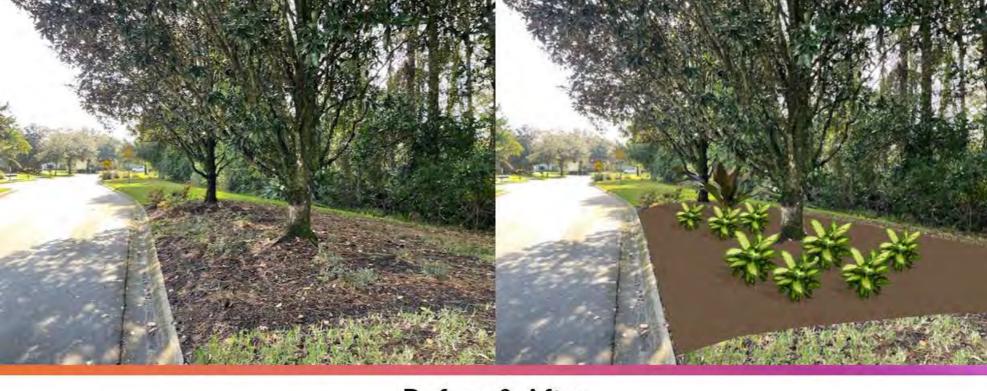
Signature Title

Daniel Bauman October 07, 2024

Printed Name Date

Job #: 346100574

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



Before & After Option #1



Before & After Option #1



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin

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

e, FL 32092 Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek - Eagle Point enhancement upgrades Option #2

Project Description Eagle Point enhancement upgrades Option #2

Scope of Work

Option #2: \$13,155.23

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo , prep unwanted plant material. Price will include hauling and deposing of debris.
25.00	EACH	Deliver and install 25 Shell Ginger 3gal
200.00	EACH	Deliver and install 200 Holly Fern 1 gal
130.00	EACH	Deliver and install 130 Tactor Seat plants 3gal
30.00	BAG	Deliver and install 30 bags of brown colored mulch to freshen up areas after install is complete.
1.00	LUMP SUM	Irrigation tech, retro fit system to make sure we have proper water coverage and new scheduled run times.

^{*}Middle two islands and both sides of Eagle Point entrance/exit are included in both proposals.

For internal use only

 SO#
 8546672

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the contract.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est Imate
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all downants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal to it is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die in defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

CONTRACTOR

Signature Title Property Manager

Daniel Laughlin October 31, 2024

BrightView Landscape Services, Inc. "Contractor"

Title

Account Manager

Signature

Daniel Bauman October 31, 2024

Printed Name Date

Job #: 346100574

SO #: 8546672 Proposed Price: \$13,155.23



Before & After Option #2



Before & After Option #2



Proposal for Extra Work at Sampson Creek CDD

Contact

Property Name Sampson Creek CDD **Property Address**

219 St Johns Golf Dr

То St Augustine, FL 32092 Billing Address Daniel Laughlin

Sampson Creek CDD

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

Project Name Sampson Creek - Eagle Point enhancement upgrades Option #3

Project Description Eagle Point enhancement upgrades Option #3

Scope of Work

Option #3: \$11,344.74

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo , prep unwanted plant material. Price will include hauling and deposing of debris.
78.00	EACH	Deliver and install Philodendron "Xanuda" 3g
8.00	EACH	Deliver and install 8 Crinum Lily 15g
238.00	EACH	Deliver and install 238 Arboricola 3g
30.00	BAG	Deliver and install 30 bags of brown colored mulch to freshen up areas after install is complete.
1.00	LUMP SUM	Irrigation tech, retro fit system to make sure we have proper water coverage and new scheduled run times.

For internal use only

SO# 8548367 JOB# 346100574 Service Line 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Gustomer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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15 Cancellation. Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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

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

Acceptance of this Contract

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

CONTRACTOR

Signature Property Manager

Daniel Laughlin November 01, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Daniel Bauman November 01, 2024

Printed Name Date

Job #: 346100574

SO #: 8548367 Proposed Price: \$11,344.74

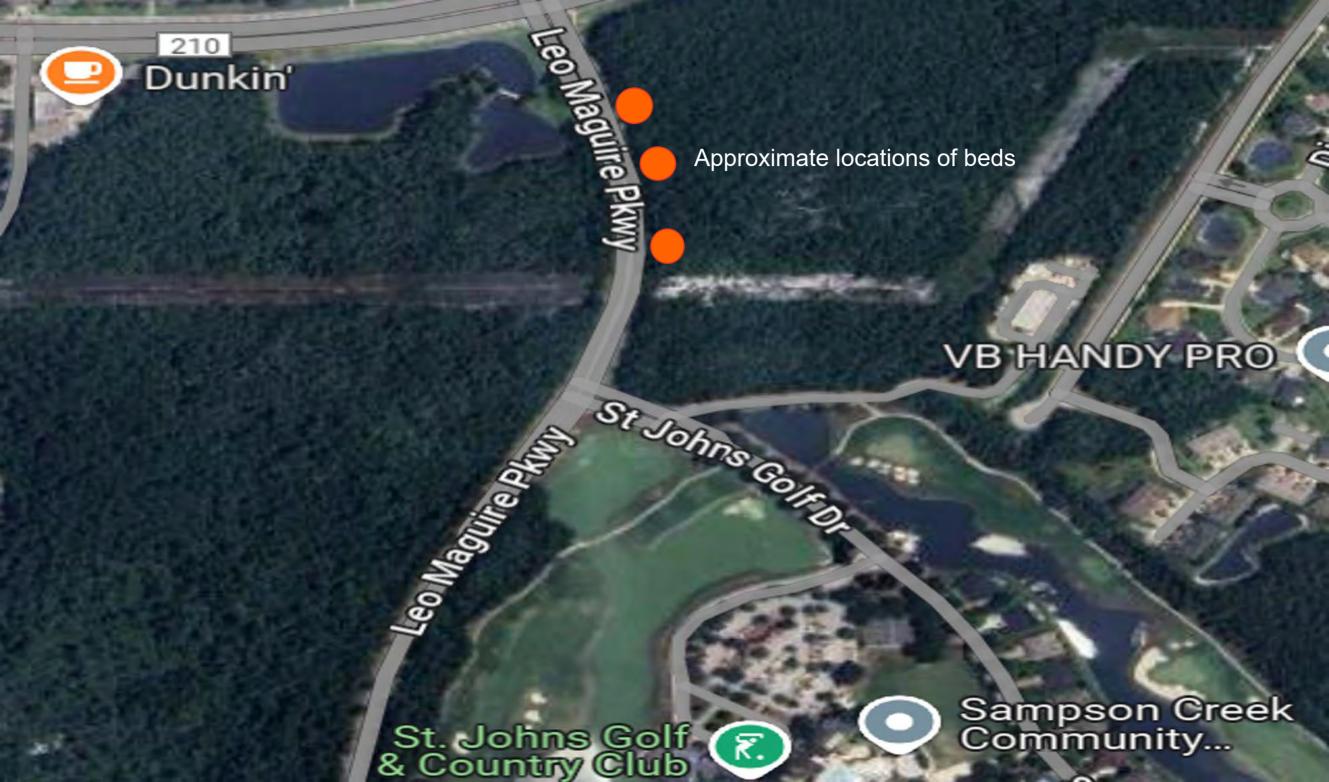


Before & After Option #3



Before & After Option #3











Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin

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

St. Augustine, FL 32095

Project Name Sampson Creek -Leo Maguire beds along exiting side.

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

Scope of Work

Option #1: \$3697.29

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

For internal use only

 SO#
 8528438

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est Imate
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- Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
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- 14. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal to it is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die in defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

- 16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be leveled for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
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NOTICE FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

CONTORNE

Signature Property Manager

Daniel Laughlin October 07, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Title

Daniel Bauman October 07, 2024

Printed Name Date

Job #: 346100574

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





Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin
Property Address 219 St Johns Golf Dr To Sampson Creek CDD
St Augustine, FL 32092 Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek -Leo Maguire beds along exiting side. Option # 2

Project Description Upgrade landscape beds along the exiting side of Leo Maguire Option #2

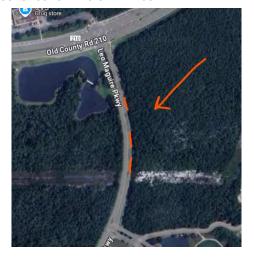
Scope of Work

Option #2: \$3807.68

	QTY	UoM/Size	Material/Description
	1.00	LUMP SUM	Demo, perp and dispose of debris.
	9.00	EACH	Deliver and install 9 Shell Ginger 3 gal
	23.00	EACH	Deliver and install 23 Tractor Seat plants 3gal
	36.00	EACH	Deliver and install 36 Holly ferns 1gal
	450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod to close in beds.
	1.00	LUMP SUM	Irrigation tech to retro fit the system to make sure we have proper water coverage and new scheduled run times.
	29.00	BAG	Deliver and install 23 bags of brown colored mulch to freshen up the areas after install is complete.

Images

Screenshot 2024-10-31 121108





Proposal for Extra Work at Sampson Creek CDD

For internal use only

 SO#
 8546614

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the contract.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal to it is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die in defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

CONTRACTOR

Signature Title Property Manager

Daniel Laughlin October 31, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Title

Daniel Bauman October 31, 2024

Printed Name Date

Job #: 346100574

SO #: 8546614 Proposed Price: \$3,807.68





Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin **Property Address** 219 St Johns Golf Dr То Sampson Creek CDD St Augustine, FL 32092 Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek -Leo Maguire beds along exiting side. Option #3

Upgrade landscape beds along the exiting side of Leo Maguire Option #3 **Project Description**

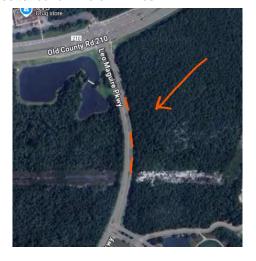
Scope of Work

Option #3: \$2,484.50

QTY	UoM/Size	Material/Description
 1.00	LUMP SUM	Demo, perp and dispose of debris.
450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod to close in beds.
22.00	EACH	Deliver and install 22 Philodendron 'Xanadu' 3gal
8.00	EACH	Deliver and install 8 Pringle podos 3gal
48.00	EACH	Deliver and install Arboricola 3gal
29.00	BAG	Deliver and install 23 bags of brown colored mulch to freshen up the areas after install is complete.
1.00	LUMP SUM	Irrigation tech to retro fit the system to make sure we have proper water coverage and new scheduled run times.

Images

Screenshot 2024-10-31 121108





Proposal for Extra Work at Sampson Creek CDD

For internal use only

 SO#
 8548387

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits. Contractor shall maintain a Landscape. Contractor's license, if required by State or local law, and will domply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the croppin.
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work if not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10 Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Gustomer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
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CONTRACTOR

Signature Property Manager

Daniel Laughlin November 01, 2024

BrightView Landscape Services, Inc. "Contractor"

Account Manager

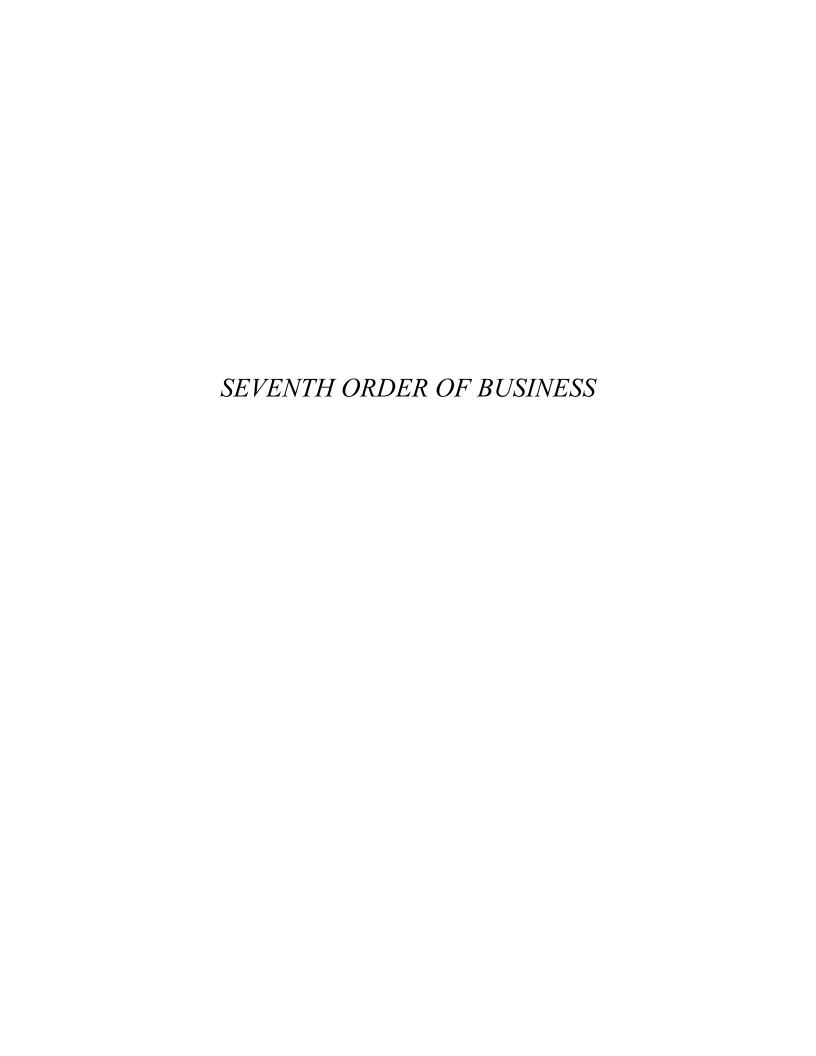
Signature Title

Daniel Bauman November 01, 2024

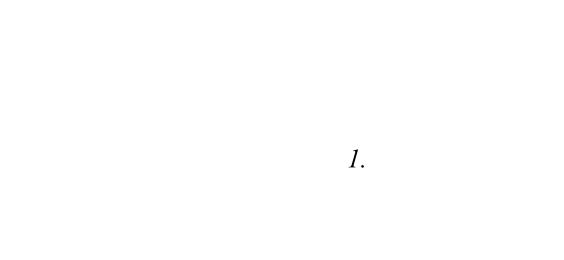
Printed Name Date

Job #: 346100574

SO #: 8548387 Proposed Price: \$2,484.50









VestaPropertyServices.com





SAMPSON CREEK CDD GENERAL MANAGER REPORT

02/13/2025

Field Operations:

Lake Doctors: Please see attached documents.

Brightview Irrigation: Please see attached document.

Fire Inspector: Stopped by this week to provide occupancy limits for various areas and emphasized that all occupancy signs must be posted at the front. Also inquired about updates on the egresses and mentioned he would return in about a month for a follow-up inspection.

• Top Deck (Lanai - 28, Gym Patio - 80, Circular patio - 60): 168

• Pool deck: 107

• Lap Pool Pavilion: 32

• Splash pad: 80

o Total: 387

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

Stop Sign Remount







• Rental Signpost of Lap Pool Pavilion



• Electrical Box Cover Replacement on Heavily Used Path



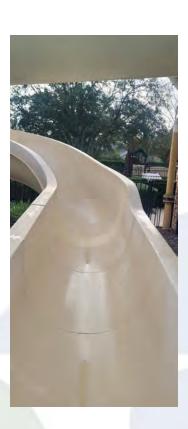


- Broken Wooden Post Replacements
- Tennis Court Fencing Securing with Fence Clamps
- Various Playground Repairs



Slide Cleaning







Prior Events:

January 18th: Goat Yoga! This event had a great turnout and was fun for everyone. Will definitely be looking into hosting it again.





February 6th: Movie on the Lawn with Food Trucks! Parking the food truck along the field in the parking lot made it more visible, and I believe it attracted more customers. Moving forward, we plan to keep it in that location for future events.

Upcoming Events and Programs:

February 27th: Painting workshop. Hands-on workshop where you can paint and assemble your own adorable 10" sign or shelf sitter. Since this is a free event, sign-ups are limited. However, we could consider implementing a fee for similar events in the future.

March 7th: Kickin it at the Field: Community Kickball Game! Since our January kickball game was such a hit and the sunsets are getting later, we're planning to host another game in March.

General Topics:

Tennis Court Cracks: I've been in touch with the previous vendor, but unfortunately, they were unable to conduct the court inspection before the February meeting.

Dumbbells: The new dumbbells have been installed and have really made a difference in the available space and feel of the gym. The old weights and racks were donated to the St. Johns County Fire Department.

Basketball Court/Parking Lot Camera: Junction box has been installed. Jax Sound quoted a price difference of \$637.00 to install a 360-degree camera in place of the single view camera.



VestaPropertyServices.com



Vested in your community.

Emergency Egress: For the front gate to function with the panic hardware, the existing maglock would be replaced with an electric strike. This new system would be integrated with both the panic bar and the access card system, ensuring they work together seamlessly.

AquaFlex: As of now, they are scheduled to begin work on Wednesday, April 30th, with completion expected by Friday, May 2nd. With a required three-day curing period, the splash pad would be ready for residents by Tuesday, May 6th (please note this could change due to weather). Additionally, they will notify us if an earlier opening becomes available in March, while keeping in mind our request to avoid Spring Break (March 14th–24th).

Submitted by Haley Hadd



.



Pond Number	1/10/2025	1/15/2025	1/21/2025	1/23/2025	1/23/2025	1/29/2025
1		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
2	Inspected and no treatment needed			Inspected and no treatment needed		
3	Inspected and no treatment needed			Inspected and no treatment needed		
4	Inspected and no treatment needed			Inspected and no treatment needed		
5	Inspected and no treatment needed			Inspected and no treatment needed		
6	T . 1 1			T (1 1		
7	Inspected and no treatment needed			Inspected and no treatment needed		
8	Treated for algae			Inspected and no treatment needed		
9		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
10	Inspected and no treatment needed			Inspected and no treatment needed		
11		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
12		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
12A		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
13		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
14		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	

14A		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
15		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
16		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
Pond Number	1/10/2025	1/15/2025	1/21/2025	1/23/2025	1/23/2025	1/29/2025
17		Inspected and no treatment needed			Inspected, treated for minimal algae, and added blue dye.	
19						
20			Treated for algae			Treated for algae
21			Treated for algae and underwater vegetation. Pond dye was added			Treated for algae and underwater vegetation
23						
24			Treated for algae			Treated for algae
24A			Treated for algae			Treated for emergents
24B			Treated for algae			Treated for algae
25			Treated for algae and pond dye added			Treated for algae
25A			Treated for algae			Treated for algae and emergents
26			Treated for algae and pond dye added			Treated for algae

Tech stated:
"Ponds are looking good. Water levels are normal.
Picked up trash around pond perimeters"

Tech stated:
"Residents were right
to call about algae
around the edge of 21
also a couple others
with a little algae under
the water that I
treated"





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: 1962850 Completed Date: 1/15/2025

Target Pests (if applicable):

Service Notes & Observations

Inspected ponds and lakes

#1

#9 #11

#12 #12a

13

#14 #14a

#15

#16 #17.

Things are looking perfect. ITS PROJECT POND (s)

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





Completed Work Order Information

Service Notes & Observations

Account #: 707136 Sampson Creek CDD SJGCC

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

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

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

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 3

Work Order Number: 1963534 Completed Date: 1/23/2025

Target Pests (if applicable):

Inspected lakes and ponds and treated for minimal algae also added blue

dye. #1

#9 #11

#12 #12a

#13

#14

#14a

#15

#16

Everything is ligaring specially dead of the state of the

Thanks 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

American Owned & Operated



Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

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

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

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

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 2

Work Order Number: 1963178 Completed Date: 1/10/2025

Target Pests (if applicable):

Service Notes & Observations

Treated pond 8 for algae. The rest of the ponds (2,3,4,5,7,10) look great no treatments needed. Please contact Trey at (904) 610-2552 with any questions or concerns.

Environmental Conditions

Thank you for

your business!

Weather: Sunny Temperature: 43.57

Wind Direction: North Wind Speed: 2.28

Humidity: 83.0000

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

Services Completed by:

Customer Signature (if needed):





Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

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

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

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

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 1

Work Order Number: 1963832 Completed Date: 1/21/2025

Target Pests (if applicable):

Service Notes & Observations

Treated pond 21 for algae and underwater vegetation also added pond dye

24 for algae 25 for algae 20 for algae

26 for algae and added dye 25 for algae and added dye

24 A for algae 25B for algae **Environmental Conditions**

Thank you for

your business!

Weather: Overcast Temperature: 45.68
Wind Direction: North
Wind Speed: 2

Humidity: 83.0000

Pond Dye Added, Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen

904-226-5283 I marc.thigpen@lakedoctors.com





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: 1963570 Completed Date: 1/23/2025

Target Pests (if applicable):

Service Notes & Observations

Inspected ponds 2, 3, 4, 5, 7, 8, and 10. Ponds are looking good. Water levels are normal. Picked up trash around pond perimeters. Please contact me directly at (904)-626-1882 with any questions or concerns.

Environmental Conditions

Thank you for

your business!

Weather: Overcast Temperature: 34.61
Wind Direction: West Wind Speed: 1.01
Humidity: 91.0000

Inspected/Cleared Outfall Area, Inspected Pond(s), Removed Trash

Services Completed by:

Customer Signature (if needed):







Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

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

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

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

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 4

Work Order Number: 1963835 Completed Date: 1/29/2025

Target Pests (if applicable):

Service Notes & Observations

Treated ponds 21 for algae and underwater vegetation

24 for algae

25 for algae

20 for algae

26 for algae

25 for algae and emergents

Services Completed by:

24 A for emergents

24 B for algae

The residents were right to call about algae around the edge of 21 also a couple others with a little algae under the water that I treated. Feel free to cal me direct anytime 904 226-5283

Environmental Conditions

Thank you for

your business!

Weather: Sunny Temperature: 68.36

Wind Direction: East

Wind Speed: 2

Humidity: 47.0000

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

Customer Signature (if needed):



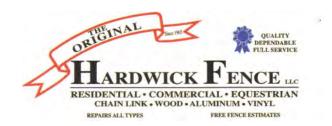
Marcus Thigpen

M They

904-226-5283 I marc.thigpen@lakedoctors.com

American Owned

& Operated



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

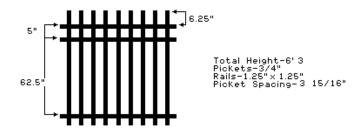
Rep: Scott Lunn Job #1880

*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** \$9,044.00

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 219 St Johns Golf Dr Jim Masters 224 John's Creek Pkwy St. Augustine, FL 32092 (904) 716-1370

Job Location:

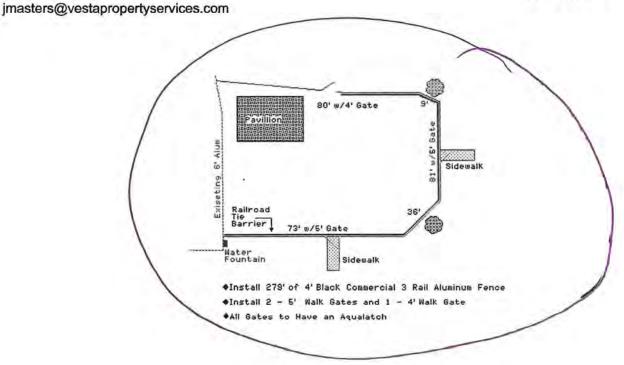
St. Augustine, FL 32092

Estimate Info:

Date: 01/09/2025

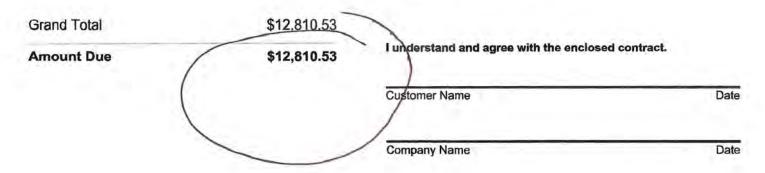
Estimate: Vesta Prop. Serv.(Jim Master) Playground Fence

Rep: Scott Lunn Job #1962



Terms & Conditions

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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.

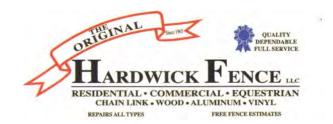
*Manufacturer's warranty (if applicable) will be provided upon the client's request.

*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



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:

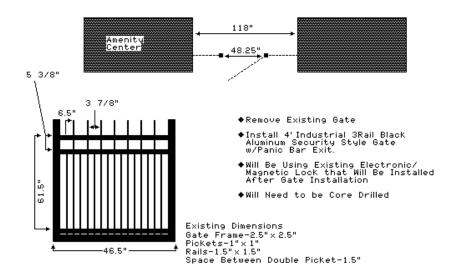
St. Augustine, FL 32092

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	\$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.

4.



Vested in your community.

LIFEGUARD SERVICES

Sampson Creek CDD FY'25



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INTRODUCTION

Since its founding by Roy Deary in 1994, Jacksonville-based **Amenity Companies** has been the trailblazer and leader in providing contracted amenity and recreation facility operations for planned-communities in Florida, touching the lives of hundreds of thousands of people for more than 20 years.

We have continuously and successfully handled large, amenity facility-management/staffing contracts throughout the state. Communities have also contracted with us to benefit from our consulting expertise on behalf of new facility construction and extensive renovation projects.

In 2011, Amenity Companies joined **Vesta Property Services, Inc.** – Florida's pioneer in combining amenity financing and management, lifestyle programming, and community association management services under one corporate umbrella.

Headquartered in Jacksonville, Vesta has offices throughout the state, employing more than 1,200 professionals, strategically positioned in all our communities, providing a wide spectrum of services to more than 200,000 residents and unit owners.

What Distinguishes Vesta from our competition?

Comprehensive Expertise & Engagement:

We provide a wide breadth of services (recreation facility management, maintenance, and lifestyle programming) at CDDs and HOAs throughout Florida, engaging tens of thousands of families every day with friendly, reliable, and passionate service professionals.

Exceptional, Long-Term Relationships:

Our Amenities Division is marked by long-term relationships built upon close personal ties between our customers, management team, and vendors. (We still serve our very first customer – Kings Point Delray – after 24 years!) This length and depth of



our relationships correspond with our high customer retention-rate, all of which reflects the loyalty and satisfaction that we've sustained with our customers and associates every day for the past two decades.

What are the advantages of combining maintenance services through Vesta?

Vesta has a lengthy history of providing excellent facility maintenance services on behalf of dozens of communities throughout Florida (see list of references). We do so with our own tight-knit team of quality employees, not independent subcontractors. By combining services Vesta is able to gain efficiency that results in an improved level of service and typically at a lesser rate than our competitors. Due to our two decades of experience operating in this manner, our communities consistently enjoy:

Cleaner, better maintained amenity buildings, clubhouses, and related facilities.

• Improved response times via a team of maintenance technicians. Less "down-time," waiting for other contractors to show up.

No "finger-pointing" between management and outside vendors.

 Greater control of maintenance personnel's schedules, workhabits, appearance, and results.

 Greater efficiency and flexibility in the deployment of personnel, due to being able to more nimbly respond to the most pressing needs and opportunities that arise each day.

• Staff "owns" the operation acting as the eyes and ears of the board and association management.

Communications Management

Vesta understands the crucial importance of effective communication on behalf of the community's residents in order to deliver a vibrant and engaging lifestyle experience. To achieve this, our strong preference is to utilize Vesta Vantage - our proprietary, multi-channel, digital communications platform that integrates almost everything that is communications-related involving the residents, community leadership, and management.

SERVICES

Whether your community has 200 or 20,000 residents, we build dynamic lifestyle and amenity programs that range from pool services to theatrical productions and on-site restaurant management. Our holistic approach ensures every element of lifestyle creation is provided with no burden or stress to the community. We work directly with HOAs and CDDs to become their one point of contact, providing seamless and exceptional services. Our teams work on-site at our client-communities and are overseen and supported by our regional operations managers. Regardless of the size of your community, we are available to keep your operations running smoothly.

Clubhouse Maintenance

Experience the peace of mind that comes from knowing your facility is being truly cared for by Vesta. Our daily dedication to maintaining and enhancing the look, feel, and value of your amenities is unsurpassed.



Spa

Helping our residents feel good and looking good with comprehensive spa and wellness services is one of our specialties. We offer spa services ranging from therapeutic massage to manicures, pedicures, rejuvenating facials, and skin treatments. Our expertise in retail and operations management of on-site spa facilities can help increase revenue within your community.



Fitness

We are proud to offer a wide variety of health, fitness, and wellness services to our members and guests, including state-of-the-art fitness equipment, personal training, dozens of group fitness classes, and consulting services. Additionally, our wellness team coordinates with certified trainers and instructors, ensuring all classes and programs offered through your gym or community center are safe and effective.



Food and Beverage

From coffee bars to full-service restaurants, our industry-trained professionals ensure dining operations in your community run smoothly. Creating places where residents can gather to meet friends and build lasting memories is a highlight of our job.



Special Events and Theater Operations

Celebrations, competitions, games, and parties enhance residents' lives and make fond memories. Whether presenting theater shows, community plays, musical acts or movies, or hosting luxurious weddings or even swim meets, every community benefits from our events management experience.



Aquatics

Vesta has been Florida's leading aquatics specialist for planned communities and clubs since 1995. Our turnkey water park operations provide a variety of swimming programs, staffing, and maintenance services that keep the pool buzzing with activity. By providing quality maintenance and staffing for community pools, we handle the daily details, so residents can swim, relax, and enjoy the water. Prices are kept low through our vendor relationships, and we work with the American Red Cross and Starfish Aquatics to meet your seasonal or year-round aquatic needs.



Support Services

Recruiting, testing, and training are all a part of the hiring life cycle of employment. Finding, acquiring, and retaining talented employees is a complex process. Vesta makes the process easy. Using our in-depth knowledge of state policy and employment law, combined with our professional Human Resources department, we ensure all requirements are met while we seek the right person for each job.



Technology

Vesta integrates the latest technology into our management and residents' services to provide unparalleled access and 24-hour support for our communities. All accounts are managed by skilled local staff, using the latest management software to create custom reports to sort, summarize, arrange, and produce a variety of property data.



Access Control

Improve your residents' safety with a gated access system. We offer a wide variety of access system services including installing custom security gates, setting up a keypad, keyless entry, or video surveillance system, assisting your community in monitoring their building access, and repairing and maintaining your security access system.



"Vesta takes great pride in their work and their expertise in the amenity management space is topnotch. I would recommend their services to anyone seeking an all-inclusive solution for their amenity needs."

DURBIN CROSSING

Peter Pollicino

Board Chairman, Durbin Crossing CDD

Proposal

LIFEGUARD SCOPE OF SERVICE

Qualifications

All staff are American Red Cross certified in lifeguarding, water park lifeguarding, CPR, first aid, and AED for adults, infants, and children. The certification includes Water Safety, First Aid, and CPR training. All lifeguards will be a minimum of sixteen years old. Vesta Property Services has a dedicated team of Lifeguard instructors who hold an American Red Cross Lifeguarding *Instructor* certification allowing Vesta to directly train, certify and vet potential employees rather than subcontracting to a third party.

Vesta follows a blended-learning approach, which combines online and in-person training. The online material covers a variety of topics, including Lifeguard best practices, First Aid and Emergency Response, and CPR training. After the successful completion of the online portion, students attend a 2-day on-site training. Water skills and CPR/First Aid training are the majority of the physical skills practiced, with additional discussion of Lifeguard Best Practices, Facility Safety, Teamwork and Employee Expectations. All potential lifeguards must demonstrate a thorough understanding of the material and satisfactorily demonstrate all skills in addition to passing two final written tests.

In addition to providing American Red Cross certifications, Vesta has a *continued education program* that is executed throughout the season. In-service training is typically performed once or twice monthly and are mandatory for all Lifeguards to continue their employment. In addition to practicing rescue skills and first aid response, the Aquatics Training Team also simulates real life scenarios emphasizing the proper response to emergency situations. Continued education is vital to the success of our Lifeguard program. Further explanation and sample checklist immediately follow this proposal.

All students that earn their Lifesaving Certification are NOT hired by Vesta. Through the class and testing process, Instructor Trainers have the opportunity to study the participants. Students that excel are offered a position with Vesta.

Lifeguard Responsibilities

The primary duty of each lifeguard is water safety surveillance (and rescue when needed). Other duties include responding to emergency situations and the enforcement of relevant policies and procedures.

- Lifeguards and supervisors must be "Rescue Ready" at all times while on duty for the purpose of preventing drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies, and working as a team with facility staff and management.
- Lifeguards and supervisors shall report unsafe conditions to onsite management.
- Lifeguards shall complete daily pool logs, equipment checklists, and necessary forms that correspond with daily activities and incidents.
- Lifeguard secondary responsibilities shall include straightening pool deck furniture, wiping tables, removing debris from pool deck area and walkways, replacing

trashcan liners and maintain restroom cleanliness and supplies, testing pH and chlorine levels to maintain Health Department requirements.

- Lifeguards and supervisors must be appropriately dressed for their duties.
- Lifeguards and supervisors shall treat all pool patrons in a professional and friendly manner.
- Enforce all relevant district policies.

Staffing

Three lifeguards shall be on duty at all times. On duty lifeguards will rotate to fill the gate monitor position (2 guards on pool, 1 guard at the pool gate). The position at the gate may become vacant during staff breaks mandated by the Dept of Labor. All attempts will be made to schedule breaks during non-prime times. One guard will arrive 15 minutes prior to each shift to prepare for the day and one guard will remain 15 minutes after closing to clean up.

Schedule

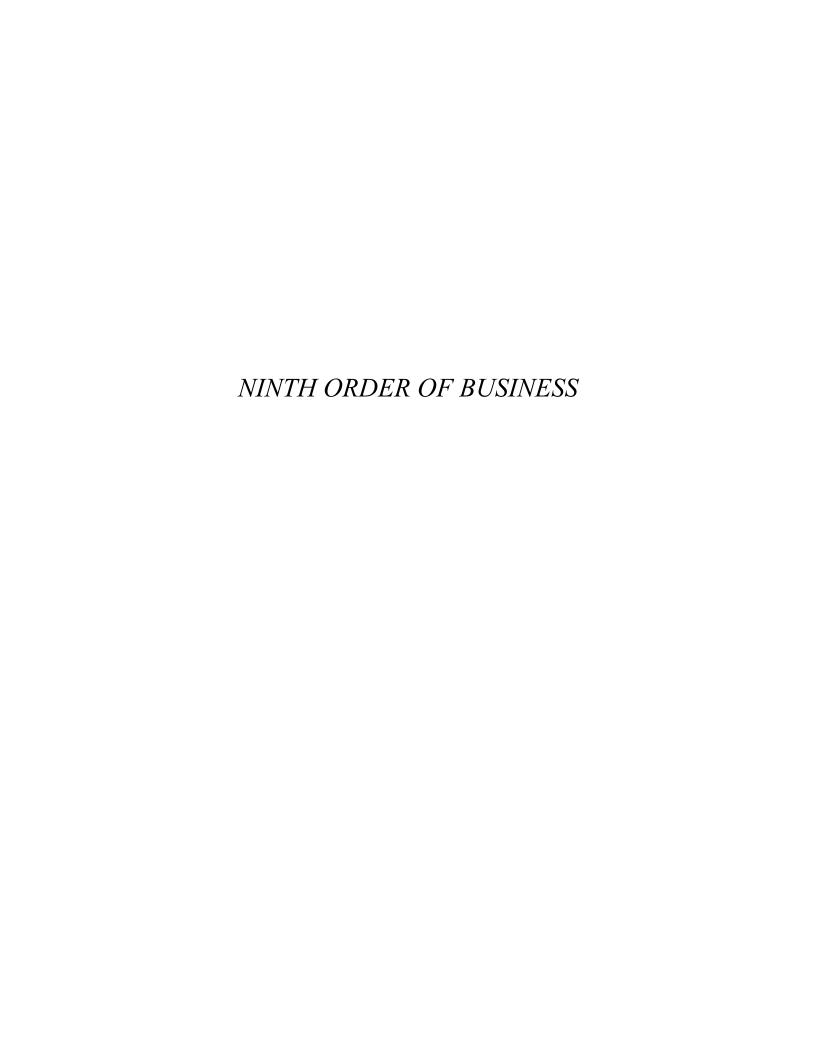
Season	Dates	Days of Week	Time
Spring Break	3/14-3/23	Monday-Sunday	Mon-Sun 12:00pm-6:00pm
Pre-Summer Break	3/24-5/29	Saturday-Sunday Holidays Included	Sat-Sun 12:00pm-6:00pm
Summer Break	5/30-8/10	Monday-Sunday Holidays Included	Sat-Sun 10:00 am-7:00pm
Post-Summer Break	8/11-9/01	Saturday-Sunday Holidays included	Sat-Sun 12:00 pm-6:00pm

Fees

Lifeguard Services:

\$60,888.00

Additional lifeguard hours for resident parties and events requested: \$25.00 per hour.



A.

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of

\$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).

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

- Demo and removal of the existing pavers, retaining walls, concrete steps, and concrete ramp.
- Construction of new retaining walls, stairs, and ramp walls to match existing.
- Prep and placement of new concrete deck pavers, stair treads and wall caps as show to match existing.
- Form, place, and finish new concrete ramp.
- Provide and install new metal handrails per plans.
- Provide new sod, landscaping, trees, plants, and shrubbery as noted per plans.
- Repair, replacement and/or capping of irrigation is included as needed to provide an operational system. This proposal includes an allowance of \$2,500 for irrigation work due to the unknown status of the existing system.
- Provide drainage behind retaining wall and under pool deck as shown per construction documents.
- All silt fencing, tree protection and inlet protection is included.
- Removal and disposal of all debris and unused material is included.

- All repairs to damaged areas as a direct result of construction activities is included in this proposal. Replacement of sod, fencing, shrubbery, etc. not shown on plans but required to perform the work is included.
- Any required special engineering for retaining walls and handrails is included.
- Any surveying, testing or permitting is included.

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

Sincerely,

Nick Lee

Owner/Project Manager



ST JOHNS GOLF AND COUNTRY CLUB ST AUGUSTINE, FLORIDA 32092

Sales: James Merritt

|St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

Est ID: EST5092169 **Date:** Jan-05-2025

Tear Out and Pr	ер		\$14,426.54
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
	* Cat Skid Steer		
2	Concrete Roll Off	Concrete Roll Off - Rental and Pull	
3	dump truck waste		
Hardscape			\$76,006.79
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
3 each	Weed Fabric 4' x 250'		
120 Bags	Concrete - Bagged		
2	Diamond Blade		
	* Cat Skid Steer		
1	Pavers Block Polysand Caps Delivery		
48 tube	PL Landscape Adhesive - 28oz		

3 triaxle	18 ton 57 recycled - 3/4		
1 triaxle	18 ton paver base - 3/8 minus		
Landscape			\$45,906.79
	Landscape Crew		
	Crew Truck (+ Install Trailer)		
	* Cat Skid Steer		
74 ton	Potting Soil		
170 each	Juniper Blue Pacific 1g		
29 each	Liriope Big Blue 1g		
214 1GAL	AGAPANTHUS LILY OF THE NILE BLUE		
344 each	Annuals 1g		
20 each	Annuals 4" 18 per tray PLEASE PUT ANNUAL TYPE - TBD		
65	Duranta Gold Mound - 3 Gal	Duranta Gold Mound - 3 Gal	
18 each	Fakahatchee Grass Dwf 3g		
43 7GAL	PODOCARPUS PRINGLES		
22 each	Plumbago 7g		
3	Sylvester Palm 14' C.T 14' C.T.	Sylvester Palm - 14' C.T.	
9	Japanese Blueberry -45 Gal - 25 Gal	Japanese Blueberry - Pyramidal - 45 Gal	
201 each	Bagged Pinebark 3cuft Small MINIS (50/pallet)		
2 Flat Price	Delivery Charge		
Drainage			\$4,666.67
Fencing			\$9,333.33
Irrigation			\$8,666.67
Electrician			\$6,666.67

Concrete - Ramp \$13,333.33

SOD REPLACEMENT IS NOT IN THIS PROPOSAL	\$0.00
Subtotal	\$179,006.79
Taxes	\$700.00
Estimate Total	\$179,706.79

TERMS

- 1) Signing of contract.
- 2) Signing of supplemental conditions/warranty of contract.
- 3) Deposit Payment of 40% Upon Signing (see line 12)
- 4) Startup payment of 40% due after completion of the first day of project (see line 12)
- 5) Balance due upon completion (20%) (see line 12)
- 6) This quote is valid for 14 days.
- 7) A 3.5% Terminal Fee will be added for credit card payments.
- 8) Please sign & return this proposal along with a deposit to the address below or send pdf copy via email & deposit can be made with a credit card* through our office @ 904 614 9053
- 9) Quote /proposal does not include sod repair or replacement for unforeseen damage caused to existing sod throughout the duration of the project. All reasonable care will be taken to maintain the integrity of existing sod and approximated sod replacement cost can be quoted upon request. Plywood can be used upon request with a charge of \$500.
- 10) Personal items such as Patio Furniture, Hoses, Flowerpots, and BBQs need to be cleared from the project area prior to the project start. Live Aloha LLC is not responsible for damage to personal items during the duration of the project.
- 11) Due to the economic and Supply Chain crisis, freight and material price increases, and surcharges billed by our suppliers after contract execution will be added to the project balance and paid by the client.
- 12) Live Aloha Reserves the right to modify payment terms as necessary to cover material costs. Projects under \$5,000 require a 50% Deposit and 50% upon completion.

Landscape Renovation

SPECIAL CONDITIONS

- 1. Citrus trees are not covered under warranty. It is the homeowner's responsibility to monitor the tree for signs of pests or diseases that are common to the species.
- 2. Although every effort will be made & correct horticultural procedures followed, Live Aloha Landscape and Design cannot be held responsible for the failure of transplant material. Replacements will be done on a Time and Material basis.

• 3. Paving projects where Polymeric sand is specified will be due and payable upon completion of paver installation. When conditions (rain or damp pavers) require delayed Polysand installation, client may withhold 150.00 from final payment and hold until conditions allow completion of the Poly sanding.

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

- 1) Scope: Live Aloha LLC dba: Live Aloha Landscape and Design. shall furnish all materials, tools, equipment, and labor necessary to execute the attached proposal in a substantial and workmanlike manner.
- 2) Owner's Responsibility: Unless otherwise stated in writing, it is the owner's responsibility to ensure adequate
 water supply for plant materials, lawns, etc. It is also the owner's responsibility to provide reasonable access to
 areas where construction/planting is to occur. All construction debris not as a direct result of proposed work, will
 be left on site for the owner to dispose of, to include rock, concrete, masonry, wood, etc. (Unless specifically
 included in the proposal or change order)
- 3) Unavoidable Interruptions: Live Aloha LLC dba: Live Aloha Landscape and Design. shall not be held responsible or liable for any loss, damage, or delay caused by weather, strikes, accidents, or any other delays beyond our control. (such as other contractors)
- 4) Locating Underground Utilities and Property Boundaries: A property may or may not have underground wiring and pipes that are privately owned and underground wiring and pipes that are utility owned. Prior to the start of the project, Live Aloha Landscape and Design will have all utility owned wiring and pipe located by Sunshine 811 as required by State Law. Sunshine 811 does not locate privately owned underground wiring and pipes. The owner(s) are responsible for marking the location of all private utilities including, but not limited to septic, irrigation components, private electric, gas lines, underground pet fences, etc. Live Aloha LLC dba: Live Aloha Landscape and Design. cannot be responsible for any damage caused by improperly marked private utilities. The owner(s) shall be responsible to provide Live Aloha Landscape and Design with an up-to-date plat of survey of the subject property or clearly mark the location of property lines and corners. Live Aloha LLC will not be held responsible for damage to utility lines above building code depth of 6" or untraceable lines. We will do our best to prevent damage to communication lines (WiFi) but due to the poor installation practices of local communication providers (wifi) Live Aloha LLC will not be liable for any damaged communication lines in any construction area proposed in the project.
- 5) Insurance: Owner will carry necessary fire and casualty insurance. Live Aloha LLC dba: Live Aloha Landscape and Design. has in force a comprehensive general liability insurance policy and its employees are fully covered by Workers Compensation Insurance.
- 6) Settling/Erosion: Live Aloha LLC dba: Live Aloha Landscape and Design. will not be responsible for settling of areas where utility lines or un-compacted fill dirt has been installed. Erosion: Live Aloha LLC dba: Live Aloha Landscape and Design. cannot be held responsible or held liable for natural erosion that may occur after the completion of construction.
- Payment-Initial Disclosure: Payments for services are due and payable within the TERMS of the contract. Upon signing the contract and submitting the deposit, your start date will be scheduled. The final balance, including any change orders and applicable taxes, will be due upon project completion. No finance charges will be imposed if the total of such invoice is paid in full within the stated terms. A finance charge will be imposed from the invoice date on the overdue balance at a periodic rate of 1.5% per month (18% annual percentage rate) until paid. Payments will be applied first to previously billed finance charges and thereafter, in order, to the previous invoices, and finally to new invoices.
- 8) In the event of Termination of Contract, Live Aloha LLC dba: Live Aloha Landscape and Design. shall be compensated for services performed to termination date, together with reimbursable expenses then due. Said termination expenses shall include a reasonable amount for overhead and profit. This compensation shall be based upon 10% of the initial contract amount.
- 9) Change Orders will be charged on a Time and Material basis at a labor rate up to \$80/hr. If the requested change order halts the progress of the project or involves deconstructing the agreed upon plan, the client will be responsible for the downtime and changes. Reasonable changes can be made before execution of the work area that do not involve redesigning the project.
- 10) Unforeseen soil conditions such as large rocks, stumps, and/or other hidden objects may result in additional charges. The installation of necessary drain tile may be done at the judgment of Live Aloha LLC dba: Live Aloha Landscape and Design. and shall result in additional charges upon notification and approval of owner.

- 11) Unforeseen Materials Changes/ Pricing/ Availability: Due to the high demand of both landscape and hardscape materials, the availability, variety of materials, and materials pricing provided for the project is subject to change. Live Aloha LLC dba: Live Aloha Landscape and Design cannot be held responsible for sudden availability changes, varietal differences or price point changes in plant materials and hardscape materials listed within the contract. Live Aloha Landscape and Design shall work diligently to provide the homeowner with the best possible substitutes for landscape and hardscape materials within a timely fashion upon notification of lack of availability, size, color or varietal differences, or pricing changes. Homeowners will be notified and can approve or deny price increases and decreases per contractor's recommendations. Possible materials variations include but are not limited to sizes and heights of materials, gallon size, color varietals, prices, etc. Inbound freight surcharges billed for hardscape deliveries will be added to the project balance and are payable by the client.
- 12) Access: It is the responsibility of the customer to provide adequate access to the job site. If the work of others is to be performed in conjunction with our work, that same work must be performed in such a way as not to interfere with the progress of our work.
- 13) Live Aloha LLC is not responsible for any spikes in water consumption before, during or after an installation
- 14) Live Aloha LLC (registration # 48032642) follows and reports to the State of Florida Dept. of Agriculture and Consumer Services for plant inspections. We keep record of all citrus sold to customers and if necessary will inform the Dept Of Agriculture of where and when citrus was sold and installed in the case of any outbreak.
- 15) Base material in proposals are estimated by industry standards. Due to site conditions that may require additional base material we will provide the material and charge the client at the end of the project for the necessary material to prevent downtime in the installation. This cost will not exceed \$200 without approval. You may reserve the right to refuse this option with the condition of client approval beforehand but must be available to approve the change order in a timely manner.

WARRANTY OF CONTRACT

- 1) Warranty and Plant Replacements: Live Aloha LLC dba: Live Aloha Landscape and Design agrees to use correct American Nursery Association horticultural standards in workmanship and materials. We will warranty plants that were not designed/installed properly or were installed with a disease or pest issue from the nursery if the plant fails within 30 days of installation. There must be adequate care from the owner, and they have not died because of mechanical, accidental damage, over or underwatering, freezing, or an act of God. Any replacements that require a machine for planting will be charged a service call fee of \$150.
- Special Note: At the time of installation, accessibility is at its most favorable—oftentimes allowing the contractor
 greater opportunity to install larger plant material. As the project advances toward completion, accessibility
 becomes substantially decreased or possibly inaccessible. Therefore, warranted and unwarranted plant
 replacements may be restricted to size limitations based on existing site conditions and accessibility.
 - 2) This warranty is null and void if:
- a) The account is not paid in full, or the plants have not received adequate care after installation
- b) The plants have been physically damaged by accident, vermin (insect, deer, rabbit, etc.), or vandalism
- c) The plants have been planted in above-ground containers or under overhangs, or
- d) The plants die or yellow due to overwatering or dry-out, or
- e) Plants die due to leaf scorch, or the plants have died because of unusually severe weather which has affected other similar plants in the area.
- 3) Seed and Sod: Live Aloha LLC dba: Live Aloha Landscape and Design. shall use high quality seed and sod that can produce a successful lawn, but cannot control subsequent weather, insect control or care needed by the owner which determines the success or failure after the lawn is planted. Live Aloha LLC dba: Live Aloha Landscapes is not responsible for turf failure after the installation of turf on site. The subsequent viability of seed/sod is the sole responsibility of the purchaser.

All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this.

Construction Warranty:

Live Aloha LLC - dba: Live Aloha Landscape and Design Dense grade Paver Installations come with a 5 year warranty on craftsmanship. Open grade paver installations come with a lifetime warranty on craftsmanship. This warranty only applies to

projects we install from the subbase up. Any installations over existing base materials are not covered under warranty, such as concrete overlays. If using Belgard products, please see their website for their material warranty. Warranty shall cover materials to the extent they are warranted by the manufacturer and workmanship by Live Aloha, but shall not cover natural properties and reactions of materials such as fine cracks or efflorescence in concrete products, chipping and warping of wood products, and staining of paving materials. All proposals are accepted on the above conditions, and no other warranty or guarantee of any kind, expressed or implied, is assumed. A service call fee of 150.00 will be charged for all warranty calls, unless waived by upper management.

The attached Proposal, Supplemental Conditions, Warranty of Contract, and Contract Specifics (where applicable) are satisfactory and are hereby accepted. Live Aloha LLC - dba: Live Aloha Landscape and Design. is authorized to do the work as specified. Payment will be made as specified in the attached proposal.

After Care Tips

Congratulations on your new landscape! Here are a few tips to keeping up with your landscape!

Softscape:

Most new plantings need to be watered daily for the next two weeks. You should keep the soil around root balls moist and adjust watering as needed. If you should have any concerns or questions contact your designer for guidance. Watering and care after installation is the responsibility of the homeowner/property manager.

To reduce a spike in your water bill you should choose to keep your irrigation settings to local regulations and hand water new plantings.

If you see any signs of stress in your plants, please take a picture and email it to your designer for advice on care. Please note that some plants may require a little extra water when establishing than others.

Live Aloha reserves the right to not warranty plants for improper care by the homeowner/property manager. We will warranty plants that were installed improperly, diseased from nursery, or handled poorly. Special order plants cannot be warrantied.

It is the homeowner's responsibility to monitor their irrigation system's performance. We will not change preset settings unless an irrigation tune up is charged. Watering in between schedules is the responsibility of the homeowner. We will only set irrigation controllers to local regulations.

Sod and seed:

All new sod and seed installations need to be watered daily for two weeks for 30-45 minutes on rotor zones and 15-25 minutes on pop up zones. Once the sod roots into the subbase you can reduce watering. It is normal to see a little browning and yellowing during this process but if you see signs that are concerning, please send a picture to your designer. All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this, or you can contact us to have our sister company Turf Organics treat.

There is no warranty for sod. Please address any concerns with new sod at the time of installation.

Hardscape:

All our hardscape installations come with a 5 year warranty unless otherwise specified. This warranty does not apply to any installation where we do not install the base material, such as repairs to existing areas and concrete overlays. Please allow 30 days for any sanding or settling claims. Warranty covers first visit at no charge, any visit after that will come with a \$150 service call charge unless waived by management during review of claim. If you are looking to seal your hardscape, please wait 60 days before doing so.

Items covered under warranty are low settling, sanding, loose pavers, and concrete border issues. Wear and tear is not covered under the warranty.

Belgard manufacturer warranty on material applies to all of our installations using their product.

Liahtina:

All our lighting installs come with a 1-year warranty on fixtures, transformers, and wires cut due to not being buried properly. Warranty does not cover bulbs. Any service needed outside of the previously mentioned covered issues will have a \$150 service call fee associated with a tech coming out.

Mulching:

Re-mulch to a depth of 2-3" annually to maintain root and soil health, insulate roots from heat and cold, and keep weeds down.

Fertilization:

Fertilize around the base of all plantings with a general, granulated, slow-release fertilizer twice a year, in fall and spring. Palms will need specialized palm fertilizer applied as per the product guidelines. Although all plantings are installed with a two-year slow-release fertilizer, additional fertilization is recommended starting at the 6 month-1 year mark to ensure best

growth and plant health.

Pruning:

Plants (like people) need haircuts and maintenance. Regular and appropriate pruning depending on plant variety helps keep plants in their best shape. Ask your designer about appropriate pruning methods for any of your installed plants.

Irrigation:

All irrigation work has a 30-day warranty that only involves improper installation, such as heads not set to correct height, pressure issues, or coverage. Any pipe breaks or damaged heads due to third parties will not be covered under the warranty. We will only set irrigation controllers when local regulations.

Contractor:		Client:	
-	James Merritt	-	
Signature Date:	02/12/2025	Signature Date:	
_		_	

Email: james@livealohanow.com

ESTIMATE

River Stonework 8570 Philips Hwy suite #101 Jacksonville, FL 32209 phill@riverstonework.com (904) 7337077 www.riverstonework.com



Bill to

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

Estimate details

Estimate no.: 14025

Estimate date: 12/12/2024 Expiration date: 01/12/2025

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

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

Total		\$79,405.00
	Expiry	01/12/2025

date

Note to customer

-Pool renovations, will require professional cleaning.

-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.

-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.

-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.

A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Accepted date

Accepted by

Urban Edge, Inc.

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



Estimate

ADDRESS

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

ESTIMATE # 2821 **DATE** 02/14/2025 EXPIRATION DATE 03/14/2025

ACTIVITY	QTY	RATE	AMOUNT	
Landscape Design/ Installation: New Plant Installations				
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T	
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T	
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T	
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T	
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T	
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T	
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	7.70	1,647.80T	
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T	
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.50	188.50T	
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T	
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T	
Product Sales:Sod Sod, St. Augustine 'Floratam', per sq ft	3,600	0.65	2,340.00T	
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T	
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00	
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T	
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	16,800.00	16,800.00	
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00	

Irrigation Installation to Include: -Install 3 new zones for landscape design.

Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.

ACTIVITY		QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building material	als on to construction	1	10,250.00	10,250.00
site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	als on to construction			
Hardscape Design/ Installation: New Paver Patio, Retaining Walls Ramp	, Steps & Concrete			
Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver sealer & portland cement)	base, polymeric sand,	2,300	8.50	19,550.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper pave	er patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls		486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	3 & 3(0) 0)	285	6.50	1,852.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining w plans. Install fabric along all inside of walls. Capping of all walls a	alls and steps per	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	t completion.	1	685.00	685.00T
Installation:Install Drainage		1	1,200.00	1,200.00
Installation of drainage system Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for low area to match the existing deck pavers. Estimated square footage of existing pavers.		600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cos Construction Items: Performed by our Licensed Tradesman	t.			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket allow. Installation for new is based on the cost allowance.	fencing if conditions	1	6,250.00	6,250.00T
120 linear feet 1 gate New stainless fasteners Concrete set posts				
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.		1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to locations of existing wiring and fixture and power supply.	change based on			
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estima	ited 350 sa ft 4" thick	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included the st		1	0.00	0.00
Work is to be performed by others.				
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$82,208.90			0.00	
There is a 3% service fee for using a credit card. Please advise if with a credit card and this fee will be added to your invoice.	you would like to pay			
We are grateful for the opportunity to service your	SUBTOTAL			159,276.25
landscape needs! Feel free to contact us with any questions you may have!	TAX TOTAL	5,141.55		
	IOIAL	\$164,417.80		

Accepted By Accepted Date





Sampson Creek CDD Board

Sampson Creek CDD 219 St. Johns Golf Dr. Augustine, Florida 32092 02/14/2025

Based upon projected trends in construction, we are providing an estimate for construction costs to renovate the existing multipurpose room in your clubhouse. We understand this scope to include a new 200 s.f. storage room outside of the existing footprint which is accessible from within the multipurpose room. Additional windows, new cabinetry for a food preparation area, and an updated interior color scheme are also included. We estimate the total probable construction cost to be **\$199,878.00**. (*This includes profit, overhead, contingency of 20%...*)

Please note that this estimate is only a snap-shot at the current market rate when we took the estimate. Over the past few years there have been a steady rate of inflation. Please keep in mind depending on when the project starts, the overall fee may change due to fluctuations in the market or due to inflation.

Please note that this attached cost estimate does not reflect a patio / deck or modifying roof trusses to fit a skylight in the existing ceiling.

Sincerely,

Christopher Boggess Architect Bhide & Hall Architects, P.A.

Encl: Fee Summary – Bhide & Hall Architects, P.A. (ONLY IF REQUIRED)

Cc: File



Rough Order of Magnitude - Conceptual Cost Estimate*

*includes design contingency of 20%

Project Information

Project: Sampson Creek CDD - Clubhouse Renovation

Location: North East Florida

Date of Estimate: 02/2025

Company: Bhide & Hall Architects, P.A.

Scope of Work: Conceptual ROM Estimate for the design of a 1,090 SF interior renovation of an existing multipurpose room in an existing amenities center at St. Johns Golf and Country Club. The building is 1,090 sf and the renovation is for 1,090 sf. Existing utilities in the facility and external to the facility will be adjusted as required.

Source of Cost Data:

RS Means - 2025

Estimate Assumptions:

Design GFA (Gross Floor Area):

1,090 SF
Total Site Area (impacted):

1,090 SF
Estimated Bid Date:

February, 2025
Estimated Start Date:

August, 2025
Estimated Finish Date:

March, 2026

Description of Mark-Ups:

General Requirements: 8%
Contractor Overhead: 10%
Contractor Profit: 10%
Total: 28%

Description of contingency:

Design Contingency: 20% Escalation 3% Total: 23%

1329 Kingsley Ave, Suite C, Orange Park, FL 32073



Level 1 ROM Cost Estimate		
MAJOR ELEMENTS		
Substructure	\$17,750.	
Shell	\$30,900.	
Interiors	\$67,100.	
Services (Elect, HVAC, Plbg)	\$8,100.	
Equipment & Furnishings	N/A	
Special Construction & Demolition	\$6,950.	
Site Work	\$1,570.	
Gen Req's, Office OH & Profit (28%)	\$37,063	
Contingency/Escalation (23%)	\$30,445	
Total Construction Cost (TCC)	\$199,878	
Total Area (GSF)	1,090 SF	
Estimated Cost/SF	\$183/SF	

General Comments on Estimate:

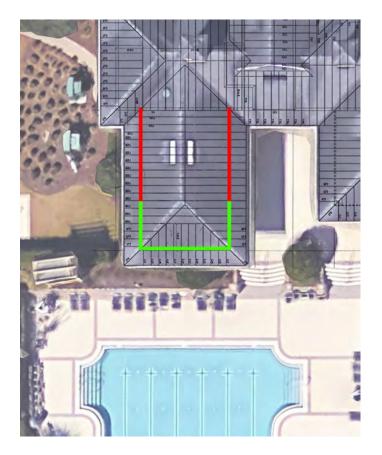
- This estimate is considered a level 1(ROM) estimate per Uniformat II.
- This estimate includes a design contingency of 20% of the total construction cost (TCC) to cover unknowns that will be addressed in more detail as the design progresses.
- Please note that this estimate includes an Escalation Allowance of 3% to forecast the bidding period
 which is to occur in the next quarter of 2025. This allowance is in line with national inflation rates for
 the construction industry but may vary at the time of bid based on market conditions.
- Please note that this estimate does NOT carry costs for such things as equipment (Audio-Visual Equipment, Appliances, Furniture, Art, etc.)
- Please note that the Contractors overhead, profit and general requirements estimate are in-line with national averages. (8% GEN Cond., 10% OH, 10% Profit)

SAMPSON CREEK CONCEPT DESIGN



OPTION 1

EXISTING SQF: +/- 880 ADDITIONAL SQF: 0 TOTAL SQF: +/- 880



OPTION 2

EXISTING SQF: +/- 880 ADDITIONAL SQF: +/- 200 TOTAL SQF: +/- 1,080



OPTION 3

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

















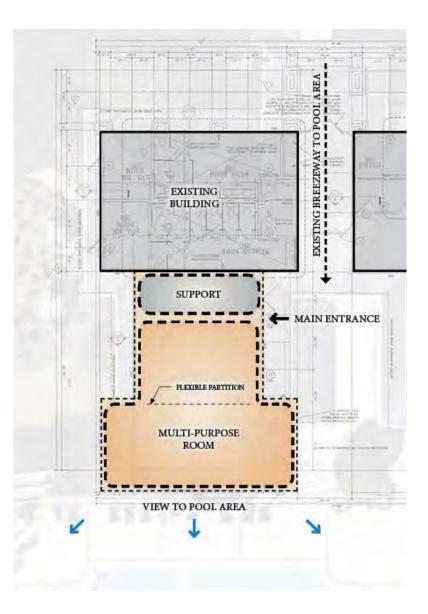


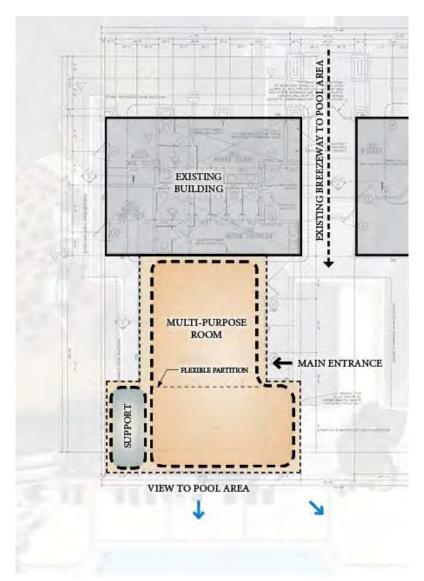


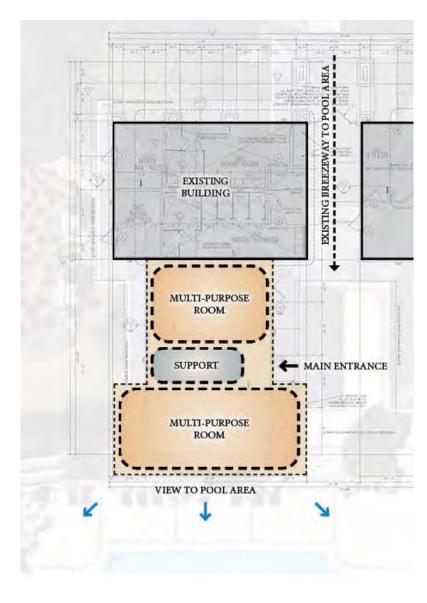












LAYOUT 1 LAYOUT 2 LAYOUT 3

OPTION 1 OPTION 2 OPTION 3



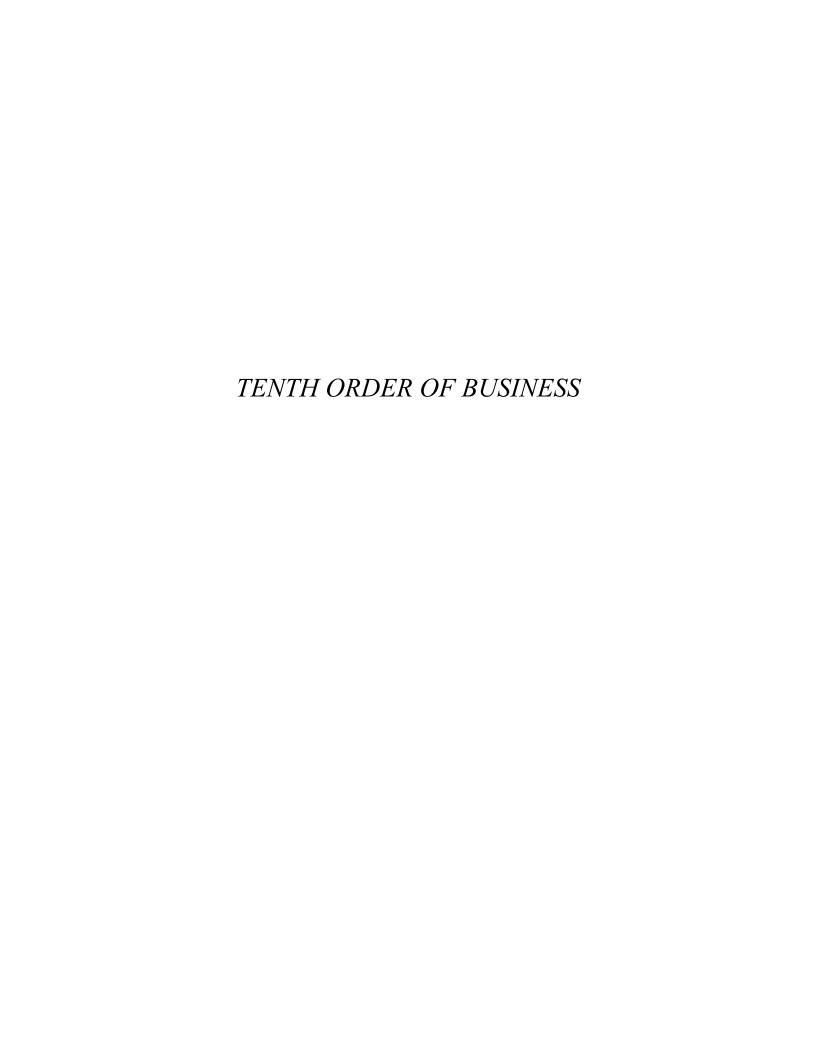






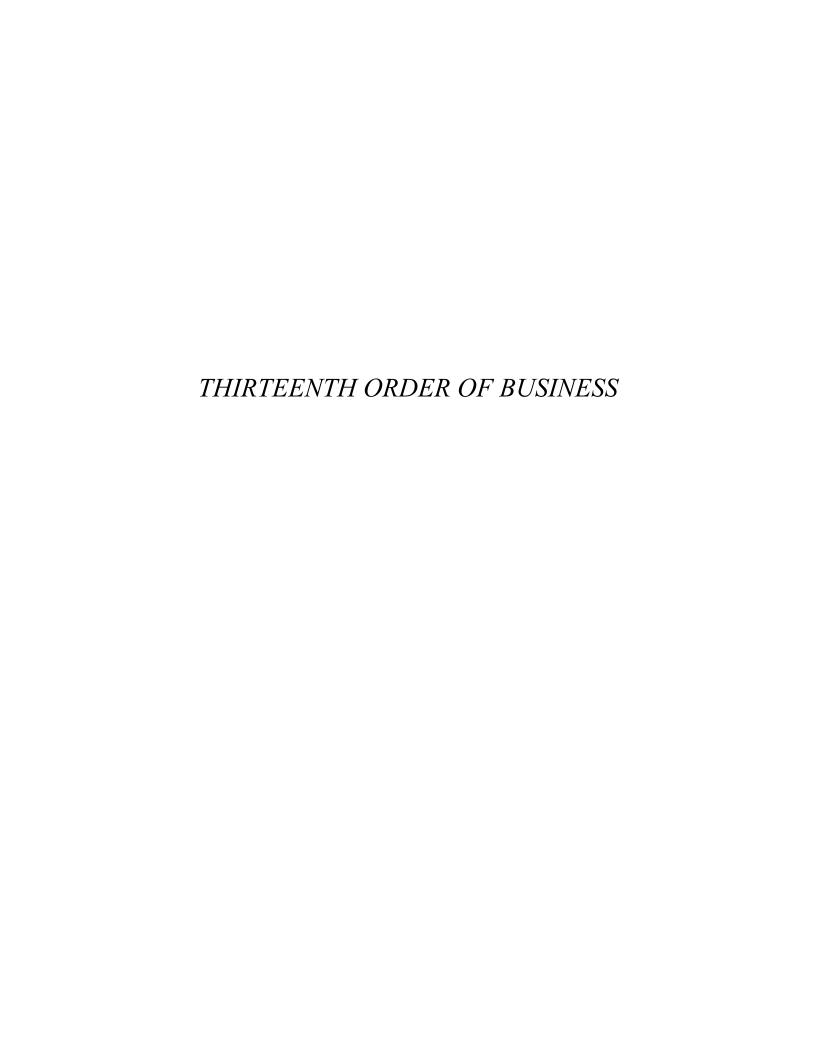






Sampson Creek Agreement Tracker							
Description	Enity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date		
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed		
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	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		

^{*}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, **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.

Present and constituting a quorum were:

Mike Yuro Chairman
Graham Leary Vice Chairman
Mike Davis Assistant Secretary
Lori Weitzel Assistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber (via phone) Kutak Rock, LLP

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

Daniel Bauman Brightview
Gonzalo Castellon BrightView

Residents

The following is a summary of the actions taken at the January 16, 2025 regular meeting of the Board of Supervisors of the Sampson Creek Community Development District.

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 Con

Public Comment (regarding agenda items listed below)

Resident Lisa Murman of 935 Eagle Point Drive requested that the Board consider the purpose and need for amenity meeting room enhancement, revisit having multi-purpose tennis

courts for pickleball and that a survey be taken in the neighborhood to see what residents were interested in spending their money on and offered her assistance.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointing a New Supervisor to Seat 2 (11/2028)

Mr. Laughlin indicated that two resumes were received, but one withdrew theirs. The one remaining resume was from Ms. Erika Folterman. She was planning on attending the meeting, but today was her birthday. If the Board wanted to appoint her to the Board, Mr. Laughlin would provide her the oath of office before the next meeting or staff could send another e-blast, to see if there were any additional resumes. Mr. Yuro preferred to accept it, since an e-blast was already sent. Ms. Weitzel was hesitant about appointing Ms. Folterman to the Board, as Ms. Folterman had written letters to the St. John's County School District about changing the bus stop, as kids were running all over her lawn and tried join the HOA Board and the Covenant Committees, but they received nasty letters from her. Ms. Weitzel preferred to send out another e-blast and requested that Ms. Folterman attend the next meeting to address these concerns. Mr. Yuro did not see an urgency to make an appointment, since there were enough Supervisors for a quorum. Mr. Davis was in favor of tabling the appointment of a Supervisor for 30 days and sending out another e-blast. Mr. Leary agreed to defer, as he had some questions for Ms. Folterman or any other candidate, before they joined the Board. There was Board consensus to table these items were tabled until the next meeting. Mr. Laughlin would send out an e-blast tomorrow and another one in a couple of weeks.

B. Oath of Office for Newly Appointed Supervisor

C. Consideration of Resolution 2025-03, Designating Officers

These items were tabled to the next meeting.

FOURTH ORDER OF BUSINESS Amenities Booking Request

Ms. Hadd received a request on Monday from the Beachside High School Men's Team, for the same request that was made by the Beachside Women's Team, to reserve two courts on Monday from 7:00 a.m. to 9:00 a.m. There are no conflicts and the tennis courts were empty at this day and time. Mr. Yuro had no objection to them using them, since the school was a part their community and the courts were available, if it did not impact play. Ms. Hadd pointed out 10

to 12 boys were on the Beachside Men's Team, was 10 to 12 boys, with six or seven living in the community. Ms. Weitzel recalled that this would not be a yearly request from Beachside, as their tennis courts were being re-done. Mr. Davis was concerned about overcrowding on the tennis courts, but since it seemed to be working out, he was in favor of approving this request.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the request from the Beachside High School Men's Team for use of the tennis courts from 7:00 a.m. to 9:00 a.m. on Monday mornings by the boy's tennis team was approved.

FIFTH ORDER OF BUSINESS

BrightView Landscape Update

A. Annual Operations Calendar

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

B. Quality Site Assessment

Mr. Daniel Bauman of BrightView provided the following report:

- 1. On January 13th, hedges around the tennis court area, would be trimmed.
- 2. The crew was doing a good job managing the weed pressure from around the amenities.
- 3. There were some wood-line cuts throughout the property.
- 4. The crew started to remove the first of this year's leaf drop from around the front of the basketball courts, as part of their Winter tasks.
- 5. Winter flowers were installed and doing well.
- 6. The crew did a great job pruning hedges in front of the soccer field.
- 7. The crew completed one of their Winter tasks of cutting back the ornamental greases, but there was concern about some in the shaded areas throughout the community, not thriving.
- 8. There was a washout out front that was created by a mainline break. It was scheduled for backfilling within the next two weeks.
- 9. The crew removed the tall weeds from around the junction boxes, during the holidays and sprayed the pine straw areas with an herbicide.

Mr. Yuro questioned the delay with the washout at the pond up front, as it occurred 45 days ago and was affecting the stormwater treatment. Mr. Bauman confirmed that there was a

disconnect between him and Mr. Masters to revise the proposal to add soil and sod, but they would get that taken care of. Mr. Yuro requested that it be compacted well, so it did not washout with the next rain. Mr. Davis requested that BrightView blow the wood line at 1050 Eagle Point Drive, as leaves and pine needles were covering the sidewalk and asked if the wood line on Hampton Crossing was cut. Mr. Bauman reported that they were only able to get as far as the soccer field, but they started cutting back the wood line on Glenfield Crossing. Mr. Davis questioned how far back the woods should go on Glenfield and Hampton Crossing on the nonsidewalk side of the street. Mr. Masters indicated that they were trying to shear back vines that were encroaching, so they would not choke trees, but some wood lines were close to those trees. They were taking a visual line, to see if it worked and trying to stay under 3 inches of diameter. Mr. Leary noticed that the flower beds were undersized at the entranceways and the colors were not the same and that Mr. Jason Davidson of Vesta, who he had landscaping experience, look at some of the entranceways and provide input. Mr. Leary had been requesting the Landscaping Quality Assurance Plan Checklist for one year and still had not received it. This time last year, he requested looking into sod replacements for the Spring and bidding it out in bulk, to get the best possible price. Mr. Leary recalled that there were monthly irrigation checks, but the irrigation on St. Johns Golf Drive by the soccer field, was out for six or seven weeks and asked if BrightView was checking timers in each common area.

Mr. Bauman introduced Mr. Gonzalo Castellon, their Irrigation Manager, who confirmed that they were performing monthly inspections; however, in the last couple of months, there were several mainline breaks and they were unable to perform irrigation checks. Next week, a tech was scheduled to perform an inspection and he would go zone by zone with a tech, to ensure that everything was reported in the right way. When there were mainline breaks, it takes longer to repair them, because it takes half of a day to a full day for it to drain out. On January 2nd, they attempted to repair a lateral line, that had a valve box that was crushed in, but it was leaking. Mr. Leary recalled that the timer was turned off, wondered if they needed to change the schedule and would like for BrightView to start performing irrigation checks. Regarding the flower count, Mr. Bauman confirmed that did rearrange some of the flowers and added sod and mulch to some of the beds, so they did not look exactly the same, but would verify the count. Mr. Masters felt that the biggest area that needed attention, was at the Leo Maguire Parkway and St. Johns Golf Drive entrance and requested that BrightView see what they could do to increase the size. Mr. Yuro

recalled some BrightView proposals that were supposed to be on the agenda, but were removed, one of which was for sod in the area between Holes 4 and 5. Mr. Bauman confirmed that the work was completed. Mr. Masters pointed out that St. Augustine grass would be used up front and any sod that was leftover, would be used to extend this area.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Davis asked if there were any updates on the bulkhead. Mr. Westcott indicated that he was waiting to hear back from Barefoot Marine Construction on when they would start the work. Mr. Yuro assumed that they were putting it on their schedule. Mr. Davis questioned the status of the repair of the sinkhole on Hole #7. Mr. Yuro stated they were waiting until the golf course was closed to re-do the greens, but noticed that the golf course filled it in, sodded over it and removed the ropes. It looked fine for right now.

C. Manager

There being no comments, the next item followed.

D. General Manager

- 1. Report
- 2. Lake Doctors Report

Ms. Hadd presented the General Manager and Lake Doctors Reports, which were included in the agenda package. Mr. Davis commented that the Polar Plunge was a great event. Ms. Weitzel asked if all of the lights were taken down. Ms. Hadd confirmed that the lights were taken down on Monday.

3. Proposals to Replace Dumbbell Weights

Ms. Hadd presented a breakdown of purchasing options for new dumbbells in the Gym, which was included in the agenda package. It was for one small area of the Gym, where it was the easiest to install dumbbells in and would make a big impact. There were proposals from Techogym in the amount of \$11,091.04 and Commercial Fitness in the amount of \$7,932.97, but

it did not include shipping. An additional proposal was received from Dumbbells Direct in the amount of \$11,295.34, for 30 pairs of dumbbells, ranging from 5 to 55 lbs. and 60 to 95 lbs. There was also a proposal for racks, as the current ones were eating away the edges of the dumbbells and when placed on the floor, they caused holes on the edge of the wall. The saddle rack was the best rack, because each dumbbell would have its own area to be placed in and would not be on the floor. Ms. Weitzel asked if the proposal from Technogym included a saddle rack. Ms. Hadd indicated that Technogym had half saddle racks, but Dumbbells Direct provided a complete saddle rack. Mr. Davis questioned Ms. Hadd's recommendation. Ms. Hadd recommended Dumbbells Direct, as they were a retailer of Troy dumbbells, which she used at Julington Creek Plantation. They were urethane dumbbells, which were stronger than rubber. The dumbbells could be installed by the next Board meeting, depending on the shipping time. Mr. Leary questioned the warranty. Ms. Hadd stated there was a one-year warranty for the racks and a five-year warranty on the dumbbells.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the proposal with Dumbbells Direct to replace the dumbbell weights in the Gym in the amount of \$11,205.34 was approved.

Ms. Hadd questioned what the Board wanted to do with the current dumbbells. In the past, she donated them to the local Fire Department, but some residents asked for them. Mr. Yuro preferred that Ms. Hadd contact the Fire Department or local schools. Mr. Laughlin asked if there needed to be a surplus resolution to donate the dumbbells. Mr. Haber did not see the need for one, given the relatively low value, but requested that someone acknowledge receipt of them, accept them as-is and waive any and all claims or rights that they had against the CDD.

4. Proposals for Pool Area Gate Exit Bars, Playground Fencing and Main Entrance Security Gate

Ms. Hadd presented proposals from Hardwick Fence Co. (Hardwick) and Masters Quality Fence (Masters) for the playground fencing, security gate at the main entrance and access gate at the splash pad, which were included in the agenda package. They were forwarded to the Fire Inspector, who required that a panic bar be installed on the front gate and that one of the two gates be designated an emergency exit. Mr. Laughlin asked if they would only have to

install a crash bar at the splash pad. Ms. Hadd confirmed the access gate was not needed, which would cut the price in half. Mr. Yuro understood that they would only need security at the front gate and main entrance, which would be approximately \$5,000 and one more gate at the splash pad, which was \$5,000 for a single gate and questioned whether power was needed for an alarm. Mr. Masters confirmed that the one for the splash pad would not need one, but there must be power at the front gate, which would be hooked up by the access control company, to work in conjunction with the crash bar, but it was not needed at the back gate. Mr. Davis asked if the crash bar would disengage the magnet and open the gate. Ms. Hadd had asked this question to the access control company but had not heard back. Mr. Yuro questioned whether there was any other method other than the crash bar, such as a lever handle. Mr. Masters indicated that the back gate by the splash pad was 6 feet, requiring the fence to be cut to make the gate smaller, so no one could stick their arms through and push the bar.

Mr. Masters reported that the price for the gates had increased significantly, but he worked with Hardwick several times over the past five years and found them to provide good quality work. His son owned Masters Quality Fence, but he only provided their proposal for comparison purposes, as this company would be a conflict of interest for him. He recommended Hardwick, as Masters Quality Fence was over \$1,000 more and he did not believe they would find anything lower. Mr. Davis asked if they would be replacing the gate at the front entrance and splash pad exit. Mr. Masters explained that Hardwick would build an entirely new gate and the hardware for the crash bars. Mr. Yuro asked if there was a mandate from the Fire Marshall on when this work needed to be completed by. Ms. Hadd indicated that as long as plans were in motion, the Fire Marshall had no issues with it. Ms. Weitzel was in favor of proceeding, as the work needed to be done and the price was fair. Mr. Davis wanted to ensure that the security access part of it was worked out. Ms. Hadd pointed out when the fence was installed, the crash bar could be turned off until the access company was able to come out, but the push button would still be operational. Mr. Laughlin questioned the time it takes for the fabrication of the fence. Mr. Masters confirmed that it would take two to two and a half weeks. Ms. Weitzel preferred to install it prior to the swim season. Ms. Hadd reached out to Jax Sound to see if they could install the electrical components and was waiting to hear back from them. Mr. Davis questioned the difference between an electric exit versus crash bar and if it would override the electric. Ms. Hadd indicated that the crash bar would override the gate. Mr. Laughlin pointed out

that the crash bar could be locked so it did not deactivate anything. Mr. Davis was fine with it, as long as the gate was locked from the outside, but did not understand why they needed to have a push button to get out. Mr. Masters was not 100% sure that they needed it; however, it as an electrical component that only the access control company would handle. Mr. Yuro asked if Mr. Masters was certain that the crash bar and gate would work together. Mr. Masters was not concerned that it would be a mismatch, but the access control company needed to work with the Hardwick on the best way to install it.

Mr. Davis preferred to wait another month before taking action on the security gates. Mr. Yuro agreed, in case the fence company said another type of mechanism to communicate was needed. Mr. Laughlin suggested approving it subject to confirming that there were no issues, but if there was an issue, it would be brought back to the Board. Mr. Davis did not see any urgency and preferred to wait until February. There was Board consensus to table the proposal for the security gates. Mr. Yuro was not convinced that \$13,000 was a good price for the playground fencing, when they had not had one for 25 years. Ms. Weitzel agreed, but it was something that was needed, due to an increase in electric scooters and bikes. Mr. Leary further agreed but felt that there needed to be other methods to slow traffic down, such as speed humps. Mr. Davis wanted to ensure that the community was well aware that they were going to do it before the work commenced and recommended using the communication tools that they had, to circulate the proposal or the concept, for residents to comment on it. Mr. Yuro did not think it was a bad idea, as it would keep his grandkids from running out onto the cart path, but questioned whether it would provide access control. Ms. Hadd confirmed that it would not have access control and would be similar to the type of gate around the splash pad. Mr. Yuro asked if it would require a crash bar, like in the pool area. Mr. Masters did not see any requirements for a crash bar, as it would not be electronically controlled. Mr. Leary suggested installing a speed hump opposite the playground to slow traffic down. Ms. Weitzel liked the idea, due to the increase in golf carts and electric scooters. Mr. Laughlin would contact the insurance company, but voiced concern that installing a speed bump on a walking path was a trip hazard. Mr. Yuro indicated it must meet ADA standards. Mr. Haber advised that anything that anything the District does, had the potential to increase liability, but if the Board made a legislative decision and painted it yellow, the District would have the benefit of sovereign immunity, if someone injured themselves on the speed bump and sued the District.

Mr. Yuro was in favor of fencing the playground, if there was sufficient funding in the budget, but not installing a speed bump, as people would go around it and it was being used by golf course maintenance. Mr. Laughlin confirmed that it would be a capital expenditure. Mr. Davis asked if the fence on the St. Johns Golf Drive side, was far enough from the cart path. Mr. Masters stated that there was more room closer to the pool fence, but they would take the fence as far as they could, so there would not be a clearance problem with the path. Mr. Davis was in favor of having a fence with gates but preferred to have access on all three sides. Mr. Masters pointed out if the Board approved the fence, they would look at this area and suggested that each Board Member do the same, so everyone was in agreement on the best location. Mr. Davis wanted to inform residents that they were going to make this change, because it would be a visible change to those that used the playground, by utilizing their communication tools or placing colored flags between now and the next meeting, showing where the fence would be installed. Mr. Laughlin recommended sending an e-blast, informing residents that this item would be discussed at the February meeting. Ms. Weitzel requested that it be sent out between now and the next meeting, so that in February, the Board could vote on all three proposals. Mr. Masters clarified that only one gate was in question, because the other two gates would be tied into the sidewalk leading into the playground. There was Board consensus to table the proposals and include on the February agenda and for staff to send an e-blast to residents.

5. Proposal for Junction Box Installation

Ms. Hadd presented a proposal from Beacon Electrical for the installation of a junction box at the top of a light pole at the basketball court in the amount of \$759, which was included in the agenda package. There was only one proposal, because Beacon was familiar with the pole that had the camera. It was originally going to be over \$1,000, because they were going to mount it on something separate at the bottom of the pole, but after speaking to Jax Sound, who was installing the cameras, they confirmed that it could be mounted at the top, closer to the camera, which decreased the cost significantly. This would allow them to include all components for the camera, in the junction box.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal with Beacon Electrical for the installation of a junction box in the amount of \$759 was approved.

E. Field Operations Manager

1. Report

Mr. Masters presented the Field Operations Manager's Report, which was included in the agenda package. The first General Manager was Mr. Douglas Macke, who was tragically killed in a car accident, which left them with a void to fill. As a result, the 20-hour maintenance person was increased to 40 hours for two months, while Vesta searched for a replacement. Ultimately, they decided to fill the position with someone from within Vesta, Ms. Hadd, who had a wealth of knowledge on the amenity side. He stayed to assist Mr. Macke getting up to speed with Vesta and to assist Ms. Hadd on the field operations side. They were currently at the point where Mr. Masters felt that he was no longer needed but would still assist Ms. Hadd in any way that he could, as his office was down the road. Mr. Jason Davidson would serve as Regional Manager, in the place of Mr. Fagen and with Ms. Hadd, would attend future meetings and include the General Manager and Field Operations Reports, in one report. The General Manager would be onsite, providing maintenance for 20 hours and be in the office for 24 hours. In response to Mr. Leary's question, Mr. Davidson confirmed that he was involved with five communities, representing large contracts such as Fleming Island Plantation and this was his sixth week. He looked forward to working with the community and fulfilling Vesta's contractual obligations. Ms. Weitzel thanked Mr. Masters for all of his hard work and stepping in when Mr. Macke passed away, to help the community to continue to run smoothly. Mr. Leary agreed, as people were not lining up at the door to attend this meeting, which was a good sign.

SEVENTH ORDER OF BUSINESS Update on Request for Qualifications for Engineering Services

Mr. Laughlin reported that the Request for Qualifications (RFQ) for engineering was published in the newspaper, sent to seven different firms and was included in the agenda package. There were no responses, but two firms emailed him with questions, which were included in the agenda package. Mr. Yuro was not surprised that there were no responses, as this was a smaller community and there was not much work and was in favor of remaining with the current District Engineer, Matthews. Mr. Leary questioned why Matthews submitted an RFQ. Mr. Westcott believed that it was an oversight. Mr. Davis thanked Mr. Leary for bringing up this matter, but since there were no problems with Matthews, he had no problem continuing with

them. However, once or twice a year, he wanted each contract to go out for bids, to ensure that they received the best services. Mr. Leary felt that they needed to have good practices, in order for them to efficiently spend their money. Mr. Davis pointed out that they could always re-bid it in the future, when engineering firms were taking on new clients. Mr. Leary asked if they could execute no bid contracts. Mr. Haber pointed out that the District could always hire an engineering firm for a specific project.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Splash Pad Surface

- A. AquaFlex
- **B. Soft Crete** (to be provided under separate cover)

Ms. Hadd presented a proposal from AquaFlex for the splash pad surface in the amount of \$36,083, which was included in the agenda package. Soft Crete only partially answered her questions. She asked if they could do better than their original proposal but did not receive this information in time for this meeting. In addition, the sealer that they mentioned on their website and in person, was for harmful UV rays, which was similar to what AquaFlex provided and would make the surface nonpermeable. They provided samples, which she presented to the Board. Mr. Davis asked if Ms. Hadd spoke to Ms. Nikki Mejia of Specialty Services. Ms. Hadd indicated that Ms. Mejia sent her a brochure, which was included in the agenda package, along with pictures and references of their completed work. Two of the references stated that they had no problems with the AquaFlex. Mr. Yuro noted that the products were similar in nature, but voiced concern about pebbles clogging their filter and asked if it was holding up well due to the sealer that was on top of it or if it was a different product. Ms. Hadd did not know if the sealer stopped it from failing or the work that they did before laying down the product, but it was a different product than what Soft Crete provided. Ms. Weitzel recalled Ms. Mejia saying that it was not meant for a splash pad surface. Mr. Laughlin also recalled her saying that it would have to be maintained every few years or the product would break down. Mr. Leary pointed out that a sock could be placed into the filter system, to prevent erosion and pebbles.

Ms. Weitzel questioned Soft Crete's proposal and if the Department of Health no longer required toxicology testing. Ms. Hadd confirmed that the total amount from Soft Crete, after they covered the labor, was \$9,240. Mr. Leary questioned the \$4,829 option from AquaFlex. Ms. Hadd explained that AquaFlex guaranteed the surface for 10 years, if a deep cleaning and binder

roll coat was performed every three years for \$4,829. However, Ms. Mejia was amenable to the CDD paying for two cleanings up front and then scheduling another in three years. Mr. Davis pointed out that the total price would decrease to \$30,000. Mr. Leary preferred AquaFlex, as they installed 1,000 splash pads in Florida versus Soft Crete, who only installed 10 splash pads, mostly in Canada and two in Florida and seeking a refund from Soft Crete for \$7,000 for the original splash pad installation. With the refund, the District would pay \$24,000 for the surface. Mr. Davis agreed and requested that the work start in February, so it was completed in time for the pool season. Mr. Yuro felt that they needed to do something and wanted a surface that would be best suited for the splash pad but would defer to the company that installed 1,000 of them, to get the job done right and also wanted to ensure that the binder coat was included as part of the initial installation. Ms. Hadd confirmed that it was included and the \$4,829 was for maintenance. Mr. Yuro preferred to pay for the deep cleaning when they needed it.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal with AquaFlex for the splash pad surface in the amount of \$36,083 with the removal of the \$4,829 for the deep cleanings was approved.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor authorization for District Counsel to send a letter to Soft Crete to recover a refund of \$7,000 for the original splash pad installation was approved.

NINTH ORDER OF BUSINESS

Future Amenity Capital Improvements

Mr. Laughlin presented the future capital projects list, which was included in the agenda package and included the amenity meeting room enhancement, pool area enhancement, pickleball courts, tennis court enhancement, playground enhancement, fence around playground and upgrade to fitness equipment. Mr. Yuro requested that Mr. Leary discuss why the amenity meeting room enhancement was discussed in the first place. Mr. Leary felt that this room, was not competitive to other communities in this area, to hold events, as it was originally a Gym and preferred having a room like South Hampton. Ms. Laughlin pointed out that pictures of South Hampton's room, was included in the agenda package. Mr. Leary proposed that the amenity meeting room enhancement be completed in conjunction with the pool area enhancement, as they

would be a huge asset and provide great value to the community. Mr. Davis believed that there was no urgency on this project and the purpose of having a list of future capital projects, was to encourage conversation. Pickleball was included, due to prior discussion. The amenity meeting room enhancement was to convert a room that was accidentally a Gym, into a formal meeting room. The pool area enhancement was to upgrade the upper pool, which was originally part of the project to convert the splash pad. Mr. Davis felt that the Board discussed all of the options on where to put the pickleball courts, the method of installation and the affect that the sound would have on residents. At this time, there was no decision to proceed, as it was contemplated, but there was discussion about painting additional lines on the tennis courts; however, this would impede with the Ladies teams participating in tournaments. Mr. Davis encouraged anyone who was interested in future development of all of their amenities, to come before the Board and provide comments.

Mr. Leary recalled proposing at the last meeting, that it would be good to start the year with a discussion on how to prioritize these projects to spend the \$550,000 of bond money. Mr. Laughlin confirmed that there was \$565,000 in bond funds. Mr. Leary pointed out that there were upcoming projects like sidewalks, splash pad, bulkhead and fencing that they should use some of the bond funds for. They could use the entire \$565,000 on the amenity meeting room enhancement, as it would cost \$400,000 plus design fees or using it for two projects, such as the pool area enhancement and for a standalone facility for pickleball. Mr. Laughlin pointed out that this was only an estimate from Urban Edge, who prepared plans in the past. Regarding the upgrade to the fitness equipment, Mr. Leary recommended leasing it, to help manage their cashflow. Ms. Weitzel noted that the playground enhancement was an existing structure that needed to be maintained, because the wood was not in good shape. The fitness equipment also needed to be maintained. Regarding pickleball, Ms. Weitzel recalled that every resident of Brookhaven attended the meeting where it was discussed, voicing their concerns, which were valid. Only one or two people were in favor of pickleball. Mr. Yuro pointed out that the challenge with pickleball, was finding a location, because even if lines were painted on the tennis courts, it would be within 600 feet of homes in the cul-de-sac. Mr. Leary recalled that the cemetery option was the only one within the vicinity of the Amenity Center, which an acoustical engineer gave clearance to. Mr. Davis liked the idea of upgrading the amenity room and

enhancing the upper pool deck and as they get closer to obtaining proposals and selecting one, he hoped to circulate it out, so residents had a chance to comment on it.

Mr. Yuro suggested improving the room at a more economical price, such as re-doing the floors, installing new windows and raising the ceiling, as the size of the room was comparable to other Amenity Centers and utilizing half of the \$565,000 for the amenity meeting room enhancement and half for the pool area enhancement. Ms. Weitzel reminded the Board that Summer Camp used the room and there was nowhere else for them to go. Mr. Yuro suggested building a storage area for the tables and cubbies. Ms. Weitzel wanted the kitchen to be upgraded. Mr. Leary agreed that they should look at options and preferred to use the room at South Hampton as a benchmark. Mr. Masters questioned how far Matthews wanted to pull the wall out. Mr. Laughlin confirmed that it was currently 880 square feet and the plan was to add 500 square feet. Mr. Leary agreed with raising the ceiling, as it would provide a different look. Mr. Davis asked if there was a diagram to re-do the floors, install new windows and raise the ceiling. Mr. Yuro recalled three different options in various degrees of expansion. Ms. Weitzel liked the idea of tying it into the pool area enhancement. Mr. Masters suggested installing a door in the Amenity Center room with a door leading to a deck that would be open. Mr. Davis felt that they should concentrate on offering storage, a raised ceiling, windows and a patio. Mr. Laughlin recalled that Option 1, was to add windows, Option 2 was to add 200 square feet and the Board selected Option 3. After further discussion ensued, there was Board consensus for Mr. Leary to obtain ideas from the architect for amenity room and the upper pool deck enhancements as discussed. Mr. Davis requested that Items 9, 11 and 12 on the agenda, not be separate items and be listed under Item 9, as Items A and B. Mr. Laughlin would include it on future agendas.

TENTH ORDER OF BUSINESS Discussion of Sidewalk Repair

Ms. Hadd reported that the residents in front of the cul-de-sac on Stonebridge Path Court, off of St. Johns Golf Drive, wanted to have the pavers repaired, versus replacing with sod. Mr. Davis agreed, as it was the only way that residents could remain in the cul-de-sac, verses walking on St. Johns Golf Drive. Mr. Masters obtained a proposal from 2 Men Concrete in the amount of \$3,200, to pull the pavers up in bad areas, cut out tree roots, place some gravel and re-install the pavers. They leveled the pavers leading up to the soccer field. Mr. Yuro noted that they did a good job. Mr. Yuro felt that it needed to be done, as it was a hazard.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from 2 Men Concrete to level pavers on St. Johns Golf Drive near the Amenity Center in the amount of \$3,200 was approved.

Mr. Masters recalled that the CDD hired Precision Sidewalk Safety (Precision) to grind sidewalks and spent \$20,000 for two applications. The work was completed in increments. At a prior meeting, Precision was asked to complete the rest of the neighborhood and to only identify areas that were 1 inch and above to 2 inches. They provided a cost of \$30,000 to repair 143 areas. 2 Men Concrete was replacing the slabs. There were 12 to 15 more slabs that needed to be replaced. Mr. Yuro was in favor of Precision's proposal, as \$30,000 for 143 areas, equated to \$210 per area, versus \$500 per area in the past, since they were tripping hazards and residents were getting injured. Mr. Leary agreed, as their work looked good and was effective. Mr. Masters pointed out that Precision provided price points for the grinding of sidewalks. They were currently at the \$29,000 price point, which would increase in three months, but would work with the Board to do it in increments of \$10,000. Mr. Yuro did not think that they needed to space it out for cashflow purposes, as they had the funds and the work needed to be done and recommended approving the proposal. Mr. Laughlin suggested that the Board approve a not-to-exceed amount, as they provided a range of \$29,000 to \$31,665. Mr. Yuro preferred approving \$31,665.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor authorizing an amount not-to-exceed \$31,665 for Precision Sidewalk Safety to repair 143 areas of severely raised sidewalk panels of 1 to 2 inches was approved.

Mr. Laughlin asked if the Board wanted to pay for this expenditure out of the capital or bond funds. Mr. Leary preferred that it be paid out of the capital reserve, as there was currently a balance of \$156,000, but that would increase to \$356,000, as \$200,000 would be added. Mr. Davis suggested investing every year for sidewalk repairs, as the sidewalks would shift slightly each year. Mr. Laughlin offered to include a sidewalk repair line item in future budgets. Mr. Davis questioned when 2 Men Concrete were coming through again. Mr. Masters confirmed that

he and Ms. Hadd planned to drive around the community next week, to identify areas and would then get 2 Men Concrete to come out.

ELEVENTH ORDER OF BUSINESS Discussion of Pool Renovation

Mr. Davidson reported that he met last Thursday with Live Aloha Landscapes. They were responsive and excited about the project and planned to provide a proposal by the next meeting. The other proposal was from Riverstone Work in the amount of \$80,000 for the landscaping and walls. He contacted the five companies that provided proposals for the original project and three responded. They were provided with the updated plans and quantities and there should be four proposals at the next meeting.

TWELFTH ORDER OF BUSINESS

Discussion of Amenity Meeting Room Upgrade

This item was discussed.

THIRTEENTH ORDER OF BUSINESS Contracts Reviews/RFPs

Mr. Laughlin presented an agreement tracker, which was included in the agenda package. Lifeguard proposals would be provided at the February meeting, so lifeguards would be in place for Spring Break. Mr. Leary reported that he met with Mr. Masters regarding the soccer field maintenance cost. The Board approved taking \$8,000 out of this year's budget, as the golf course offered to provide a reduction of \$16,000 on Troon Option B, but Mr. Leary wanted to discuss with Mr. Masters how to address it, so it could proceed. In his opinion, the District was being overcharged by tens of thousands of dollars by the golf course, as the original contract from 2015, which according to the small print, the District was being charged 15 hours per day for maintenance, with only 30 minutes of activity per week on the soccer field. In addition, it also included \$2,500 in sod repairs, which the golf course declined to do. Troon Option A took the maintenance down to six hours per day and Option B was five hours per day for five to six days. Mr. Masters pointed out that Sampson Creek had the nicest soccer field of any community he had ever been to and noted two options for the soccer field. AgriPro Lawns (AgriPro) was concerned about the time to move equipment to the soccer field, but the benefit was that they worked for the golf course and were already on the property. He would continue to talk to them, as they were not sure that it was worthwhile for them to service the soccer field, to see whether there would be significant enough cost savings. The District did not have many options, as not many contractors performed this service and recommended renegotiating their contract. Mr. Leary would continue to work on this matter and at the same time, ensure that while they continued to maintain the golf course, Troon would continue to maintain the soccer field. Mr. Laughlin worked with a new District that had extensive athletic field maintenance and would find out who they use.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Leary reviewed the financials. They were three months into the new fiscal year and the District was \$45,000 under budget, due to timing issues. Mr. Laughlin confirmed that it was three months into the new fiscal year and the District was approximately \$30,000 under budget, due to not being billed for the lifeguards. Therefore, there was an overage of \$11,000. Mr. Davis noticed cracking on the tennis courts and asked if Pro Court Services contract, included patching the cracks. Between now and the next meeting, he would do a thorough survey. On Court 2, there was a significant lift of 1.5 inch on the inside fence line, creating water penetration under the court surface. If the cracks get bigger, it will affect players games and wanted to discuss how to assess the cracks, find vendors and obtain estimates. Mr. Yuro recalled when the cracks were repaired in the Winter by Pro Court Services, the cracks returned within a month and they agreed to come back in the Summer to repair them but never returned. In addition, they were supposed to place fiberglass strips on all of the cracks. Mr. Davis pointed out there fiberglass under one crack. Mr. Yuro felt that was all Pro Court Services could do, but if there were tree roots, the Board needed to address them now, as it would only get worse. Mr. Davis requested that this item be placed on the capital projects item list. Mr. Masters would request that Pro Court Services look at the cracks. Mr. Davis requested flags and reciting the Pledge of Allegiance at every meeting.

FIFTEENTH ORDER OF BUSINESS Public Comments

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of Minutes of the December 19, 2024 Meeting
- B. Financial Statements as of December 31, 2024

C. Check Register

Mr. Laughlin presented the Minutes of the December 31, 2024 Meeting, Financial Statements as of December 31, 2024 and Check Register for January 16, 2025 in the amount of \$83,932.66. The District was currently 24.14% collected on assessments.

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

SEVENTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting was scheduled for February 20, 2025 at 6:00 p.m. at this location.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman





Sampson Creek Community Development District

[PERIODS INCLUDED: October 01, 2024 thru January 31, 2025]



Wednesday, February 12, 2025

Financial Services Dashboard Status Report - 2024-January 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed: 2/12/25 33.33%

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

Topic	Status

Financial State Of The Union:

[PERIODS INCLUDED: October 01, 2024 thru January 31, 2025]

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

404,062.43 475,082.09 879,144.52

FYTD Tax Assessments Collected

Onsite Staffing

.

Ś 1.551.629 86.75%

General Fund

Category		<u>Budget</u>		Actuals A		uals % Budget	
Total Revenues	\$	1,164,783	\$	1,012,378	.00	87%	10) In Good (

61,923

.000

[PERIODS INCLUDED: October 01, 2024 thru January 31, 2025]

Total	\$ 1,113,103	\$ 372,016	.000	33%
Administrative	\$ 155,277	\$ 56,422	.000	36%
Field Operations	\$ 957,826	\$ 315,594	.000	33%

201	144 . 1	
10)	In Goo	d Order

General Fund - Material Line items

Administrative

Engineer	\$ 15,000	\$	9,883	.000	66%
Attorney	\$ 23,963	\$	2,692	.000	11%
	Field Opera	rtions			
Security Operations	\$ 79,888	\$	27,801	.000	35%
Repairs & Maintenance	\$ 32,849	\$	4,384	.000	13%
Electric	\$ 80,000	\$	26,018	.000	33%
Landscape	\$ 275,398	\$	84,206	.000	31%

20) Watch Item						
10)	In Good Order					

Long Term Debt

	10/1/24	Principa	l Payments	1/31/25
Series 2016	\$ 4,620,000	\$	-	\$ 4,620,000
Series 2020	\$ 2,480,000	\$	-	\$ 2,480,000
	\$ 7,100,000	\$	-	\$ 7,100,000

Recreation Facility

Capital Reserve

	<u>Budget</u>	Act	ual to Date	<u>Enc</u>	<u>cumbered</u>	Va	<u>ariances</u>
Capital Outlay	\$ 63,797	\$	46,471	\$	-	\$	17,326
Funding (1)	\$ 200,000	\$	200,000	\$	-	\$	-
Account Balance	\$ 299,666	\$	310,474	\$	-	\$	10,808

Series 2020 Construction Account

	10/1/24	Actual to Date	Int	erest Income	- 3	1/31/25
Account Balance	\$ 574,025	\$ 34,255	\$	6,654	\$	546,425

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

Financial Services Dashboard Status Report - 2024-January 2025 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

Description	Fxn	enditures
2001111011	- LAP	- indicares
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

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

Sampson Creek

Community Development District

Unaudited Financial Reporting January 31, 2025



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Sampson Creek Community Development District Combined Balance Sheet January 31, 2025

	General		Debt Service		Capital Projects		Totals	
		Fund		Fund		Fund	Gover	nmental Fund
Assets:								
Cash:								
Operating Account	\$	96,681	\$	_	\$	_	\$	96,681
Petty Cash Account	\$	11,890	\$	_	\$	_	\$	11,890
Capital Projects Account	\$,	\$	-	\$	11,737	\$	11,737
Due from Capital Projects	\$	2,509	\$	-	\$,	\$	2,509
Due from General Fund	\$	_,00	\$	_	\$	195,516	\$	195,516
Due from Other	\$	339	\$	_	\$	-	\$	339
Deposits	\$	820	\$	_	\$	_	\$	820
Prepaid Expenses	\$	35,689	\$	_	\$	_	\$	35,689
Investments:	Ψ	33,007	Ψ		Ψ		Ψ	33,007
US Bank Custody	\$	944,739	\$		\$	_	\$	944,739
State Board of Administration	\$	744,737	\$	-	\$	141,378	\$ \$	141,378
Series 2016	Ψ	-	Ψ	-	Ψ	141,570	Ψ	141,370
·	\$		¢	193,381	¢	_	¢	102 201
Reserve	\$ \$	-	\$	•	\$		\$	193,381
Revenue		-	\$	482,160	\$	-	\$	482,160
Construction	\$	-	\$	-	\$	6,836	\$	6,836
Series 2020	Φ.		ф	440.540	ф		Φ.	440.540
Reserve	\$	-	\$	112,710	\$	-	\$	112,710
Revenue	\$	-	\$	87,206	\$	<u>-</u>	\$	87,206
Construction	\$	-	\$	-	\$	548,933	\$	548,933
Total Assets	\$	1,092,667	\$	875,458	\$	904,400	\$	2,872,525
Liabilities:								
Accounts Payable	\$	18,006	\$	-	\$	38,157	\$	56,164
Due to Capital Reserve	\$	195,516	\$	_	\$	-	\$	195,516
Due to General Fund	\$	-	\$	-	\$	2,509	\$	2,509
2 40 40 40.10.14.1 4.14	*		4		4	2,000	4	2,507
Total Liabilites	\$	213,522	\$	-	\$	40,666	\$	254,189
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	36,509	\$	-	\$	-	\$	36,509
Restricted for:								
Debt Service - Series 2016	\$	-	\$	675,542	\$	-	\$	675,542
Debt Service - Series 2020	\$	-	\$	199,916	\$	-	\$	199,916
Capital Projects - Series 2016	\$	-	\$	-	\$	6,836	\$	6,836
Capital Projects - Series 2020	\$	-	\$	-	\$	546,425	\$	546,425
Assigned for:								
Capital Reserves	\$	-	\$	-	\$	310,474	\$	310,474
Unassigned	\$	842,635	\$	-	·	,	\$	842,635
	\$	879,145	\$	875,458	\$	863,734	\$	2,618,336
Total Fund Balances								
Total Fund Balances Total Liabilities & Fund Balance	\$	1,092,667	\$	875,458	\$	904,400	\$	2,872,525

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 01/31/25	Thru	ı 01/31/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,158,783	\$	1,008,360	\$	1,008,360	\$	-
Interest Income	\$ 5,000	\$	1,667	\$	3,128	\$	1,462
Youth Programs Income	\$ -	\$	-	\$	-	\$	-
Clubhouse Income	\$ 1,000	\$	333	\$	890	\$	557
Insurance Proceeds	\$ -	\$	-	\$	-	\$	-
Total Revenues	\$ 1,164,783	\$	1,010,360	\$1	1,012,378	\$	2,018
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	4,000	\$	3,000	\$	1,000
FICA Expense	\$ 918	\$	306	\$	230	\$	77
Engineering	\$ 15,000	\$	5,000	\$	9,883	\$	(4,883
Dissemination	\$ 2,226	\$	742	\$	742	\$	(
Arbitrage	\$ 1,200	\$	400	\$	-	\$	400
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	
Attorney	\$ 23,963	\$	7,988	\$	2,692	\$	5,296
Annual Audit	\$ 4,000	\$	1,333	\$	-	\$	1,333
Trustee Fees	\$ 8,500	\$	2,833	\$	-	\$	2,833
Management Fees	\$ 65,730	\$	21,910	\$	21,910	\$	(
Information Technology	\$ 1,113	\$	371	\$	371	\$	(0
Telephone	\$ 400	\$	133	\$	284	\$	(151
Postage	\$ 600	\$	200	\$	207	\$	(7
Printing & Binding	\$ 400	\$	133	\$	61	\$	73
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	
Legal Advertising	\$ 1,350	\$	450	\$	-	\$	450
Other Current Charges	\$ 1,000	\$	333	\$	239	\$	94
Office Supplies	\$ 100	\$	33	\$	26	\$	7
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	
Total General & Administrative	\$ 155,277	\$	62,943	\$	56,422	\$	6,521

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	u 01/31/25	Thr	u 01/31/25	7	/ariance
Operations & Maintenance								
•								
Field General Manager (Vesta)	\$	183,369	\$	61,123	\$	61,923	\$	(800)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$ \$	55,466	э \$	54,805	\$ \$	661
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	19,000	\$	10,858	\$	8,142
Landscape Maintenance Contingency	\$	52,000	\$	17,333	\$	18,543	\$	(1,210)
Lake Maintenance	\$	30,000	\$	10,000	\$	9,440	\$	560
Security	\$	79,888	\$	26,629	\$	27,801	\$	(1,171)
Lifeguards/Pool Monitors	\$	46,434	\$	15,478	\$	27,001	\$	15,478
Pool Maintenance	\$	35,000	\$	11,667	\$	12,965	\$	(1,298)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	2,000	\$	2,000	\$	(1,270)
Janitorial Maintenance	\$	22,500	\$	7,500	\$	7,444	\$	56
Electric	\$	80,000	\$	26,667	\$	26,018	\$	648
Water	\$	18,500	\$	6,167	\$	5,452	\$	715
Refuse Service	\$	500	\$	167	\$	5,752	\$	167
Permits	\$	2,000	\$	667	\$	_	\$	667
Repairs & Maintenance	\$	32,849	\$	10,950	\$	4,384	\$	6,565
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	2,760	\$	1,013	\$	1,747
Repairs & Replacements-Amenity Center	\$	20,000	\$	6,667	\$	1,895	\$	4,772
Tennis Court Maintenance	\$	3,897	\$	1,299	\$	757	\$	542
Supplies	\$	16,563	\$	5,521	\$	2,255	\$	3,266
Special Events	\$	25,000	\$	8,333	\$	10,646	\$	(2,312)
Holiday Decorations	\$	15,000	\$	11,947	\$	11,947	\$	(2,312)
Workers Compensation Insurance	\$	2,000	\$	667	\$	11,517	\$	667
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	2,333	\$	4,239	\$	(1,905)
Website Maintenance	\$	1,000	\$	333	\$	176	\$	157
Office Supplies	\$	700	\$	233	\$	51	\$	183
Subtotal Field Expenditures	\$	957,826	\$	356,853	\$	315,594	\$	41,259
Total Operations & Maintenance	\$	957,826	\$	356,853	\$	315,594	\$	41,259
Total Expenditures	\$	1,113,103	\$	419,797	\$	372,016	\$	47,780
Total Expenditures	Ψ	1,110,100	Ψ	117,777	Ψ	572,010	Ψ	17,700
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	640,362		
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(200,000)	\$	(200,000)	\$	(200,000)	\$	-
Interfund Transfer-Excess/Shortage DS Revenues	\$	23,229	\$	23,229	\$	34,720	\$	11,492
Total Other Financing Sources/(Uses)	\$	(176,771)	\$	(176,771)	\$	(165,280)	\$	11,492
					•		·	,
Net Change in Fund Balance	\$	(125,091)			\$	475,082		
Fund Balance - Beginning	\$	125,091			\$	404,062		
						0=0.11=		
Fund Balance - Ending	\$	(0)			\$	879,145		

Community Development District Month to Month FY 2025

	0ct-24	Nov-24	Dec-24	Jan-25	Feb-25	5	Mar-2	5	Apr-25	May-25	Jun-25	Jul-2!	5	Aug-25	Sep-25		Tota
Revenues:																	
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ 727,803	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 1	1,008,360
Interest Income	\$ -	\$ 959	\$ 907	\$ 1,262	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	3,128
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	890
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Total Revenues	\$ 50	\$ 102,620	\$ 179,853	\$ 729,855	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	=	\$ -	\$ 1	1,012,378
Expenditures:																	
General & Administrative:																	
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	3,000
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	230
Engineering	\$ 4,965	\$ 2,825		\$ 2,093	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	9,883
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	742
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	5,565
Attorney	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	2,692
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Management Fees	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	21,910
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	371
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	284
Postage	\$ -	\$ 207	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	207
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	61
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	239
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ -	\$	175
Total General & Administrative	\$ 31,203	\$ 9,649	\$ 6,711	\$ 8,859	\$	\$		\$		\$	\$	\$	\$		\$	\$	56,422

Community Development District Month to Month FY 2025

	0ct-24		Nov-24		Dec-24		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance								 - 					- 			
Field Expenditures																
Field/Amenity Operation Manager (Vesta) \$	15,481	\$ 1	15,481	\$	15,481	\$	15,481	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	61,923
Landscape Maintenance (Brightview Landscape) \$				\$,			\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	54,805
Landscape Maintenance (St Johns Golf) \$		\$		\$,	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,858
Landscape Maintenance Contingency \$	1,968			\$		\$	4,682	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	18,543
Lake Maintenance \$	2,360	\$	2,360	\$	2,360	\$	2,360	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,440
Security \$	6,849	\$	7,104	\$	6,419	\$	7,428	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	27,801
Lifeguards/Pool Monitors \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pool Maintenance \$	3,545	\$	2,862	\$	3,290	\$	3,768	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	13,465
Splash Pad Maintenance/Chemicals \$	500	\$	500	\$	-	\$	500	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,500
Janitorial Maintenance \$	1,811	\$	2,236	\$	1,611	\$	1,786	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,444
Electric \$	6,405	\$	6,313	\$	6,538	\$	6,764	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	26,018
Water \$	1,177	\$	1,358	\$	1,444	\$	1,473	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,452
Refuse Service \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Permits \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Maintenance \$	2,103	\$	2,048	\$	233	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,384
Street & Tennis Court Lighting Maintenance \$	-	\$	-	\$	1,013	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,013
Repairs & Replacements-Amenity Center \$	405	\$	487	\$	408	\$	596	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,895
Tennis Court Maintenance \$	-	\$	757	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	757
Supplies \$	982	\$	660	\$	323	\$	290	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,255
Special Events \$	3,591	\$	3,658	\$	2,950	\$	448	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,646
Holiday Decorations \$	-	\$		\$	5,973	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,947
Workers Compensation Insurance \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Property Insurance \$	40,983	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	40,983
Telephone/Internet/Cable TV \$	1,022	\$	1,012	\$	1,105	\$	1,100	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,239
Website Maintenance \$	88	\$	88	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	176
Office Supplies \$	-	\$	51	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	51
Contingencies \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Youth Programs \$	-	\$	-	\$	-	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Field Expenditures \$	107,890	\$ 7	77,124	\$	70,040	\$	60,541	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	315,594
Total Operations & Maintenance \$	107,890	\$ 7	77,124	\$	70,040	\$	60,541	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	315,594
Total Expenditures \$	139,093	\$ 8	36,773	\$	76,750	\$	69,400	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	372,016
Excess (Deficiency) of Revenues over Expendi \$	(139,043)	\$ <u>1</u>	15,847	\$ 1	103,102	\$ 6	660,455	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	640,362
Other Financing Sources/Uses:																
Capital Reserve Transfer \$	-		-				(00,000	- \$	- \$	- \$	- \$	- \$	- \$	- \$		(200,000)
Interfund Transfer-Excess/Shortage DS Revenue \$		\$	-	\$	34,720	\$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	34,720
Total Other Financing Sources/Uses \$	-	\$	-	\$	34,720	\$ (2	(00,000	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(165,280)
Net Change in Fund Balance \$	(139,043)	\$ 1	15,847	\$ 1	137,823	\$ 4	60,455	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	475,082

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025 $\,$

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 01/31/25	Thr	u 01/31/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	479,267	\$	479,267	\$	-
Interest	\$	2,500	\$	833	\$	3,278	\$	2,445
Total Revenues	\$	555,015	\$	480,101	\$	482,546	\$	2,445
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			\$	415,518		
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)			\$	380,798		
Fund Balance - Beginning	\$	95,119			\$	294,744		
Fund Balance - Ending	\$	72,850			\$	675,542		

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		ated Budget u 01/31/25	Thr	Actual u 01/31/25	Va	ariance
Revenues:	g						
Assessments - Tax Roll	\$ 73,780	\$	64,001	\$	64,001	\$	_
Interest	\$ 750	\$	250	\$	1,743	\$	1,493
Total Revenues	\$ 74,530	\$	64,251	\$	65,744	\$	1,493
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			\$	34,150		
Net Change in Fund Balance	\$ 1,343			\$	34,150		
Fund Balance - Beginning	\$ 51,436			\$	165,766		
Fund Balance - Ending	\$ 52,778	-	_	\$	199,916		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 01/31/25	Thr	u 01/31/25	V	ariance
Revenues								
Interest	\$	500	\$	167	\$	2,261	\$	2,094
Total Revenues	\$	500	\$	167	\$	2,261	\$	2,094
Expenditures:								
Capital Outlay	\$	63,797	\$	21,266	\$	46,471	\$	(25,205)
Total Expenditures	\$	63,797	\$	21,266	\$	46,471	\$	(25,205)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(44,210)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	200,000	\$	200,000	\$	200,000	\$	-
Total Other Financing Sources (Uses)	\$	200,000	\$	200,000	\$	200,000	\$	-
Net Change in Fund Balance	\$	136,703			\$	155,790		
Fund Balance - Beginning	\$	162,963			\$	154,684		
Fund Balance - Ending	\$	299,666			\$	310,474		

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adoj			ted Budget		ctual	Von	ionee
	Bud	get	Inru	01/31/25	Inru	01/31/25	var	iance
Revenues								
Interest	\$	-	\$	-	\$	78	\$	78
Total Revenues	\$	-	\$	=	\$	78	\$	78
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	=
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	78		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	78		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,836		

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	01/31/25	Thr	u 01/31/25	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	6,654	\$	6,654
Total Revenues	\$	-	\$	-	\$	6,654	\$	6,654
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	34,255	\$	(34,255)
Total Expenditures	\$	-	\$	-	\$	34,255	\$	(34,255)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(27,601)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	(27,601)		
Fund Balance - Beginning					\$	574,025		
Fund Balance - Ending					\$	546,425		

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 cut bonus outstanding		Ψ 1 ,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	2	019A-2 (A1)	
Date	Distribution	C	Gross Amount	C	ommissions	Dis	count/Penalty	Interest	Net Receipts	C	&M Portion		Service	I	Debt Service	Total
												_		_		
11/05/24	Distribution #1	\$	20,349.03	\$	1,343.87	\$	380.10	\$ -	\$ 18,625.06	\$	12,103.91	\$	5,752.91	\$	768.24	\$ 18,625.06
11/15/24	Distribution #2	\$	66,527.65	\$	2,661.11	\$	1,277.33	\$ -	\$ 62,589.21	\$	40,674.98	\$	19,332.58	\$	2,581.65	\$ 62,589.21
11/19/24	Distribution #3	\$	79,950.64	\$	3,198.02	\$	1,535.05	\$ -	\$ 75,217.57	\$	48,881.80	\$	23,233.23	\$	3,102.53	\$ 75,217.56
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
01/09/25	Distribution #6	\$	1,186,290.01	\$	47,451.49	\$	22,776.77	\$ -	\$ 1,116,061.75	\$	725,297.45	\$	344,729.57	\$	46,034.72	\$ 1,116,061.74
01/14/25	INTEREST	\$	-	\$	-	\$	-	\$ 3,855.92	\$ 3,855.92	\$	2,505.86	\$	1,191.02	\$	159.05	\$ 3,855.93
										<u> </u>						
	TOTAL	\$	1,645,718.70	\$	66,358.49	\$	31,587.18	\$ 3,855.92	\$ 1,551,628.95	\$	1,008,360.45	\$	479,267.73	\$	64,000.77	\$ 1,551,628.95

86.49% Gross Percent Collected

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

February 20, 2025

	GENERAL FUND							
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>						
01/16/25	8725-8737	\$19,018.28						
01/30/25	8738-8747	\$41,068.94						
02/06/25	8748-8753	\$9,642.41						
Total		\$69,729.63						
	CAPITAL RESERVE FUND)						
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>						
01/28/25	258	\$11,205.34						
01/30/25	259	\$2,500.00						
02/06/25	260-262	\$32,765.75						
Total		\$46,471.09						

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/25 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 AMOUNT #
1/16/25 00413	12/18/24 241225 202412 320-57200-	-54501	*	1,013.00	
	12/18/24 241225 202412 320-57200- SVCS 12/24	BEACON ELECTRICAL CONTRACTORS,	INC.		1,013.00 008725
1/16/25 00443	12/30/24 9197944 202412 320-54100-		*	850.00	
	REPAIRS 12/24 12/30/24 9197978 202412 320-54100-	-46203	*	405.00	
	SVCS 12/24 REPLACE VALVE 12/30/24 9197979 202412 320-54100-	-46203	*	1,696.00	
	SVCS 12/24 12/30/24 9197980 202412 320-54100-		*	573.92	
	SVCS 12/24 REPAIR LATERAL 1/09/25 9204410 202412 320-54100-		*	960.00	
	MAINLINE REPAIRS 12/24	BRIGHTVIEW LANDSCAPE SERVICES,	INC.		4,484.92 008726
	12/28/24 1110618- 202501 320-57200-			402.94	
	SVCS 01/25	COMCAST			402.94 008727
1/16/25 00319	1/04/25 1110956- 202501 320-57200-			697.41	
	SVCS 01/25				697.41 008728
1/16/25 00016				6,637.06	
	SVCS 12/24			,	6.637.06 008729
	1/13/25 01130002 202501 320-57200-			175.00	
_,,	SVCS 01/25				175.00 008730
		DARRYL HALL 		 1,611.00	
1,10,10 00100	SVCS 01/25			,	1 611 00 008731
1/16/25 00430	1/13/25 3511879 202410 310-51300-	''		2,691.99	
1,10,23 00130	SVCS 10/24			,	2,691.99 008732
1/16/25 00467	1/05/25 1102878 202501 320-57200-	KUTAK ROCK LLP			
1/10/23 0010/	OFF DUTY OFFICER 01/25				231 00 008733
1/16/25 00/67	1/06/25 1105191 202501 320-57200-			231.00	
1/10/23 0040/	OFF DUTY OFFICER 01/25	ROLLKALL TECHNOLOGIES LLC			231.00 008734

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK V DATE	VEND#	INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACCT#	. VENDOR SUB SUBCLASS	NAME STATUS	S AMOUNT	CHECK AMOUNT #
1/16/25 0	00467	OFF DUI	202501 320-57200 TY OFFICER 01/25		*	231.00	231.00 008735
				ROLLKALL TECHNOLOG	* 		
1/16/25 0	00485	INSTALI	202501 320-54100 L BROWN MULCH 01/2	5	*	300.00	
 1/16/25 0	 10253		 9		*		
1/10/25 0	30233	SVCS 01	1/25	VECTOR SECTIFITY INC	С.		111.96 008737
1/30/25 0	 10416	2/07/25 02072025	5		*		
1/30/23 0	30410	OUTDOOF	R MOVIE 02/25				250 00 000500
				BOUNCERS, SLIDERS,	AND MORE INC.		350.00 008738
1/30/25 0	00443	1/23/25 9216250 SVCS 01	202501 320-54100	-46203	*	498.00	
		1/23/25 9216251	202501 320-54100-	-46203	*	960.00	
		REPAIRS 1/27/25 9223194	S 01/25 202501 320-54100-	-46203	*	2,123.89	
		SVCS 01 2/01/25 9221095 MAINT 0	202502 320-54100	-46200	*	13,866.49	
				BRIGHTVIEW LANDSCA	PE SERVICES, INC.		17,448.38 008739
1/30/25 0		1/24/25 2952	202502 320-57200			3,636.50	
		SVCS 02		CBUSS ENTERPRISES			3,636.50 008740
1/30/25 0	 00334		 7		*		
		SUPPLIE	ES 01/25				300.68 008741
1/30/25 0	 00461		202501 320-57200-		*	295.00	
		PREVENT	TIVE MAINT 01/25		CHNICIANS OF		295 00 008742
		1 /15 /05 14052046			CHNICIANS OF		
1/30/25 0	J0022	SVCS 01			^	146.56	
		1/21/25 82743242 SVCS 01	2 202501 320-54100 [.] 1/25	-43100	*	1,326.57	
		5,65 01	_, _0	JEA			1,473.13 008743
1/30/25 0	00340	1/13/25 192463 SVCS 01	202501 310-51300	-31100	*	222.50	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# 8	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	9/13/25 191864 202408 310-51300-: SVCS 08/24	31100	*	1,400.00	
	SVCS 00/24	MATTHEWS DESIGN GROUP, INC.			1,622.50 008744
1/30/25 00467	1/17/25 1128953 202501 320-57200-: OFF DUTY OFFICER 01/25		*	231.00	
		ROLLKALL TECHNOLOGIES LLC			231.00 008745
1/30/25 00467	1/20/25 1134853 202501 320-57200-: OFF DUTY OFFICER 01/25	34500	*	231.00	
		ROLLKALL TECHNOLOGIES LLC			231.00 008746
	2/01/25 424301 202502 320-54100-: SVCS 02/25		*	15,480.75	
	SVCS 02/25	VESTA PROPERTY SERVICES, INC			15,480.75 008747
2/06/25 00397	2/01/25 19-1526 202501 320-57200-: SVCS 01/24		*	5,930.41	
	SVCS 01/24	CENTRAL SECURITY AGENCY			5,930.41 008748
2/06/25 00048	1/31/25 93069979 202501 320-57200-	54600	*	290.00	
	ZOLL 3 AED AGREEMENT	CINTAS CORPORATION			290.00 008749
2/06/25 00031	2/01/25 247228B 202502 320-54100-	46300	*	2,360.00	
	WATER MGMT 02/25	THE LAKE DOCTORS, INC.			2,360.00 008750
2/06/25 00467	1/31/25 1160031 202501 320-57200-3	34500	*	231.00	
	OFF DUTY OFFICER 01/25	ROLLKALL TECHNOLOGIES LLC			231.00 008751
	2/03/25 1165114 202502 320-57200-3	34500	*	231.00	
	OFF DUTY OFFICER 02/25	ROLLKALL TECHNOLOGIES LLC			231.00 008752
	1/31/25 19536 202501 320-54100-	46202	*	600.00	
	SVCS 01/25	TAYLOR TREE SERVICES, INC			600.00 008753
		TOTAL FOR BANK A			
		TOTAL FOR BANK A		•	
		TOTAL TOR REGIST		05,725.05	

AP300R *** CHECK NOS. 000258-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/25 PAGE 17 SAMPSON CREEK - CAPITAL RESERV BANK B SAMPSON CREEK CDD

CHECK VEND# DATE		ENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK
1/28/25 00100		600-53800-60000		*	11,205.34	
	GYM DUMBBELLS	DUMBBELLS D	IRECT			11,205.34 000258
1/30/25 00097	1/21/25 INV-5678 202501 SVCS 01/25	600-53800-60000		*	2,500.00	
	5/C5 01/25	FLOCK GROUP	INC			2,500.00 000259
2/06/25 00101	1/29/25 19926 202501 SVCS 01/25	600-53800-60000		*	10,338.75	
	5/C5 01/25	ATLANTIC PI	PE SERVICES LLC			10,338.75 000260
2/06/25 00102	1/27/25 2158 202501 50% DEPOSIT	600-53800-60000		*	15,627.00	
	JO & DEFOSIT	SPECIALTY S	URFACES LLC			15,627.00 000261
2/06/25 00090	11/08/24 001-SJGC 202411 SVCS 11/24	600-53800-60000		*	3,200.00	
	1/31/25 001-SJGC 202501 SVCS 01/25	600-53800-60000		*	3,600.00	
	5/C5 01/25	2 MEN CONCR	ETE, INC.			6,800.00 000262
			TOTAL FOR BA	NK B	46,471.09	
			TOTAL FOR RE	GISTER	46,471.09	

Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306 Jacksonville, Florida 32218 Phone: 904-338-5394

Fax: 904-751-6583

INVOICE #241225

Date: 12-18-2024

To: Sampson Creek CDD

219 Ŝt. Johns Gold Drive St. Augustine, FL. 32092

Attn: Haley Hadd Phone: 407-765-2844

Email: hhadd@vestapropertyservices.com

WORK COMPLETED @ 219 St. Johns Golf Dr.

-Replace one existing tennis circuit light, Owner provided fixture.

GL 1.320.57200.5450] Tennis Court Lighting Htt Sub 1-15-25

TOTAL INVOICE AMOUNT

\$1,013.00

Net Due Upon Receipt

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a one-year warranty effective as of the date of this invoice.





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

Customer #: 14846146 9197977 Invoice #: Invoice Date: 12/30/2024 Sales Order: 8573139

Cust PO #:

Project Name: Sampson Creek - Proposal to repair irrigation 2" Lateral line break

Project Description: Located by old big tree at Basketball area

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Tech labor to repair lateral line break	10.000	HR	85.00	850.00
	001.320.54100.46203				
				Total Invoice Amount Taxable Amount	850.0
				Tax Amount Balance Due	850.

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 #: 9197977

Invoice Date: 12/30/2024

\$850.00 Amount Due:

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

Contact

Jim Masters

operty Address 219 St Johns Golf Dr St Augustine, FL 32092 To

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to repair irrigation 2" Lateral line break

Project Description

Located by old big tree at Basketball area

Scope of Work

Material/Description
Tech labor to repair lateral line break
Size

For internal use only

 SO#
 8573139

 JOB#
 346100574

 Service Line
 150



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9197978 Invoice Date: 12/30/2024 Sales Order: 8573143

Cust PO #:

Project Name: Sampson Creek - Proposal to locate irrigation valve and replace solenoid not working

Project Description: Located on Zone 22

Job Number	Description	Qty	UM	Unit Price	Amount
346100574					
	Tech labor to locate and replace solenoid on valve	3.000	HR	85.00	255.00
	Solenoid	1.000	EA	150.00	150.00
	001.320.54100.46203				
	001.020.04100.40200				
		:		:	
:					
				Total Invoice Amount	405.00
				Taxable Amount Tax Amount	
				Balance Due	405.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146

Invoice #: 9197978 Invoice Date: 12/30/2024 Amount Due: \$ 405.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

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

St Augustine, FL 32092

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to locate irrigation valve and replace solenoid not working

Project Description

Located on Zone 22

Scope of Work

	QTY	UoM/Size	Material/Description	Unit Price	Total
***	3.00	HOUR	Tech labor to locate and replace solenoid on valve	\$85.00	\$255.00
	1.00	EACH	Solenoid	\$150.00	\$150.00

For internal use only

 SO#
 8573143

 JOB#
 346100574

 Service Line
 150

Total Price

\$405.00

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 2 Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the LLS.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Litriess otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the cronerty.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance. Worker's Compensation Insurance and any other insurance required by law or Customer: as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000(00)(in) of liability.
- Labelity Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regonal emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- 7 Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the #str maile.
- (ii) Access to Jobsite Sustamer shall provide all utilities to perform the wark Sustamer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions reliated thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Sustamer makes the site available for performance of the work.
- 11 Payment Terms Upon signing this Agreement Eustomer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing
- Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment The Customer and the Euritactor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Eustomer nor the Eontractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate of pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quited in this proposal for the work described is the result of that ground level visual inspection and therefore our campany will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hill did not defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural and/or landscape design services. [Design Services] are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$1500 to and billed to Customer.

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

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

Secretaries of the Tomas

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

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

Superinter

Signature

Field Operations Manager

Jim Masters December 20, 2024

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Gonzalo M. Castellon December 20, 2024

Printed Name Date

Job #: 346100574

SO #: 8573143 Proposed Price: \$405.00





Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9197979 Invoice Date: 12/30/2024 Sales Order: 8573148

Cust PO #:

Project Name: Sampson Creek - Proposal to replace irrigation valves stuck on

Project Description: Located on zones 18 & 21

Description	Qty	UM	Unit Price	Amount
Sampson Creek CDD 2" Valves	2.000	EA	848.00	1,696.00
001.320.54100.46203				
		T	axable Amount	1,696.0 1,696.0
	Sampson Creek CDD 2" Valves	Sampson Creek CDD 2" Valves 2.000	Sampson Creek CDD 2" Valves 2.000 EA 001.320.54100.46203	Sampson Creek CDD 2" Valves 2.000 EA 848.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146

Invoice #: 9197979 Invoice Date: 12/30/2024 Amount Due: \$1,696.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

219 St Johns Golf Dr

St Augustine, FL 32092

Contact Jim Masters

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

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to replace irrigation valves stuck on

Project Description

Located on zones 18 & 21

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
AAATTUATERINER	********************			
2.00	EACH	2" Valves	\$848.00	\$1,696,00

For internal use only

 SO#
 8573148

 JOB#
 346100574

 Service Line
 150

TERMS & CONDITIONS

- 1 The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid, specification.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legatly authorized to work in the U.S.
- L. Dicense and Permits. Contractor shall maintain a Landscape. Contractor's license if required by State or focal law and will comply with all other license requirements of the City. State and Federal Governments as we life as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes uncluding sales or General Excise Tax (GET) where applicable
- Insurance Contractor agrees to provide General Liability insurance. Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1.00000/limit of liability.
- Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions line earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances Contractor shall have the right to renegotate the terms and prices of this Contract within sury (60) days.
- 7 Any illegal trespass claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- s Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
- 10. Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions in et all etil thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- III. Payment Terms: Upon signing this Agreement: Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise: agreed to in writing.
- 12 Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 1.) Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however, that transent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation change of control or corporate reorganization.
- Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal or in the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from condutions that were not ascertianable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise in it did ein defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Costract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Assessment of the Contract

CLERNIN

Printed Name

Job #:

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

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

Sgratter Field Operations Manager

Jim Masters December 20, 2024

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Gonzalo M. Castellon December 20, 2024

346100574

SO #: 8573148 Proposed Price: \$1,696.00



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

Customer #: 14846146 9197980 Invoice #: Invoice Date: 12/30/2024 Sales Order: 8573149

Cust PO #:

Project Name: Sampson Creek - Irrigation inspection repair proposal

Project Description: Irrigation inspection on 12/10/2024

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	6" Spray head	2.000	EA	41.66	83.32
	Shrub spray	5.000	EA	47.75	238.76
	3/4" Lateral line repair	1.000	EA	130.84	130.84
	Rotor	1.000	EA	51.00	51.00
	Nozzle	7.000	EA	10.00	70.0
	001.320.54100.46203				
				Total Invoice Amount Taxable Amount Tax Amount	573.9
				Balance Due	573.9

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 #: 9197980 Invoice Date: 12/30/2024

\$ 573.92 Amount Due:

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name

Sampson Creek CDD

Contact To

Jim Masters

Property Address 219 St Johns Golf Dr

St Augustine, FL 32092

Sampson Creek CDD **Billing Address**

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Irrigation inspection repair proposal

Project Description

Irrigation inspection on 12/10/2024

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2 00	EACH	6" Spray head	\$41.66	\$83.32
5.00	EACH	Shrub spray	\$47.75	\$238.76
1.00	EACH	3/4" Lateral line repair	\$130.84	\$130.84
1.00	EACH	Rotor	\$51.00	\$51.00
7.00	EACH	Nozzle	\$10.00	\$70.00

For internal use only

SO# 8573149 JOB# 346100574 Service Line 150

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legality authorized to work in the LTP.
- 1. License and Permits Contractor shall maintain a Landscape Contractor's license of required by State or local law and will comply with all other license requirements of the City. State and Federal Governments as well as all other requirements of law University otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the recently.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance Automotive Liability Insurance Automotive Liability Insurance Automotive Liability. Contractor as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000,000.
- 6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions line earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency, epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
- Any illegal trespess: claims and/or damages resulting from work requested that is not on property owned by Gustomer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
- (i) Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions (ii) a to differ the Contract or other functions to the Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement: Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
- 12 Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment. The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all coverants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however. That consent shall not be required to assign this Agreement to any company which controls is contribiled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal (or it he work described in the result of that ground level visual inspection and therefore our company will not be fiable for any additional books or damages for additional work not described herein, or table for any incidentis/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild die nildelets. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural, and/or tandscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer architect and/or tandscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer

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

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

Acceptance of the Contrac

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

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

Field Operations Manager

Jim Masters
Printed Name

December 20, 2024

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature

Gonzalo M. Castellon

December 20, 2024

Printed Name

Costornel

Date

Job #: 346100574

SO #: 8573149

Proposed Price: \$573.92





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

Customer #: 14846146 9204410 Invoice #: Invoice Date: 1/9/2025 Sales Order: 8579011 Cust PO #:

Project Name: Sampson Creek - Proposal to repair irrigation Mainline break

Project Description: Approved on 12/26/24

lob Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Irrigation Mainline repair 12/27/24	1.000	LS	960.00	960.0
]	
	001.320.54100.46203				
		1			
				Total Invoice Amount	960.0
				Taxable Amount	
				Tax Amount Balance Due	960.6

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 #: 9204410 Invoice Date: 1/9/2025 Amount Due: \$ 960.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

219 St Johns Golf Dr

Contact To

Jim Masters

St Augustine, FL 32092

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to repair irrigation Mainline break

Project Description

Approved on 12/26/24

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Irrigation Mainline repair 12/27/24

For internal use only

SO# 8579011 JOB# 346100574 Service Line 150

Total Price

\$960.00

Indra Dudley

From: Daniel Bauman

Sent: Thursday, December 26, 2024 1:55 PM

To: Indra Dudley

Cc: Gonzalo Castellon; Rodney Hicks
Subject: Sampson Creek Main-lime approval

Below is the approval for the most current main-line break.



Sent from my iPhone

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

JAN 0 6 2025

Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE,

Previous balance		\$388.09
Payments		\$0.00
Past due balance Paid (\$388.09	
Regular monthly charges	Page 3	\$387.85
One-time charges	Page 3	\$10.00
Taxes, fees and other charges	\$5.09	
New charges due Jan 18, 20	25	\$402.94

Amount due

\$791.03

Your account is past due

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

Need help?

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

Your bill explained

- · Regular monthly charges have increased by \$7.10 as a result of service change(s) made to Internet services, Voice services, Bundled services and other regular monthly charges.
- · Your one-time charges are \$10.00 due to Late Fee charge(s).
- Any payments received or account activity after Dec 28, 2024 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000 Jan 2025

\$402.94 *Separate check*

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20241228 NNNNNNNY 0000554 0003

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

րկինդիլՈւթեներիինդակՈրժաթիլՈւկներիի

Account number

Past due balance

New charges due Jan 18, 2025

Total amount due

Amount enclosed

8495 74 140 1110618

\$388.09

\$402.94

\$791.03

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211

CHARLOTTE NC 28272-1211

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Download the Comcast Business App

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

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

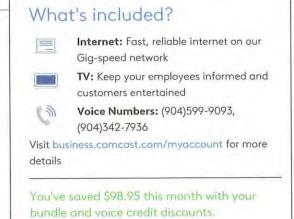
Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges	\$	387.85
Comcast Business		\$371.85
Bundled services		\$209.95
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$259.00	
Bundle Discount	-579.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage	\$29.95	
TV services		\$116.95
TV Select Business Video.	\$39.95	
Music Choice	\$29.95	
TV Box + Remote	\$9.95	
Broadcast TV Fee	\$37.10	
Internet services		\$19.95
Static IP - 1	\$19.95	
Voice services		\$25.00
Mobility Voice Line Business Voice.	\$44.95	
Voice Credit	-\$19.95	
Service fees		\$16.00
Directory Listing Management Fee	\$8.00	
Voice Network Investment	\$8.00	

One-time char	ges	\$10.00
Other charges		\$10.00
Late Fee	Dec 28	\$10.00

Taxes, fees and other charges	\$5.09
Other charges	\$5.0
Federal Universal Service Fund	\$2,40
Regulatory Cost Recovery	\$2.69





Account Number 8495 74 140 1110618 Billing Date Dec 28, 2024 Services From Jan 08, 2025 to Feb 07, 2025 Page 4 of 4

Understanding your video costs: Your monthly bill statement now shows the combined price for your Business Video package, including the monthly recurring charge and any TV-related fees. These fees used to appear separately, but now all video expenses are in one place. If you have any questions, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000 for a change of service request.

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/iv/xl-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.



Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



	1 *11			1	
Your	DIII	CIT.	$\alpha \alpha$	lar	CA
1001			44	101	

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

New charges		\$704.66
Taxes, fees and other charges	Page 4	\$7.21
Regular monthly charges	Page 3	\$697.45
Credit balance		-\$7.25
Payments - thank you	Page 3	-\$1,370.81
Previous balance		\$1,363.56

Amount due Jan 25, 2025 \$697.41

Need help?

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

Your bill explained

- Any payments received or account activity after Jan 04, 2025 will show up on your next bill.
 View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000 Jan 2025 \$697.41

Separate Check

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20250104 NNNNNNNY 0000552 0003

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

<u> ԱվիվիլիՍիՈՒԵւլԵ</u>իորդուկՈՒոդե|Սիդիլիո

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Jan 25, 2025

\$697.41

4

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

վիկականակիկակիրիկինակարդիրիկ



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

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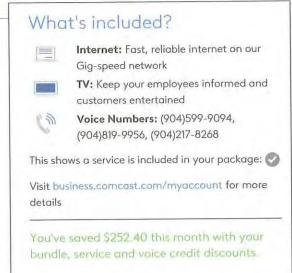




Credit balance		-\$7.25
Previous balance		\$1,363.56
Payments		-\$1,370.81
Payment	Dec 15	-\$654.16
Payment	Jan 02	-\$716.65

Regular monthly charges	\$697.45		
Comcast Business		\$681.45	
Bundled services		\$314.95	
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00		
Bundle Discount	-5144,00		
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95		
TV services		\$316.50	
TV Standard Business Video.	\$74.95		
CableCARD Service To Additional TV.	\$43.50		
Service Discount	-\$43.50		
Digital Adapter	0		
Equipment Fee TV Box.	\$200.00		
Public View Service Business Video.	\$25.00		
Service Discount	-525.00		
Broadcast TV Fee	\$37.10		
Regional Sports Fee	\$4.45		
Voice services		\$50.00	
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90		
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90		

Service fees	\$16.00
Directory Listing Management	\$8.00
Fee	
Voice Network Investment	\$8.00



Taxes, fees and other charges		\$7.21
Other charges		\$7.21
Federal Universal Service Fund	\$3.40	
Regulatory Cost Recovery	\$3.81	

Additional information

Understanding your video costs: Your monthly bill statement now shows the combined price for your Business Video package, including the monthly recurring charge and any TV-related fees. These fees used to appear separately, but now all video expenses are in one place. If you have any questions, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000 for a change of service request.

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.



Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

December-24

		*	***V#16
Total		\$	6,637.06
33381-88364	1574 Drury Court #1	\$	314.70
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,203.49
80369-00598	205 St. John's Golf Drive #Swimclub	\$	512.16
61084-35154	944 Leo Maguire Parkway #1	\$	28.73
59216-52565	205 St. John's Golf Drive	\$	123.38
55613-33054	2125 County Road 210 W	\$	126.17
46974-44356	9402 Leo Maguire Pkwy #2	\$	28.38
19350-09421	211 St. John's Golf Drive #LITES	\$	165.61
16229-99512	219 St. John's Golf Drive #Pool	\$	1,108.78
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



CURRENT BILL

\$123.38 TOTAL AMOUNT YOU OWE

Jan 29, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	230.96		
Payments received	-230.96		
Balance before new charges	0.00		
Total new charges	123.38		
Total amount you owe	\$123.38		
(See page 2 for bill details.)			

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

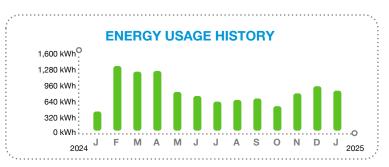
Electric Bill Statement

For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number: 59216-52565**

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after March 28, 2025 is considered LATE; a late payment charge of 0.781667% 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



27

1304592165256588332100000

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BILL DETAILS Amount of your last bill 230.96 Payments received - Thank you -230.96 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.095620 per kWh) \$83.39 Fuel: (\$0.027560 per kWh) \$24.03 Electric service amount 120.20 Gross receipts tax (State tax) 3.08 Taxes and charges 3.08 Regulatory fee (State fee) 0.10 Total new charges \$123.38 Total amount you owe \$123.38

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	47935		47063		872

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	872	969	418
Service days	33	30	31
kWh/day	26	32	13
Amount	\$123.38	\$124.45	\$66.74

KEEP IN MIND

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CURRENT BILL

\$126.17
TOTAL AMOUNT YOU OWE

_ ____

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 112.97
Payments received -112.97
Balance before new charges 0.00

Total new charges 126.17

Total amount you owe \$126.17

(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

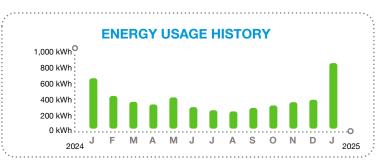


For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 Account Number: 55613-33054

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

 Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



/ 27

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BILL DETAILS Amount of your last bill 112.97 Payments received - Thank you -112.97 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.095620 per kWh) \$85.49 Fuel: (\$0.027560 per kWh) \$24.64 Electric service amount 122.91 Gross receipts tax (State tax) 3.15 Taxes and charges 3.15 Regulatory fee (State fee) 0.11 Total new charges \$126.17 Total amount you owe \$126.17

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Feb 6, 2025.

Usage Type	Current	 Previous 	=	Usage
kWh used	95422	94528		894

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	894	394	687
Service days	33	30	31
kWh/day	27	13	22
Amount	\$126.17	\$58.38	\$101.29

KEEP IN MIND

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CURRENT BILL

\$314.70 TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 540.10 Payments received -540.10 0.00 Balance before new charges 314.70 Total new charges Total amount you owe \$314.70

(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

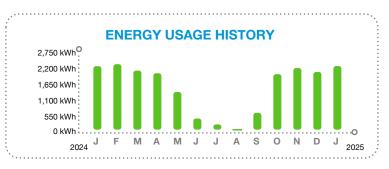


For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number: 33381-88364**

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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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BILL DETAILS Amount of your last bill 540.10 Payments received - Thank you -540.10 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.095620 per kWh) \$228.05 Fuel: (\$0.027560 per kWh) \$65.73 Electric service amount 306.56 Gross receipts tax (State tax) 7.87 Taxes and charges 7.87 Regulatory fee (State fee) 0.27 Total new charges \$314.70 Total amount you owe \$314.70

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	68550		66165		2385

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	2385	2163	2379
Service days	33	30	31
kWh/day	72	72	77
Amount	\$314.70	\$261.60	\$318.73

KEEP IN MIND

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CURRENT BILL

\$1,108.78 TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 2,006.94 Payments received -2,006.94 0.00 Balance before new charges 1,108.78 Total new charges Total amount you owe \$1,108.78 (See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

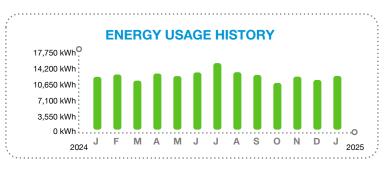
Electric Bill Statement

For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number:** 16229-99512

Service Address:

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



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



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1304162299951218780110000

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\$1,108.78



Total amount you owe

BILL DETAILS

Customer Name:

SAMPSON CREEK CDD

Amount of your last bill Payments received - Thank you Balance before new charges		2,006.94 -2,006.94 \$0.00	
Base charg Non-fuel: Fuel:	1 GENERAL SERVICE [DEMAND \$30.21 \$438.36 \$358.28 \$253.27	
Electric ser	vice amount	1,080.12	
Gross recei	pts tax (State tax) charges	27.72 27.72	
Regulatory	fee (State fee)	0.94	
Total new c	harges		\$1,108.78

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Feb 6, 2025.

Usage Type	Current	- Previous	=	Usage
kWh used	36229	23229		13000
Demand KW	19.23			19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	13000	12027	12774
Service days	33	30	31
kWh/day	393	400	412
Amount	\$1,108.78	\$973.07	\$1,232.70

KEEP IN MIND

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CURRENT BILL

\$165.61 TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 260.93 Payments received -260.93 0.00 Balance before new charges 165.61 Total new charges Total amount you owe \$165.61

(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

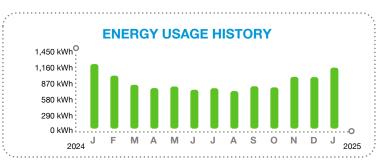


For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number:** 19350-09421

Service Address:

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



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



27

1304193500942141656100000

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Total amount you owe

BILL DETAILS Amount of your last bill 260.93 Payments received - Thank you -260.93 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Non-fuel: (\$0.095620 per kWh) \$115.31 Fuel: (\$0.027560 per kWh) \$33.24 Electric service amount 161.33 Gross receipts tax (State tax) 4.14 Taxes and charges 4.14 Regulatory fee (State fee) 0.14 Total new charges \$165.61

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	53875		52669		1206

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	1206	1019	1277
Service days	33	30	31
kWh/day	36	33	41
Amount	\$165.61	\$130.17	\$177.12

KEEP IN MIND

\$165.61

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CURRENT BILL

TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	55.02
Payments received	-55.02
Balance before new charges	0.00
Total new charges	28.73
Total amount you owe	\$28.73
	(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

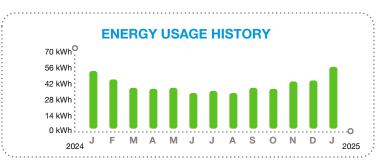


For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



27

130461084351549378200000

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BILL DETAILS Amount of your last bill 55.02 Payments received - Thank you -55.02Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$7.95 Non-fuel: (\$0.095620 per kWh) \$5.63 Fuel: (\$0.027560 per kWh) \$1.63 Electric service amount 27.99 Gross receipts tax (State tax) 0.72 Taxes and charges 0.72 Regulatory fee (State fee) 0.02 \$28.73 Total new charges \$28.73 Total amount you owe

Customer Name:

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20060		20001		59

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	59	46	55
Service days	33	30	31
kWh/day	2	2	2
Amount	\$28.73	\$27.53	\$28.67

KEEP IN MIND

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

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CURRENT BILL

\$25.66
TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



Scan to
Pay
or visit
FPL.com/
WaystoPay

BILL SUMMARY

Amount of your last bill	51.32
Payments received	-51.32
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66
	(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

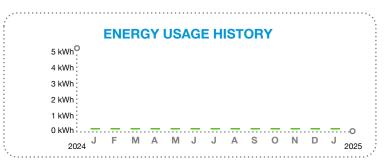
Electric Bill Statement

For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 Account Number: 08744-67061

Service Address:

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



KEEP IN MIND

 Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



/ 27

130408744670612665200000

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BILL DETAILS Amount of your last bill 51.32 Payments received - Thank you -51.32 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$12.22 Non-fuel energy charge: \$0.095620 per kWh Fuel charge: \$0.027560 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Feb 6, 2025.

Usage Type	Current	- Previo	us = Usage
kWh used	00000	00000	0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	0	0	0
Service days	33	30	31
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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

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CURRENT BILL

\$28.38 TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 54.04 Payments received -54.04 0.00 Balance before new charges 28.38 Total new charges Total amount you owe \$28.38 (See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

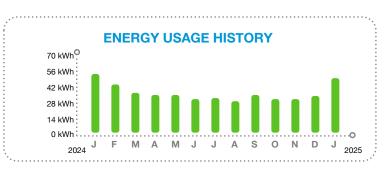


For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



27

130446974443562838200000

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

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

46974-44356

\$28.38

Jan 28, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 54.04 Payments received - Thank you -54.04Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.78 Minimum base bill charge: \$8.46 Non-fuel: (\$0.095620 per kWh) \$4.98 Fuel: (\$0.027560 per kWh) \$1.43 Electric service amount 27.65 Gross receipts tax (State tax) 0.71 Taxes and charges 0.71 Regulatory fee (State fee) 0.02 \$28.38 Total new charges \$28.38 Total amount you owe

Customer Name:

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16553		16501		52

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	52	35	56
Service days	33	30	31
kWh/day	2	1	2
Amount	\$28.38	\$27.08	\$28.73

KEEP IN MIND

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

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CURRENT BILL

\$512.16 TOTAL AMOUNT YOU OWE

Jan 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 1,256.02 Payments received -1,256.02 0.00 Balance before new charges 512.16 Total new charges Total amount you owe \$512.16 (See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Electric Bill Statement

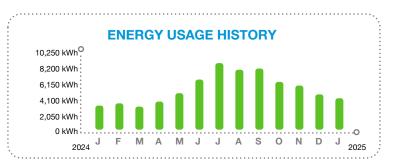
For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 **Account Number: 80369-00598**

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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



27

1304803690059806121500000

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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\$512.16



Total amount you owe

BILL DETAILS Amount of your last bill 1.256.02 Payments received - Thank you -1,256.02Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.21 \$147.89 Non-fuel: (\$0.033720 per kWh) \$120.88 Fuel: (\$0.027560 per kWh) Demand: (\$13.33 per KW) \$199.95 Electric service amount 498.93 Gross receipts tax (State tax) 12.80 Taxes and charges 12.80 Regulatory fee (State fee) 0.43 \$512.16 Total new charges

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Feb 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	90455		86069		4386
Demand KW	14.74				15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	4386	4930	3364
Service days	33	30	31
kWh/day	132	164	108
Amount	\$512.16	\$577.98	\$426.16

KEEP IN MIND

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

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Electric Bill Statement

For: Dec 5, 2024 to Jan 7, 2025 (33 days)

Statement Date: Jan 7, 2025 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

\$4,203.49

TOTAL AMOUNT YOU OWE

Jan 28, 2025

NEW CHARGES DUE BY

Total amount you owe



Scan to FPL.com/ WaystoPay

BILL SUMMARY

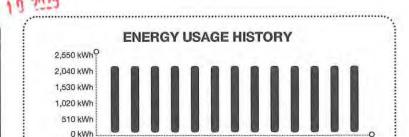
8,305,44 Amount of your last bill Payments received -8,305.44 0.00 Balance before new charges

4,203.49 Total new charges

\$4,203.49

(See page 2 for bill details.)

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.



KEEP IN MIND

- Payment received after March 27, 2025 is considered LATE; a late payment charge of 0.781667% 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: 1-800-40UTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

1304725568807419430240000

0001 0004 049414 8 10

The amount enclosed includes the following donation:

FPL Care To Share:

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



GENERAL MAIL FACILITY MIAMI FL 33188-0001

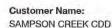


Visit FPL.com/PayBill for ways to pay.

72556-88074 ACCOUNT NUMBER

\$4,203.49 TOTAL AMOUNT YOU OWE Jan 28, 2025

NEW CHARGES DUE BY

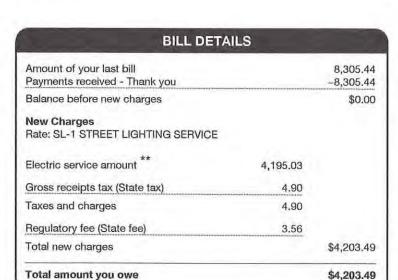


Account Number: 72556-88074

FPL.com Page 2

0002 0004 049414

E001



** Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.059540 per kWh \$0.026840 per kWh

Fuel charge:

METER SUMMARY

Next bill date Feb 6, 2025.

Usage Type Usage Total kWh used 2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2025	Dec 5, 2024	Jan 5, 2024
kWh Used	2302	2302	2302
Service days	33	30	31
kWh/day	70	77	74
Amount	\$4,203.49	\$4,152.72	\$4,163.57

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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Account Number:

72556-88074



For: 12-05-2024 to 01-07-2025 (33 days) kWh/Day: 70

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224 Energy Non-energy Fixtures Maintenance	39	3500	F	154	0,400000 9,600000 1,460000	2,002	61.60 1,478.40 224.84
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 9.600000 1.460000	300	9.60 115.20 17.52
PMF0001 Non-energy Fixtures				166	9.680000		1,606.88
UCNP Non-energy Maintenance				11,449	0.049020		561.23

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



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



Account Number: 72556-88074

> For: 12-05-2024 to 01-07-2025 (33 days) kWh/Day: 70 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Nor	Energy sub total		71.20 4,004.07
					Sub total	2,302	4,075.27
			C Er	Capacity payment vironmental cost Storm restoration Trant Storm protection Electric Gross recei	tion cost recovery t recovery charge t recovery charge n recovery charge nsition rider credit n recovery charge Fuel charge service amount pts tax (State tax) ory fee (State fee)		0.90 0.16 1.13 47.70 -4.77 12.85 61.79 4,195.03 4.90 3.56
					Total	2,302	4,203.49



Invoice [deep clean]

From Darryl Hall <d.hall126@yahoo.com>

Date Mon 1/13/2025 6:01 PM

To Haley Hadd haley Hadd hadd@vestapropertyservices.com

1/13/25

Invoice# 011300025

Darryl Hall

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

V#287

Bill To

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

Description

Terms

Amount

Deep clean aerobic room floor

Due upon receipt

\$175.00

Thank you,

GL 1.320. 57200.45300

Darryl Hall

++++ Sub 1-14-25

Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD

JACKSONVILLE

FL 32207

(904) 346-3000

Invoice				
Date 01/01/2025	Number JAK01250009			
Due Date	Cust#			
01/31/2025	126069			
Invoice Amount \$ 1,611.00	Amount Remitted			

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

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

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

Sold To:

SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

For:

Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK01250009	01/01/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES	SLLC 01/31/202
Quantity		D	escription		Unit Price	Extended Price
1	MONTHL	Y CONTRAC	OT BILLING AM	OUNT FOR JANU	IARY 1611.00	1611.0
			Amount of Sale	\$ 1,611.0		
		42.3	Sales Tax	\$ 0.0		
		Make JANI-K	Total	\$ 1,611.0		

GL 1.320.57200.45300 HH 800 1-13-25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

January 13, 2025

Check Remit To:

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

ACH/Wire Transfer Remit To:

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

Reference: Invoice No. 3511879 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. 3511879 17923-1

Re: General

For Professional Legal Services Rendered

10/01/24	A. Warner	0.40	42.00	Draft agreement with Precision Sidewalk Safety for updated proposal and confer with Haber regarding same
10/03/24	W. Haber	0.50	97.50	Review and respond to inquiries regarding policy violations and suspension
10/04/24	W. Haber	0.40	78.00	Review and revise agreement for sidewalk repair
10/09/24	W. Haber	0.40	78.00	Participate in conference call regarding agenda for October meeting
10/10/24	W. Haber	0.80	156.00	Review agreement and documents relevant to splash pad surface defect; research issues regarding same
10/11/24	W. Haber	0.50	97.50	Review correspondence regarding personal injury claim and confer with Laughlin regarding same; review agenda for October meeting
10/14/24	K. Jusevitch	0.20	21.00	Review annual agency invoice

KUTAK ROCK LLP

Sampson Creek CDD January 13, 2025 Client Matter No. 17923-1 Invoice No. 3511879 Page 2

10/17/24	W. Haber	2.60	507.00	Prepare for and participate in Board meeting
10/21/24	W. Haber	0.40	78.00	Review correspondence from counsel regarding intent to sue for parking lot injury; confer with Hadd and Laughlin regarding same
10/24/24	W. Haber	0.40	78.00	Prepare agreement for holiday lighting
10/28/24	W. Haber	0.20	39.00	Review documents regarding splash pad defects and repairs
10/29/24	K. Haber	0.90	229.50	Prepare amendment to engineering services agreement; prepare UPS license agreement
10/29/24	W. Haber	0.20	39.00	Review correspondence regarding intent to sue
11/04/24	W. Haber	0.20	39.00	Review and respond to inquiry regarding policy amendment
11/05/24	W. Haber	0.20	39.00	Review correspondence to community regarding dirt bikes; confer with Hadd regarding same
11/08/24	W. Haber	0.40	78.00	Review agenda for November meeting; review correspondence from Hadd regarding various issues
11/13/24	W. Haber	0.40	78.00	Prepare for and participate in call to discuss agenda for November meeting
11/15/24	W. Haber	0.30	58.50	Review and respond to inquiry regarding records request
11/21/24	W. Haber	3.80	741.00	Prepare for and participate in Board meeting
11/22/24	W. Haber	0.20	39.00	Review correspondence regarding fiber optic installation and confer with Laughlin regarding same

KUTAK ROCK LLP

Sampson Creek CDD January 13, 2025 Client Matter No. 17923-1 Invoice No. 3511879 Page 3

TOTAL FOR SERVICES RENDERED \$2,613.00

DISBURSEMENTS

Meals 10.77 Travel Expenses 68.22

TOTAL DISBURSEMENTS 78.99

TOTAL CURRENT AMOUNT DUE \$2,691.99

001.310.51300.31500



Invoice

1/5/2025

INVOICE NUMBER

1102878

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
		200.34500	St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
	1.00 parate (Check*			TOTAL OFF	ICERS PAY			\$220.00
					SE	RVICE FEE			\$11.00
						TAX			\$0.00
					7	OTAL DUE		\$	231.00

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

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



Invoice

1/6/2025

INVOICE NUMBER

1105191

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
	1/6/25 .320.57 1.00	'200.34500	St Johns Golf		- 10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
	parate (Check*			TOTAL OFF	ICERS PAY			\$220.00
					SE	RVICE FEE			\$11.00
						TAX			\$0.00
					7	OTAL DUE		\$	231.00

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

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



Invoice

1/9/2025

INVOICE NUMBER

1111771

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
4377320 1/8/25 001.320.57200.34500 \$231.00 *Separate Check*		St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00	
Ocpai	atc one	JON			TOTAL OFFI	CERS PAY			\$220.00
					SEF	RVICE FEE			\$11.00
						TAX			\$0.00
					T	OTAL DUE		\$	231.00

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

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

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court St.Augustine, FL 32092



INVOICE

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

INVOICE NUMBER 3100 INVOICE DATE January 13, 2025 Reference Code

TERMS | Net 20

YTITHAU	DESCRIPTION	UNIT PRICE	AMOUNT
10	Install Brown : St. Johns Golf	\$50.00	\$500.00
		SUBTOTAL TAX	\$500.0 0.0
RECT AL	. INQUIRIES TO: MAKE ALL O	CHECKS PAYABLE TO:	\$500.0

Javi Sowers (904) 422-5927

email: usmulchingjax@bellsouth.net www.usmulchingjax.com

U.S. Mulching

AMOUNT

GL. 1.320, 54100.46202

THANK YOU FOR YOUR BUSINESS!

4++ Sub 1-13-24



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Information

Invoice Number: Invoice Date: Branch:

Account Number: Due Date: 75340499 01/12/2025 72

6415195 02/11/2025

\$111.96

Account Activity

Description		Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM C 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32	-					
Service From: 01/22/2025 MONITORING - INTRUS Service From: 01/22/2025	SION	3.00	29.68	89.04	0.00	89.04
SERVICE AGMT INTRU Site Subtotal	ISION SYS	3.00	7.64	22.92 111.96	0.00	22.92 111.96
001.320.572	00.45400					
Extended Total	Tax Total	Invoice Total	Pri	or Balance		Total Due

Important Messages

\$111.96

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

\$111.96

\$0.00

www.vectorsecurity.com/sales-scam

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

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

5SJVK8HF



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

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

 Customer Name:
 SAMPSON CREEK CCD

 Invoice Number:
 75340499

 Invoice Date:
 01/12/2025

 Account Number:
 6415195

 Due Date:
 02/11/2025

 Amount Due:
 \$111.96

\$0.00

Amount Enclosed: \$

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

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

եռալիլումիակիրդրվինիսիակիսվինանդակվիլա

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

How to Reach Customer Care

• For inquiries or online payments: www.vectorsecurity.com

• By phone: 1-904-265-7890

• For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256

• For payments by check: PO Box 89462, Cleveland, OH 44101-6462





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

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

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

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing add	lress or phone number ch	anged?
Please provide your new billing a	address and/or telephone number and ret	turn this portion with your payment. Your records will be updated upon receipt.
Contact Name:		Old Phone Number: ()
New Address:		New Phone Number: ()
		Effective Date:
City:	State: Zip:	Email Address:
Effective Date:		Signature:
		1

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2144, F4974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Twas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally

PAYMENT

219 St Johns Golf Dr St. Augustine FL 32092 United States		219 St Johns Golf Dr St. Augustine FL 32092 United States				
ITEMS			PRICE	TAX	QTY	ITEM TOTAL
T and	Troy TSD-U 12-Sided Ure Dumbbell Sets (Sold in 5 5 - 50 lbs (10 Pairs) SKU: TSD-005-050U	lb Increments) \$3	,435.84 ,549.00	\$0.00	2	\$5,098.00
2	TROY TSD-U 12-Sided Ur Encased Dumbbell Pair / 55 lb SKU: (2) TSD-055U	4	559.00 539.00	\$0.00	2	\$1,078.00
43	TROY TSD-U 12-Sided Un Encased Dumbbell Pair / 60 lb SKU: (2) TSD-060U		549.00	\$0.00	1	\$549.00
do	TROY TSD-U 12-Sided Un Encased Dumbbell Pair / 65 lb SKU: (2) TSD-065U		5629.00 5589.00	\$0.00	1	\$589,00
43	TROY TSD-U 12-Sided Un Encased Dumbbell Pair / 70 lb SKU: (2) TSD-070U		5789.00 5609.00	\$0.00	1	\$609.00
3	TROY TSD-U 12-Sided U Encased Dumbbell Pair / 75 lb SKU: (2) TSD-075U	4	\$699.00 \$649.00	\$0.00	1	\$649.00
43	TROY TSD-U 12-Sided U Encased Dumbbell Pair / 80 lb SKU: (2) TSD-080U		\$749.00 \$709.00	\$0.00	1	\$709.00

CUSTOMER

Haley Hadd

SHIPPING ADDRESS

Haley Hadd

Thank you for shopping with us!

150 Vester Avenue, Ste. 313, Ferndale, MI, 48220, United States Front info@dumbbellsdirect.com

Please Send Proof



Attn: Julie

Name / Address

Bouncers, Slides, and More Inc. Date: February 7th, 2025 1915 Bluebonnet Way Fleming Island, FL 32003

Additional Details: Captain America: Civil War

Invoice

Invoice Number: 02072025.11

	The state of the s					
	St. John's Golf & CC/Sampson Creek CDD					
	219 St. John's Golf Dr.	1				
	St. Augustine, FL 32092					
H	<u>Description</u>	Quantity	Rate	Discount	SubTotal	Extended
1	Outdoor Movie (Captain America CW)	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8		1 1				
9						
10						-
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax	(0.0%)			n/a
		Total				\$350.00

GL 1.320.57200.49400 HH SNb 1-27-25



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9216250 **Invoice Date: 1/23/2025** Sales Order: 8584856

Cust PO #:

Project Name: Sampson Creek - Proposal to replace irrigation weeping valve and repair mainline line break Project Description: Valve located on Zone 24 / Mainline located out front along lake bank

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD 2" Valve	1.000	EA	498.00	498.00
	001.320.54100.46203				
					:
					400.00
				Total Invoice Amount Taxable Amount Tax Amount Balance Due	498.00 498.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146

Invoice #: 9216250 Invoice Date: 1/23/2025 Amount Due:

\$498.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

Contact

Jim Masters

219 St Johns Golf Dr St Augustine, FL 32092

To

Billing Address

Sampson Creek CDD

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

Project Name

Sampson Creek - Proposal to replace irrigation weeping valve

Project Description

Valve located on Zone 24

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2" Valve	\$498.00	\$498.00

For internal use only

SO# 8584856 JOB# 346100574 Service Line 150

Total Price

\$498.00

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 2 Work Force Contractor shall designate a qualified representative with expenence in landscape maintenance/construction upgrades of when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- I. License and Permits Contractor shall maintain a Landscape. Contractor's license if required by State or local taw and will comply with all other license requirements of the City. State and Federal Governments, as wiell as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise
 Tax (GET), where applicable
- 5 Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance Worker's Compensation Insurance, and any other insurance required by law or Customer: as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000@limit of liability.
- 6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pendemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications
 involving extra costs will be executed only upon signed written orders and will become
 an extra charge over and above the estimate
- 10. Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions rie i alie of thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- 11 Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizance.
- 1.1. Assignment The Customer and the Contractor respectively bind themselves, their partners successors assignees and legal representative to the other party with respect to all coverants of this Agreement Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- 13. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal of in the work described in the result of that ground level visual inspection and therefore dur company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die in defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural, and/or landscape design services. ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designal incident.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of the Collinact

By executing this document Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this. Contract if payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer interest at a per annum rate of 1.5% per month (16% per year), or the highest rate permitted by law may be charged on unpaid balance 15 days after bining.

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

Customer

Signature	Title	Field Operations Manager	
Jim Masters Panted Name	Date	January 15, 2025	

Dirigini vices	Landscape Service	9,		
			Irrigation Manager	
Signature		Total		
Gonzalo M	A. Castellon		January 15, 2025	
Printed Name	t	Date		
Job#:	346100574			
SO #:	8584856		Proposed Price:	\$498.00





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

Customer #: 14846146 Invoice #: 9216251 **Invoice Date: 1/23/2025** Sales Order: 8584885

Cust PO #:

Project Name: Sampson Creek - Proposal to repair irrigation mainline break Project Description: Mainline break located out front along lake bank

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Mainline repair	1.000	EA	960.00	960.00
	001.320.54100.46203				
				Total Invoice Amount	960.00
	9:			Taxable Amount Tax Amount	
				Balance Due	960.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146

Invoice #: 9216251 Invoice Date: 1/23/2025

\$ 960.00 Amount Due:

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

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

Jim Masters

St Augustine, FL 32092

To

Billing Address

Sampson Creek CDD

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to repair irrigation mainline break

Project Description

Mainline break located out front along lake bank

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Mainline repair	\$960.00	\$960.00

For internal use only

SO# 8584885 JOB# 346100574 Service Line 150

Total Price

\$960.00

TERMS & CONDITIONS

- The Contractor shall lecognize and perform in accordance with written terms written specifications and drawings only contained or leferred to herein. All materials shall poriform to bid specifications.
- Work Force Contractor shall designate a qualified representative with expenence in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as we fill as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Senices on the property.
- Taxes. Contractor agrees to pay all applicable taxes including sales or General Excise. Tax (GET), where applicable.
- Insurance Contractor agrees to provide General Dablity Insurance. Automotive Dablity Insurance, Worker's Compensation Insurance and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1.000@blimit of liability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions line earthquake etic and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within swty (50) days.
- Any illegal trespess, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and sontrol shall be the sole responsibility of the Customer
- Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 4. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
- III. Access to Jobsite. Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions riellated thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination: This Work Order may be terminated by the either party with or without cause
 upon seven (7) workdays advance written notice. Customer will be required to pay for all
 materials purchased and work complete to the date of termination and reasonable charges
 incurred in demobilizing.
- 1. Assignment The Customer and the Contractor respectively bind themselves, their partners successors assignees and legal representative to the other party with respect to all covernants of this Agreement Neither the Customer not the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- 14. Disclaimer This proposal was estimated and priced based upon a site wist and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal of or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise in it did ein defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designar institled.

15 Cancellation Notice of Cancellation of work must be received in writing before the grew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 fill and billed to Customer.

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

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

Acceptance of this Contract

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

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

Customer

Signature	Field Operations Manage	ď
Jim Mesters	January 15, 2025	
Printed Name	Date	

BrightView Landscape Services Inc "Contractor"

		Irrigation Manage
Signature	Title	
Gonzalo M. Castellon		January 15, 2025
Printed Name	Date	

SO #:	8584885	Proposed Price:	\$960,00



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

Customer #: 14846146 Invoice #: 9223194 **Invoice Date: 1/27/2025** Sales Order: 8571456

Cust PO #:

Project Name: Sampson Creek - Approval to repair 3" Mainline by lake and main road

Project Description: Approved 12/09/24 by Jim Masters

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Irrigation	1.000	EA	450.00	450.00
	St Augustine Sod	1.000	EA	573.89	573.89
	Fill dirt	1.000	EA	1100.00	1,100.0
	001.320.54100.46203				
	001.320.34100.40203				
!				Total Invoice Amount	2,123.8
				Taxable Amount Tax Amount	_,
				Balance Due	2,123.8

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 #: 9223194 Invoice Date: 1/27/2025

\$ 2,123.89 Amount Due:

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Address

Sampson Creek CDD 219 St Johns Golf Dr

Contact

Jim Masters

Property Address 219 St Johns Golf Dr St Augustine, FL 32092

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Approval to repair 3" Mainline by lake and main road

Project Description

Approved 12/09/24 by Jim Masters

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
irrigation				Subtotal	\$450.00
5.00	EACH	3" Fitting	\$22.00		\$110.00
4.00	HOUR	Tech labor to repair mainline	\$85,00		\$340.00
Fill dirt				Subtotal	\$1,100.00
1.00	LUMP SUM	Delivery, and install 10 yards of fill dirt	\$1,100.00		\$1,100.00
St Augustin	e Sod			Subtotal	\$573.89
450.00	SQUARE FEET	Delivery, install 1 pallet St Aug Sod	\$1.28		\$573.89

Other

Screenshot 2025-01-17 140521



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For internal use only

 SO#
 8571456

 JOB#
 346100574

 Service Line
 150

Total Price

\$2,123.89

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid, specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other incense requirements of the City. State and Federal Governments, as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the country.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Customer, as specified in writing poor to commencement of work. If not specified, Contractor will furnish insurance with \$1.000@limit of liability.
- a. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire earthquiste, etc. and rules, regulations or restrictions imposed by any government or governmental agency national or regional emergency, epidermic, pandermic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of the Contract within story (60) days.
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- 14. Disclaimer. This proposal was estimated and proed based upon a site wait and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for in the work described. Is the result of that ground level visual inspection and therefore our company, will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidentisfaccidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise in it did in delects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agrielment and shall not be provided by the Contractor. Any design defects in the Contract Documents, are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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- 16. Tree & Stump Removal Trees removed will be out as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be leved for unseen hazards such as, but not immed to concrete brick filled trunks, metal rock, etc. If requested mechanical granding of visible tires stump will be done to a defined width and depith below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for confacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor a not responsible damage done to underground utilities such as but not limited to, cables, wries, pipes, and imgation parts. Contractor will repair damaged imgation fines at the Customer's expense.
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NOTICE FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature Field Operations Manager

Jim Masters January 22, 2025

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature Title

Gonzalo M. Castellon January 22, 2025

Printed Name Date

Job #: 346100574

SO #: 8571456 Proposed Price: \$2,123.89



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

Customer #: 14846146 Invoice #: 9221095 Invoice Date: 2/1/2025

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD Exterior Maintenance For February		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 autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 14846146

Invoice #: 9221095 Invoice Date: 2/1/2025 Amount Due: \$13,866.49

Thank you for allowing us to serve you

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

1-28-25

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 Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



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

Invoice details

Invoice no.: 2952 Terms: Net 30

Invoice date: 01/24/2025 Due date: 02/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE FEBRUARY	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	300	\$4.65	\$1,395.00
3.	SULFURIC ACID	PER GAL	45	\$8.70	\$391.50

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 . 45260

\$3,636.50

HHT 1-27-25

Total

Upcoming Delivery Dates

January 2025 Friday 31

February 2025 Friday 14 Friday 28

March 2025 Friday 14 Friday 28





Bottled Water * Filtration * Coffee

New year, fresh start. Stay hydrated and ready to conquer your goals with on-the-go sparkling or still bottled water. Stock up by ordering now at water.com/myaccount.

Customer Account#:980956523356477

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092 Invoice Date: Invoice #:

01-22-25 23356477 012225

Purchase Order #:

Date	Transaction #	Details	Qt y.	Eac	th.	Amount
01-16-25		Previous Balance Payment - Thank You Remaining Balance				407.51 -407.51 0.00
01-03-25	T250036970008	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax		9 9 -9 1	9.49 6.00 6.00 13.99	85.41 54.00 -54.00 13.99 0.00 99.40

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.

\$407.51 \$407.51 \$300.68 \$300.68 nd mail with payment in the enclosed envelope. To pay online go 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** 02-14-25 \$300.68

GL 1.320, 57200, 54502

JHY SUB 1-27-25



Mail Remittance With Payment To: 1

PO BOX 660579 DALLAS, TX 75266-0579

lulludhulluldudddd SAMPSON CREEK CDD

Check here and see reverse for address and phone corrections.

Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351

Customer Account#:980956523356477

Invoice #:23356477 012225

Date	Détails	CASE III	Qty.	Each	Amount
01-17-25	T250176970013	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax Total	17 17 -16 1	9.49 6.00 6.00 13.99	161.33 102.00 -96.00 13.99 0.00 181.32
	R2502022541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO Sales Tax Total	1	9.98 9.98	9.98 9.98 0.00 19.96
		Total New Charges:			300.68
	914				
			-		



INVOICE

DATE:

01/17/2025

DUE DATE:

02/16/2025

INVOICE#

7405-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4

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

Email: chood@fitnessmachinetechnicians.com



BILL TO:

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

SERVICE TO:

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

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
PM Service	Preventive Maintenance Service	1.00	\$295.00	Item	\$295.00	N
GL 1.320.57200.59502 54502 HH- Sub 1-20-25)2	SUBTOTAL TAX RATE* TAX OTHER	\$295.00 0.00000% \$0.00		
				TOTAL	\$295.00	
	2			PAID BALANCE	\$0.00 \$295.00	

МЕМО

Fitness Center PM Service Work Order #7405-1, 01/17/2025 10:00 AM, 01/17/2025 12:00 PM, Josh Hood

TERMS & CONDITIONS

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

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



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

SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Account #: 8274324200 Bill Date: 01/21/25

Cycle: 15 **Amount Due** \$1,326.57

Please pay by 02/12/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CH	ARGE	S
Water	\$	670.56
Sewer		76.24
Irrigation		579.77
Total New Charges	\$	1,326.57
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,293.67
Payment(s) Received		-1,293.67
Balance Before New Charges		0.00
New Charges	\$	1,326.57
A late payment charge will be assessed	\$	1.326.57



MESSAGES



for unpaid balance.

Please pay \$1,326.57 by 02/12/25 to avoid 1.5% late payment charge and service disconnections.



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



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

SCAN TO PAY ONLINE

7	
	Check here for telephone/mail address correction and fill in on reverse side.

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

Acct #: 8274324200 Bill Date: 01/21/25

Please pay by 02/12/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$1,326.57

Additional information on reverse side. =

000344 000013013 լՍՍՈւգիւնվեմիրելիկոիվիլիգրեկորըՍկիգիրգը

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



րերի հեղիակիի իրիների իրակիիներին հայիներին *** JEA ***

PO BOX 45047 JACKSONVILLE FL32232-5047



126282743242000000000000400013265701010000001500017

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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 #	8274324200	Tel:	
Address:			
City:		State:	Zip Code:
E-mail:			



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





Account #: 8274324200

Bill Date: 01/21/25

Cycle: 15

Service Address	Service Type	Charges	Service Point	Sei	rvice Peri	od Bill	Rate	Cycle. 15	
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	T	\$18.90 18.90	Irrigation 1 - Commercial	12/1	10/24 - 01/1	2/25 Com Serv	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	\$97.83	Irrigation 1 - Commercial	12/0	09/24 - 01/0	9/25 Com Serv	mercial Irrigation		
Detail Charges:Basic Monthly Charge		31.50	Commercial			Jeiv	100		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 12.98	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	31	113	Regular	17000 GAL		
1401 CRESTED HERON CT Detail Charges:Basic Monthly Charge	1	\$142.32 63.00	Irrigation 1 - Commercial	12/	12/24 - 01/	14/25 Com Serv	mercial Irrigation ice		
Tier 1 Consumption (1-14 kgal @ \$3.81 Tier 2 Consumption (> 14 kgal @ \$4.33		53.35 25.97	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	33	9199	Regular	20000 GAL		
219 SAINT JOHNS GOLF DR	W	\$629,04	Swimming Pool -	12/	12/24 - 01/	14/25 Com	mercial Water		
Detail Charges:Basic Monthly Charge		100.80	Water			Serv	rice		
Water Consumption Charge		528.24	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			94648188	33	2134	Regular	284000 GAL	Charges For This Address	\$647.9
219 SAINT JOHNS GOLF DR	W	\$18.90	Commercial - Water/Sewer	12/	12/24 - 01/	12/25 Com Serv	mercial Water	\$679.67	Sewer \$31.73
Detail Charges:Basic Monthly Charge		18.90	vvaler/Sewer			Jeiv	lice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	31	0	Regular	0 GAL		
219 SAINT JOHNS GOLF DR	S	\$31.73	Commercial - Water/Sewer	12/	12/24 - 01/	12/25 Com Serv	mercial Sewer		
Detail Charges:Basic Monthly Charge		31.73	vvaler/dewel	-		Jen	100		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	31	0	Regular	0 GAL		

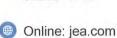


Service Address	Service Type	Charges	Service Point	Se	rvice Per	iod Bill	Rate	Page 4	
219 SAINT JOHNS GOLF DR APT 1	W	\$22.52	Commercial - Water/Sewer	12/	10/24 - 01/1		mercial Water		
Detail Charges:Basic Monthly Charge		18.90	water/sewer			Serv	ice		
Water Consumption Charge		3.72	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New W	
			86955411	33	107	Regular	2000 GAL	Total New Charges For This Address	
219 SAINT JOHNS GOLF DR APT 1	S	544,51	Commercial - Water/Sewer	12/	10/24 - 01/1	2/25 Com Serv	mercial Sewer	This Address \$67.13	
Detail Charges:Basic Monthly Charge		31.73	vvater/Sever			3617	ice		
Sewer Usage Charge		12.78	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			86955411	33	107	Regular	2000 GAL		
380 SAINT JOHNS GOLF DR	1	\$18.90	Irrigation 1 -	12/	10/24 - 01/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.90	Commercial			Serv	ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514034028	33	10	Regular	0 GAL		
825 HAMPTON CROSSING WAY	1	\$27.81	Irrigation 1 -	12/1	10/24 - 01/1		dential Irrigation		
Detail Charges:Basic Monthly Charge		18.90 8.91	Residential	Service		ce			
Tier 1 Consumption (1-14 kgal @ \$2.9	")		Meter	Days	Current	Reading	Consumption		
			Number 83711246	Billed	Reading	Туре	(1 cu ft = 7.48 gal)		
884 EAGLE POINT DR APT 1	6	\$42.93	Irrigation 1 -	33	366	Regular	3000 GAL		
Detail Charges:Basic Monthly Charge		31.50	Commercial	121	10/24 - 01/1	Servi	mercial Irrigation ce		
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	11.43	Meter	Days	Current	Reading	Consumption		
			Number	Billed	Reading	Туре	(1 cu ft = 7.48 gal)		
885 EAGLE POINT DR	T-	200.00	83715860	33	353	Regular	3000 GAL		
	,	\$80.90	Irrigation 1 - Commercial	12/1	0/24 - 01/1	2/25 Comi Servi	mercial Irrigation ce		
Detail Charges:Basic Monthly Charge Tier 1 Consumption (1-14 kgal @ \$3.8	1)	18.90 53.35							
Tier 2 Consumption (> 14 kgal @ \$4.3		8.65	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			81849996	33	371	Regular	16000 GAL		
982 EAGLE POINT DR	1	\$150.18	Irrigation 1 -	12/1	0/24 - 01/1	2/25 Com	mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.90	Commercial			Servi	ce		
Tier 1 Consumption (1-14 kgal @ \$3.8 Tier 2 Consumption (> 14 kgal @ \$4.3.		53.35 77.93	Meter Number	Days Billed	Current Reading	Reading Type	Consumption		
			82580203	33	1054	Regular	(1 cu ft = 7.48 gal) 32000 GAL		



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

Phone: (904) 665-6000



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 01/17/25

Cycle: 15 **Amount Due** \$146.56

Please pay by 02/10/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CH	ARGE	S
Irrigation	\$	146.56
Total New Charges	\$	146.56
(A complete breakdown of charges can be found on the	e following	pages.)
Previous Balance	\$	150.37
Payment(s) Received		-150.37
Balance Before New Charges		0.00
New Charges	\$	146.56
A late payment charge will be assessed for unpaid balance.	\$	146.56

MESSAGES



Please pay \$146.56 by 02/10/25 to avoid 1.5% late payment charge and service disconnections.



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



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

Additional information on reverse side. =





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

Acct #: 1487324200 Bill Date: 01/17/25 Please pay by 02/10/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$146.56

000189 000009773 ելվորյանգականակակնենկիրըկրդունիիակ

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



իրելիշիդուկիիերիրերին այլերիրերի *** JEA ***

PO BOX 45047 JACKSONVILLE FL32232-5047



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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.

ADDDESS CORDECTION

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



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 01/17/25

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 12/10/24 - 01/12/25

Reading Date: 01/12/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514069205	33	108	Regular	3/4	18000 GAL

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

Total Current Irrigation Charges 89.56

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Reading Date: 01/12/25 Service Period: 12/10/24 - 01/12/25

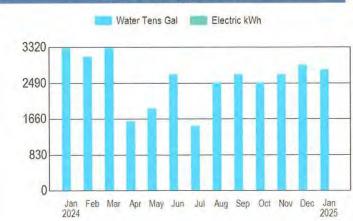
Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	33	2471	Regular	3/4	

Basic Monthly Charge	\$ 18.90
Tier 1 Consumption (1-14 kgal @ \$3.81)	38.10

Total Current Irrigation Charges 57.00

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	33,000	29,000	28,000	848



Project Manager Alex Acree



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

September 13, 2024

Invoice #

191864 Revised 1/16/2025

Project 0000020835.0000 Sampson Creek CDD

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

- · CDD Agenda Conference Call and Monthly Meeting
- Prepare Requisitions
- Various meetings APS and site inspections related to the hole #7 pipe repair
- · Various meetings onsite with bulkhead contractors
- Analyze various bids from bulkhead contractors
- Review and survey erosion issues at 420 St. Johns Golf Parkway
- Site meeting to review and discuss tennis court enhancements

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 August 31, 2024

Phase	0001	General Services				
Professional E Administrative Administrative	_		Hours 10.00 .75 .25	Rate 135.00 50.00 50.00	Amount 1,350.00 37.50 12.50	<mark>1,400.00</mark> 310.51300.31100
Phase	0003	Construction Services				
Professional Project Engir Sr. CAD Designer Landscape A	neer		Hours 67.00 2.50 13.50 12.50 2.00	Rate 135.00 95.00 90.00 75.00 140.00	Amount 9,045.00 237.50 1,215.00 937.50 280.00	

Phase 0999 Reimbursable Expenses

Total Labor

Reimbursable Expenses

Mileage/Parking/Tolls 130.21

Total Reimbursables 130.21 130.21

001.310.51300.31100

11,715.00

11 x 17 B/W 5.0 Copies @ 0.55 2.75

 8.5 x 11 B/W
 10.0 Copies @ 0.27
 2.70

 Color 8.5 x 11
 48.0 Copies @ 0.50
 24.00

 Color 11 x 17
 6.0 Copies @ 0.88
 5.28

 Total Reproductions

Total Due: 13,279.94

34.73

Billed to Date

 Current Due
 Prior Billed
 Billed to Date

 Labor
 13,115.00
 108,780.27
 121,895.27

 Expense
 130.21
 3,260.56
 3,390.77

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthewsdccm.com

LICENSE #26535, LB8590, AR100770, LA6666877

Project	0000020835.0000	Sampson Creel	< CDD	Invoice	191864		
Unit		34.73	1,235.98	1,270.71			
Totals		13,279.94	113,276.81	126,556.75			

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

Ct Augustine El 22002

St Augustine, FL 32092

Matthews **BEEM**

Engineering - Architecture - Planning - Surveying

January 13, 2025

Invoice #

192463 Revised 1/16/2025

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
- · Aquatics Bid Coordination
- · Quantity Takeoff for Aquatics Phase 2 Bid
- · Architect Coordination
- · Look for Gym Layout Plans
- · Bulkhead Contract
- APS 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 December 31, 2024

Phase	0999	Reimbursable Expense	es			
	Total La	bor				6,640.00
Landsca	pe Architect		.50	140.00	70.00	
Sr. CAD			.25	90.00	22.50	
Professi	onal Engineer		48.50	135.00	6,547.50	
			Hours	Rate	Amount	
Phase	0003	Construction Services				_
	Total La	bor				<mark>222.50</mark>
Adminis	rative		1.75	50.00	87.50	001.510.51500.51100
Professi	onal Engineer		1.00	135.00	135.00	001.310.51300.31100
			Hours	Rate	Amount	
Phase	0001	General Services				

Reimbursable Expenses

Mileage/Parking/Tolls

Total Reimbursables

64.72 001.310.51300.31100

64.72 <mark>64.72</mark>

Total Due: 6,927.22

Outstanding Invoices

 Number
 Date
 Balance

 191864
 9/13/2024
 13,279.94

 Total
 13,279.94

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	6,862.50	133,782.77	140,645.27
Expense	64.72	3,621.92	3,686.64
Unit	0.00	1,270.71	1,270.71
Totals	6,927.22	138,675.40	145,602.62

Project 0000020835.0000 Sampson Creek CDD Invoice 192463

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthewsdccm.com



Invoice

1/17/2025

INVOICE NUMBER

1128953

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
4418786 1/16/25 001.320.5720			St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
\$231. *Sepa	oo arate Che	ck*			TOTAL OFFIC	ERS PAY			\$220.00
					SER	ICE FEE			\$11.00
						TAX			\$0.00
					то	TAL DUE		\$	231.00

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

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



Invoice

1/20/2025

INVOICE NUMBER

1134853

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
	320.57200.34500	34500	St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
	\$231.00 *Separate Check*				TOTAL OFFIC				\$220.00
					SERV	/ICE FEE			\$11.00
						TAX			\$0.00
					TO ⁻	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



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

Invoice

Invoice # Date 424301 02/01/2025

Terms

Net 30

Due Date

03/01/2025

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	1	200.00	200.00

001.320.54100.34000

Total

15,480.75

fłock safety

Flock Group Inc dba Flock Safety

www.flocksafety.com

INVOICE

Invoice Number INV-56786
Invoice Date: 1/21/2025
Due Date: 2/5/2025
Payment Terms: Net 15

PO#:

Bill FL - Sampson Creek Community Development

To: District

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

Billing Company Name: FL - Sampson Creek Community Development

District

Billing Contact Name: Daniel Laughlin Billing Email Address: dlaughlin@gmsnf.com

Notes: FL - Sampson Creek CDD: Year 2 of 24 Month Term, 2025 - 2026

Ship To: FL - Sampson Creek Community

Development District

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

Payment Terms: Net 15

Contracted Billing Structure: Annual - First Year at Signing

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety Sparrow ®	1	\$2,500.00	\$0.00	\$2,500.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware. Link to Location of Services: https://planner.flocksafety.com/public/f22cf0eb-bd3a-47e9-936e-450cd7e1c15e

034.600.53800.60000

 Subtotal:
 \$2,500.00

 Sales Tax:
 \$0.00

 Credit:
 \$0.00

 Payments:
 \$0.00

 Balance Due:
 \$2,500.00

f*ock safety

If paying by check, please include the remittance slip below.

INVOICE

If paying by ACH, please include your invoice number in the memo

Flock Group Inc dba Flock Safety

www.flocksafety.com

Invoice Number INV-56786 Invoice Date: 1/21/2025 Due Date: 2/5/2025 Payment Terms: Net 15

section of the ACH transfer request.

PO#:

Pay by Chec	Pay by Check:		
Payable to: Memo: Mail to:	Flock Group Inc INV-56786 PO Box 121923 Dallas, TX 75312-1923	Account Number: Account Type:	Flock Group Inc. 3302113966 Checking 121140399 / SVBKUS6S

Payment Remittance Information

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

USPS:

If sending via Flock Group Inc Account: FL - Sampson Creek Community USPS: PO Box 121923 Development District

Dallas, TX 75312-1923

Or Invoice # INV-56786

If sending via Flock Group Inc Amount Due: \$2,500.00

UPS, FedEx or 891923

1501 North Plano Rd. ste 100

Richardson, TX 75081

Amount Enclosed: \$

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

Ship to

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

Invoice details

Invoice no.: 19-1526 Terms: Net 15

Invoice date: 02/01/2025 Due date: 02/16/2025

# Date	Product or service	Description	Qty	Rate	Amount
1.	Sampson Creek Officer	January Week 1	24	\$32.00	\$768.00
2.	Sampson Creek Officer	January Week 2	40	\$32.00	\$1,280.00
3.	Sampson Creek Officer	January Week 3	40	\$32.00	\$1,280.00
4.	Sampson Creek Officer	January Week 4	40	\$32.00	\$1,280.00
5.	Sampson Creek Officer	January Week 5	24	\$32.00	\$768.00
6.	Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.	Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	1	\$54.41	\$54.41

Ways to pay

BANK Proper Ventio

Note to customer

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

FEIN #46-3475536

GL- 1.320.57200.34501

Total

\$5,930.41



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 # 9306997966 Invoice Date 01/31/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Pool Bill To

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

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

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

GL 1.320.57200.54600

ШН 2-3-25

Note



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

VISA

CARD NUMBER

EXP, DATE

SIGNATURE

AMOUNT PAID

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

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

ADDRESSEE

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

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

0000000014920001000000024722800000023600074

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

Sampson Creek CDD SJGCC 219 St Jo Invoice Due Date 3/3/2025 Invoi

219 St Johns Golf Dr St. Augustine, FL 32092 Invoice 247228B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2025	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	ment for this month's invoice.		\$393.33	\$0.00	\$393.33

GL 1.320.54100.46300 HH Sub 2-3-25

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2360.00

This Invoice Total:

\$2360.00

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

Customer #: 707136

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: ww

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

1/31/2025

INVOICE NUMBER

1160031

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
4488803 001.3 \$231.	1/30/25 20.57200	.34500	St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
	rate Che	ck*			TOTAL OFFIC	ERS PAY			\$220.00
					SER	/ICE FEE			\$11.00
						TAX			\$0.00
					то	TAL DUE		\$	231.00

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

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



Invoice

1NVOICE DATE 2/3/2025

INVOICE NUMBER

1165114

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
4506784	2/3/25		St Johns Golf		10343	0.00 A	4.00	\$55.00	\$220.00
						0.00 A 0.00 E			
						0.00 L			
						0.00 M			
001.3	20.5720	0.34500							
\$231.	00				TOTAL OF	FICERS PAY			\$220.00
Sepa	rate Ch	eck			S	ERVICE FEE			\$11.00
						TAX			\$0.00
						TOTAL DUE		\$	231.00

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

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





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

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENGLOSED
19536	01/31/2025	\$600.00	01/31/2025	Due on receipt	

SCOPE		QTY	RATE	AMOUNT
Sampson Creek CDD Job Location: 1901 Crosspoint Way. We propose to drop 3 dead pine tree in preserve. Completed on January 7, 2025.		1	600.00	600.00
	BALANCE DUE		4	600.00

GL 1.320.54100.46202 HH SUB 2-3-25



Atlantic Pipe Services 1420 Martin Luther King Jr Blvd Sanford, FL 32771

INVOICE

Bill To: SAMPSON CREEK CDD

219 St Johns Golf Dr. St. Augustine, FL 32092 Service Location: 420 St. Johns Golf & Country Club

WO#	Quote ID	Service Site	РО	Invoice #	Invoice Date	Due Date	Terms
3503	5345	242399		19926	01/29/25	02/28/25	Net 30

Description	Quantity	Unit Price	UM	Total
Storm Standard Cleaning (8HR Day Rate)	8.00	295.00	HRS	2,360.00
Storm Standard CCTV (8HR ay Rate)	8.00	265.00	HRS	2,120.00
Storm Offsite Disposal (5 Ton Minimum)	5.00	135.00	EA	675.00
Flex Hose Rental (Up to 250FT)	1.00	600.00	EA	600.00
Fuel Recovery - Vac Truck (Per Mobilization)	1.00	150.00	EA	150.00
Fuel Recovery - CCTV Truck (Per Mobilization)	1.00	75.00	EA	75.00

Description	Quantity	Unit Price	UM	Total
Storm Plug Rental - 15"x30"	1.00	505.00	WKS	505.00
Storm Plug Installation - 15"x30"	1.00	550.00	EA	550.00
Storm Plug Removal - 15"x30"	1.00	550.00	EA	550.00
3" Pump Rental - Storm Dewatering	1.00	350.00	EA	350.00
Storm Dewatering/Recharged Plugged Systems	4.00	185.00	HRS	740.00
Plug Drop-Off & Pick-Up Fee	1.00	390.00	EA	390.00
Fuel Recovery - Dive Truck (Per Mobilization)	2.00	75.00	EA	150.00

Description	Quantity	Unit Price	UM	Total
Storm Bulkhead Removal (Up to 2 Hours)	1.00	800.00	EA	800.00
Bulkhead Removal (Additional Hours)	1.75	185.00	HRS	323.75

Work Description:

WORK DATES: 01/20 - 01/22, 01/24, 01/28 - 01/29

No Charge 01/22

Subtotal Tax Less Retainage Total Due 10,338.75 0.00 0.00 10,338.75

034.600.53800.60000

Make all checks payable to Atlantic Pipe Services, LLC or you may pay by Credit Card. We accept all major credit cards (some fees may apply). If you have any questions concerning this invoice, contact Accounts Receivable at (407)792-1360 X 304 or AR@atlanticpipe.us



Specialty Surfaces LLC 3899 Mannix Dr. Unit 424 Naples, FL 34114 US (239)352-7151 dhinkel@specialtysurfacesllc.com www.specialtysurfacesllc.com

INVOICE

BILL TO

Splash Pad Installation - 2025 Sampson Creek CDD 475 West Town Place, Suite 114 St. Augustine, FL. 32092 INVOICE # 2158

DATE 01/27/2025

DUE DATE 01/27/2025

TERMS Due Prior to
Installation Date

P.O. NUMBER

Verbal

SALES REP

Nikki Barney

DESCRIPTION	OTY	RATE	AMOUNT
Aqua Flex Installation Aqua Flex Non Porous Installation - 3/8 System, 1200 Sq/Ft. 50% deposit amount due of \$15,627.00 (Job total is \$31,254.00)	1	15,627.00	15,627.00

BALANCE DUE

\$15,627.00

34.600.53800.60000 Capital Reserve Htt Sub 1-30-25



2 MEN CONCRETE, INC. (904) 404-6889 1100 Old St Augustine Rd #2110 Jacksonville FL 32257

Date	11/8/2024
Invoice #	001-SJGCC46
Customer #	

INVOICE

Customer	Project
Sampson Creek CDD 219 St Johns Golf Dr St. Augustine, FL 32092	Level pavers at 500 Stonebridge Path Ct.

Description		Amount
Remove pavers, cut out tree roots, lay gravel, reinstall pavers so this area is level		\$3,200.00
	Subtotal	
	Taxes	
	Total	\$3,200.00

034.600.53800.60000





2 MEN CONCRETE, INC. (904) 404-6889 1100 Old St Augustine Rd #2110 Jacksonville FL 32257

Date	1/31/2025	
Invoice #	001-SJGCC68	
Customer #		

INVOICE

Customer	Project
Sampson Creek CDD 219 St Johns Golf Dr St. Augustine, FL 32092	Various sidewalks throughout the community

Description	Amount
1561 Drury Court (1 slab)	\$600.00
1869 Forest Glen Way (1 slab)	\$600.00
1085 Eagle Point Drive (1 slab)	\$600.00
1059 Eagle Point Drive (1 slab)	\$600.00
1055 Eagle Point Drive (1 slab)	\$600.00
Between holes 4 and 5 - Eagle Point Drive (1 slab)	\$600.00
Subtotal	

Subtotal	
Taxes	
Total	\$3,600.00

034.600.53800.60000