

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

*March 20, 2025*

## *AGENDA*

# **Sampson Creek Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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March 13, 2025

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, March 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:

## **Audit Committee Meeting**

- I. Roll Call
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

## **Board of Supervisors Meeting**

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (*regarding agenda items listed below*)
- IV. Amenities Booking Request
- V. Brightview Landscape Update
  - A. Annual Operations Calendar
  - B. Quality Site Assessment

- VI. Staff Reports
  - A. Attorney – Update on Soft Crete Response
  - B. Engineer
  - C. Manager
  - D. General Manager
    - 1. Amenities and Operations Report
    - 2. Lake Doctors Report
    - 3. Fitness Equipment (to be provided under separate cover)
- VII. Acceptance of the Audit Committee’s Recommended Auditor Evaluation Criteria and Authorizing Staff to Issue an RFP for Audit Services
- VIII. Discussion of Pedestrian Cut-Through Traffic on Hampton Crossings Way
- 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 February 20, 2025 Meeting
  - B. Financial Statements as of February 28, 2025
  - C. Check Register
- XIV. Next Scheduled Meeting – April 17, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XV. Adjournment



## *SECOND ORDER OF BUSINESS*

# SAMPSON CREEK CDD AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



## *FOURTH ORDER OF BUSINESS*

# Sampson Creek CDD

## Amenity Center Request Form

### 1. Requestor Information

- Name(s): Sean Spicer
- Address: 421 St. Johns Golf Dr.
- Legal Association Name (if applicable): \_\_\_\_\_

### 2. Relationship to the Community

- What is your relationship to the Sampson Creek Community?  
(e.g., Resident, Organization, etc.) Resident

**3. Policy Compliance:** Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.

Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): Y

If **Yes**, please proceed with the request.

If **No**, please provide details here:

### 4. Request Details

- Please provide specific details about the request:

Request use of the Athletic field for tackle football practice.

- Why is this request being made?

Lack of county fields. Many participants live in SJGCC and the football team is with Liberty Pines Academy. Participants are middle school age.

### 5. Request Timeline

- Start Date: 3/31 - 5/9, 7/14 - 10/31
- End Date: 10/31/25

**Sampson Creek CDD**  
**Amenity Center Request Form**

- Times Requested: 5:30-7:30 M, T, TH, F (may need to adjust start time for Daylight Savings)
- Any other additional information:  
there is a short spring season 3/31/25-5/9/25, then the Fall  
Season begins 7/14/25-10/31/25.

**6. Participation Details**

- Total number of participants: ~ 60
- Number of participants who are residents with current access to Sampson Creek CDD amenities: ~ 30-40

**7. Other Communities**

- Has this request been made to other communities? (Y/N): N
  - If yes, please specify the communities and the status of those requests:

**Submitter's Signature:** \_\_\_\_\_

**Date:** 2/19/25

*FIFTH ORDER OF BUSINESS*

*A.*

[illegible][illegible][illegible][illegible][illegible][illegible]

*B.*

# Quality Site Assessment

Prepared for: **Sampson Creek CDD**

## General Information

**DATE:** Tuesday, Mar 11, 2025  
**NEXT QSA DATE:** Monday, Jun 09, 2025  
**CLIENT ATTENDEES:** Haley Hadd  
**BRIGHTVIEW ATTENDEES:** Daniel Bauman

## Customer Focus Areas

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

## Quality you can count on.

**7** Seven Standards of Excellence



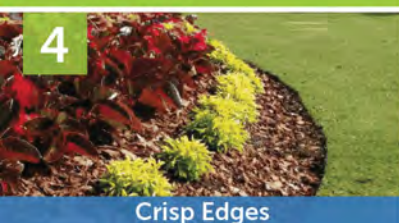
Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

### Maintenance Items

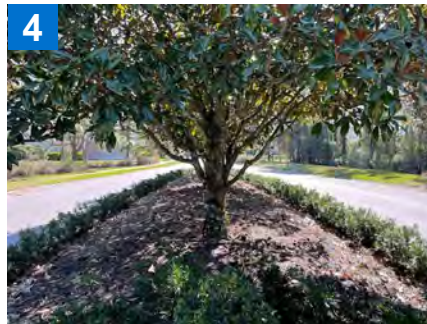


- 1 Now that we have more consent warmer weather, we will be cutting back the succulent plant material that was effected by the cold.

# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



- 1** Areas of absent Bermuda turf along St. Johns Golf Drive have been assessed and proposed for action previously. We will reassess these areas at the end of March, in conjunction with all other locations within the community that are under consideration for turf replacement. This timeline will allow the Bermuda turf as well as the St. Augustine turf to recover before we conduct another measurement of the area.
- 2** Eagle Point approved landscaping enhancements and Leo Maguire exiting beds are scheduled to be completed within the middle of April.
- 3** The irrigation team have been working hard at completing their inspections and repairs.
- 4** Brightview has previously been asked about the possibility of elevating the canopy of the Magnolia trees located at the entrance to Eagle Point. The answer is yes; however, it is important to note that

# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client




most of the branches exceed the diameter in our contract. This undertaking will produce a significant amount of debris and will need to be scheduled at a time that does not coincide with the maintenance crew's activities.

**5** We contracted a vendor that specializes in Topdressing and seeding Bermuda turf. In their professional opinion, they don't believe the area suitable for application. They note the tree roots, shade and pitch of the slope to be all problematic to the success of germination.

**6** We will be scheduled our leaf vac to the property with the month of March. This will enable us to efficiently remove large accumulations of leaves in a single operation.

## *SIXTH ORDER OF BUSINESS*

*A.*

**From:** Courtney Hogge chogge@gmsnf.com   
**Subject:** Fwd: Formal Letter Received, Response Included  
**Date:** March 11, 2025 at 10:26 AM  
**To:**



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**From:** "Haber, Wesley S." <Wesley.Haber@KutakRock.com>  
**Subject:** Fw: Formal Letter Received, Response Included  
**Date:** February 21, 2025 at 2:00:52 PM EST  
**To:** Daniel Laughlin <dlaughlin@gmsnf.com>

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**From:** salesflorida [softcrete.us](mailto:salesflorida@softcrete.us) <[salesflorida@softcrete.us](mailto:salesflorida@softcrete.us)>  
**Sent:** Friday, February 21, 2025 1:47:27 PM  
**To:** Haber, Wesley S. <[Wesley.Haber@KutakRock.com](mailto:Wesley.Haber@KutakRock.com)>  
**Cc:** [myuro@mjyuro.com](mailto:myuro@mjyuro.com) <[myuro@mjyuro.com](mailto:myuro@mjyuro.com)>  
**Subject:** Formal Letter Received, Response Included

**[ CAUTION - EXTERNAL SENDER ]**

Sampson Creek Community Development District  
C/o Kutak Rock LLP

Attention: Wesley S. Haber  
February 21st, 2025

Dear Sir,

Please accept this as a formal response to your letter dated February 18th, 2024, received on February 19th, 2025.

We are aware and have been involved in discussions and meetings regarding the state of the deterioration of the Soft Crete splash pads installed at Sampson Creek Community Development. And while we have always been amenable to working through to a solution we are not in agreement to the claims outlined in the aforementioned letter.

Firstly, you've referenced that you've received "input" from "experts" that Soft Crete was not a suitable product for a Splash Pad. For the purpose of this discussion/letter we want to specify that the product referred to as "Soft Crete" is a high-grade, virgin, EPDM granule which is peroxide cured to prevent off-gassing. The product is ideal for wet areas as the rubber is slip-resistant. This is a safety product and can be used indoors and outdoors around pools, on boat docks, as boat flooring, on sidewalks and stairs, walkways, playgrounds, recreational areas and splash pads. I'm not sure who your "experts" could be? A simple search on the internet can provide you with many companies who install EPDM as a safety surface on Splash Pads. Via this same search you will also see many images of Splash Pads across the USA that have EPDM rubber installed as a wet, play surface.

Secondly, you've made the accusation that our company did not adequately prep the surface for installation. Before I defend my work I'd like to understand how we failed to do so, as based on my memory, this had not been reviewed with me in previous conversations.

As a businessman I stand behind the product that we sell and the installation methods that we employ. I've shown commitment to working towards a solution with Sampson Creek for the repair. Being that I have not been passive about the issues at the splash pad I take offense to receiving a demand letter for payment of \$7,000 within 10 days of receipt of said letter. Especially by a demand letter that makes unsubstantiated claims about our product and workmanship.

If Sampson Creek has decided to remove the EPDM from the Splash Pad we will do this work to support the District. We will take care of all costs associated with the removal, rental of equipment, labour and offsite disposal of the product. We have and will continue to be committed to working through this.

We look forward to your reply to this email, in as many days as you need, to review and make a decision.

Regards,  
Ian Demarre

Owner/Manager of Soft Crete Florida  
954 995 7717

007000227

<https://www.flowcode.com/page/softcreteflorida>



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This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.  
Thank you.

*D.*

*1.*



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

*03/12/2025*

### **Field Operations:**

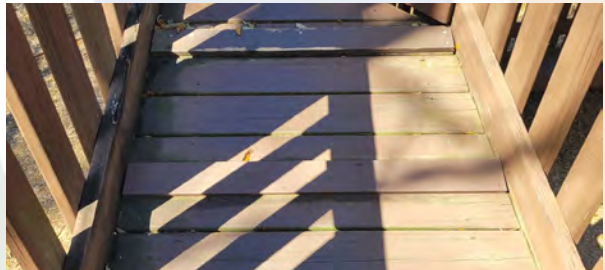
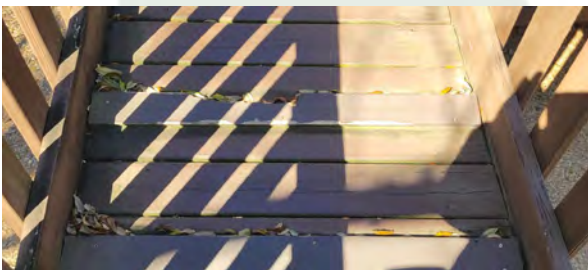
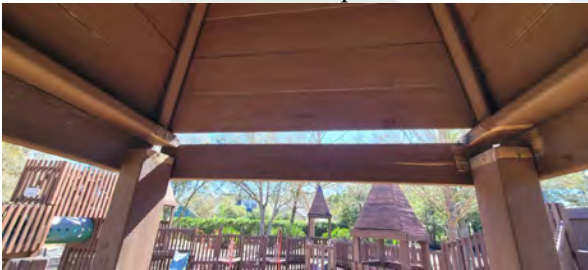
**Lake Doctors:** Please see attached documents.

### **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**

- Broken Wooden Post Replacements





Vested in your community.

904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

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

- Various Playground Repairs (ex. Tightening Rockwall holds)



- Clock Change for Daylight Savings



### **Prior Events:**

**February 27<sup>th</sup>:** Spring Painting Workshop: Residents had a fantastic time at this painting workshop, where they had the opportunity to paint and assemble their own 10" sign or shelf sitter. Given the positive response, we are considering offering a workshop with larger signs as a paid event for the community in the future.





904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

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

**March 7<sup>th</sup>:** Kickin it at the Field: Community Kickball Game! The kids had a great time at our recent kickball game, but we didn't see as large of a turnout as last time.

**March 18<sup>th</sup>:** DJ by the Pool! We kicked off Spring Break with a poolside DJ, exciting games, and fun prizes for everyone to enjoy!

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

**April 12<sup>th</sup>:** Carnival in Bloom, Our Spring Festival will feature an egg hunt, thrilling carnival games, and a variety of exciting inflatables for all to enjoy!

#### **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 March meeting.

**Basketball Court/Parking Lot Camera:** Jax Sound will be moving forward with installing a single lens camera on the pole by the basketball courts and parking lot.

**Emergency Egress:** Now that the deposits have been paid to Hardwick Fencing, they will begin the building process. Once construction is complete, the fences will be powder-coated and installed shortly after.

Submitted by Haley Hadd

2.



Pond Number	2/14/2025	2/18/2025	2/19/2025	2/21/2025	2/26/2025	2/26/2025
1	Treated for algae	Treated for algae	Recently treated for algae, please wait up to 2 weeks for results to show			
2			Looks good, pond dye added to mitigate growth		Looks good, No treatment required.	
3					Looks good, No treatment required.	
4					Treated for grasses along the shore.	
5					Looks good, No treatment required.	
6						
7					Looks good, No treatment required.	
8					Treated for underwater grasses and algae.	
9	Treated for algae	Treated for algae				
10					Treated for grasses and algae.	
11	Inspection	Inspection				
12	Treated for algae and added dye	Treated for algae				
12A	Treatde for algae and emergent weeds, and added dye	Treated for algae				
13	Treated for algae	Treated for algae				
14	Treated for algae and emergents	Treated for algae				
14A	Treated for algae	Treated for algae				
15	Inspection	Treated for algae				
16	Inspection	Treated for algae				
Pond Number	2/14/2025	2/18/2024	2/19/2025	2/21/2025	2/26/2025	2/26/2025
17	Inspection	Treated for algae				
19					No treatment required.	
20				Treated for algae		Treated for algae.

21				Treated for algae and underwater vegetation. A lot of pollen blown into the corner of the bulkhead		Treated for algae and underwater vegetation.
23				Treated for algae		Treated for algae.
24				Treated for algae		Treated for algae.
24A				Treated for algae		Treated for algae.
24B				Treated for algae		Treated for shoreline vegetation.
25				Treated for algae		Treated for algae.
25A				Treated for algae, will use jon boat on next treatment		Treated for selected weeds with aluminum boat.
26				Treated for algae		Treated for algae.



Pond Number	3/11/2025					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
12A						
13						
14						
14A						
15						
16						
Pond Number	3/11/2024					
17						
19						
20	Treated for algae					
21	Treated for algae and underwater vegetation					
23	Treated for algae					
24	Treated for algae					
24A	Treated for algae and underwater vegetation					
24B	Treated for algae					
25	Treated for algae					
25A	Treated for algae					
26	Treated for algae					

Tech stated "A couple ponds were still high from the rain and will focus on shoreline vegetation more on my next visit"

## Phase II



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

## Completed Work Order Information

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

**Event Name:** Water Management - Zone 6  
**Work Order Number:** 1981822  
**Completed Date:** 2/14/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

#1 Treated for algae.  
##9 Treated for algae  
#11 inspection  
#12 treated for algae and added dye.  
#12a Treated for algae and emergent weeds and added dye.  
#13 Treated for algae.  
#14a Treated for algae.  
#14 Treated for algae and emergents.  
#15 inspection  
#16 inspected  
#17 inspection  
Things are looking good overall.  
Thanks  
Treated for Algae, Inspected/Cleared Outfall Area, Pond Dye Added, Treated Shoreline Weeds  
Garrett

### Environmental Conditions

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

**Services Completed by:**

**Customer Signature (if needed):**

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





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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 1  
**Work Order Number:** 1982418  
**Completed Date:** 2/21/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds 21 for algae and underwater vegetation a lot of pollen blown into the corner of bulkhead

25 for algae

20 for algae

26 for algae

25 for algae will use Jon boat on next treatment

24A for algae

24B for algae

24 for algae

23 for algae

### Environmental Conditions

**Weather:** Partly Cloudy  
**Temperature:** 47.44  
**Wind Direction:** North-West  
**Wind Speed:** 2  
**Humidity:** 56.0000

Pond Dye Added, Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):



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

Marcus Thigpen

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

**American Owned**

**& Operated**



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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 2  
**Work Order Number:** 1981661  
**Completed Date:** 2/19/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Added dye to rear pond. Wildlife is present. Pond 1 recently treated for algae, please wait up to two weeks for results to show. Pond 2 looks good, dye added to mitigate growth. Please contact me directly with any questions or concerns. 904-626-1882

### Environmental Conditions

<b>Weather:</b>	Overcast
<b>Temperature:</b>	59.94
<b>Wind Direction:</b>	North-East
<b>Wind Speed:</b>	1.01
<b>Humidity:</b>	95.0000

Treated for Algae

**Services Completed by:**

**Customer Signature (if needed):**

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





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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 3  
**Work Order Number:** 1982140  
**Completed Date:** 2/18/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated for algae in lakes and ponds

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

Things are looking really good in this zone.  
Treated for Algae, Inspected Pond(s)  
Garrett

### Environmental Conditions

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

**Services Completed by:**

**Customer Signature (if needed):**

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





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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 4  
**Work Order Number:** 1982421  
**Completed Date:** 2/26/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds 21 for algae and underwater vegetation  
24 for algae  
25 for algae  
20 for algae  
26 algae  
25A selected weeds with aluminum boat  
24 A for algae  
24B shoreline vegetation  
23 for algae

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 78.48  
**Wind Direction:** North-East  
**Wind Speed:** 1.99  
**Humidity:** 35.0000

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

**Services Completed by:**

**Customer Signature (if needed):**

Marcus Thigpen



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

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## Completed Work Order Information

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

**Event Name:** Water Management - Zone 1  
**Work Order Number:** 1994647  
**Completed Date:** 3/11/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds #21 for algae and underwater vegetation

#24 for algae

#20 for algae

#25 for algae

#26 for algae

#25A for algae

#24A for algae and underwater vegetation

#24B for algae

#23 for algae

A couple ponds were still high from the rain and will focus on shoreline vegetation more on my next visit

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 74.35  
**Wind Direction:** North  
**Wind Speed:** 2  
**Humidity:** 34.0000

Pond Dye Added, Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):



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

Marcus Thigpen

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

**American Owned**

**& Operated**



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

## Completed Work Order Information

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

**Event Name:** Water Management - Zone 5  
**Work Order Number:** 1982531  
**Completed Date:** 2/26/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Ponds 2, 3 and 5 looks good, no treatment required at this time. Pond 4 treated for grasses along the shore. Pond 7 looks great, no treatment required at this time. Pond 8 treated for underwater grasses and algae. Pond 10 treated for grasses and algae. Pond 19 needs no treatment at this time. Please contact me directly with any questions or concerns. (904)-626-1882

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 53.04  
**Wind Direction:** East  
**Wind Speed:** 2.3  
**Humidity:** 92.0000

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

Services Completed by:

Luis Gallant

Customer Signature (if needed):



### Concerning area by Hole 13



Figure 1: State of area when staff arrived.



Figure 3: State of area when staff arrived.



Figure 2: State of area when staff arrived.



Figure 4: State of area when staff arrived.

**Concerning area by Hole 13**



Figure 5: State of area when staff arrived.



Figure 7: State of area when staff arrived.



Figure 6: State of area when staff arrived.



Figure 8: State of area when staff arrived.

**Concerning area by Hole 13**



Figure 9: Cleaned up trash pile.



Figure 11: Cleaned up trash pile.



Figure 10: Cleaned up trash pile.



Figure 12: Cleaned up area.

**Concerning area by Hole 13**



Figure 13: Cleaned up area.



Figure 14: Cleaned up area.



## Concerning area by Hole 13



Figure 15: Cleaned up area.

### Statement from Staff:

*On Wednesday, March 12th, staff were notified by Board Supervisor Mike Davis about community complaints posted on Facebook regarding an area in the woods near hole 13 and another near the radio tower. On March 13th, staff spent approximately three hours cleaning the area. While significant progress was made, some trash remains that could not be removed at that time. Staff will continue their efforts to remove larger items from the area. However, due to its location, ongoing monitoring will be extremely difficult.*

*Regarding the area behind the cell tower, that land is not under the CDD's ownership. Staff inspected the area but did not observe the same issues present near hole 13. Nonetheless, efforts will continue to prioritize keeping the road and high-visibility areas as clean as possible.*

*EIGHTH ORDER OF BUSINESS*

**From:** Courtney Hogge chogge@gmsnf.com  
**Subject:** Fwd: Request for Resolution of Ongoing Trespassing Issue and Privacy Concern: SJGCC-850 Hampton Crossing Way  
**Date:** March 13, 2025 at 4:07 PM  
**To:**



**From:** Mike Davis <mikedaviscdd@gmail.com>  
**Subject:** Fwd: Request for Resolution of Ongoing Trespassing Issue and Privacy Concern: SJGCC-850 Hampton Crossing Way  
**Date:** March 3, 2025 at 8:08:40 PM EST  
**To:** Daniel Laughlin <dlaughlin@gmsnf.com>

Daniel,

Can you please ensure this concern is included in the public agenda for the March 20th meeting? Also, wanted to confirm that this got to Kyle Geary, as well? (Noted the "supervisor2" email, wasn't sure if that was his or a generic one you all created while the position was open...).

Thank you,

-Mike

Begin forwarded message:

**From:** "Kevin & Laura" <kmllglover@gmail.com>  
**Subject:** Request for Resolution of Ongoing Trespassing Issue and Privacy Concern: SJGCC-850 Hampton Crossing Way  
**Date:** February 23, 2025 at 1:15:21 PM EST  
**To:** dlaughlin@gmsnf.com, hwyckoff@vestapropertyservices.com, mikedaviscdd@gmail.com, learycdd@gmail.com, sampsoncreekcddsupervisorseat2@gmail.com, yurocdd@gmail.com, lweitzelcdd@gmail.com  
**Cc:** "Kevin & Laura" <kmllglover@gmail.com>

February 23, 2025

Dear Sampson Creek CDD Management and Board Members,

I hope this message finds you well. I am writing to formally bring to your attention an ongoing issue that has significantly impacted our family's privacy and sense of security. We reside at 850 Hampton Crossing Way, St. Augustine, FL 32092, situated at the back of the SJGCC neighborhood bordering Glen St. Johns, with a retention pond and a tree-lined border between our property and the adjacent community.

When we moved into our home over four years ago, we were informed that our yard was occasionally used as a walking cut-through by individuals from the neighboring community. Unfortunately, over the past two years, this has escalated considerably, with instances occurring multiple times a day, especially when school is not in session.

About a year ago, my wife was home alone when she was awakened by voices at approximately 1:00 a.m., which understandably frightened her. She eventually determined that it was a group of teenagers cutting through our yard. Concerned for our safety and privacy, we invested over \$8,000 in fencing and installed multiple security cameras along with "No Trespassing" signs. However, due to restrictions on extending the fence to the retention pond, the easement area continues to be used as a pathway.

The issue has worsened as the teenagers now cutting through are not just walking, but are frequently riding e-bikes and e-scooters through the easement area. This increased traffic poses an even greater safety concern due to the speed and noise associated with these devices.

due to the speed and noise associated with these devices.

We have also observed the tree line diminishing due to the increased foot and vehicle traffic, and the privacy we expected when purchasing this property—situated at the back of a cul-de-sac—has been severely compromised. On several occasions, while enjoying our backyard or hosting guests, we were disrupted by teenagers cutting through our property. Unfortunately, our polite requests for them to refrain from doing so were met with rude and expletive-laden responses. Additionally, we have car lights shining through our den windows from the cul-de-sac in Glen St. Johns, from the reduced tree line.

Additionally, we have noticed individuals using this area to access the retention pond for fishing, despite the CDD's explicit prohibition of this activity as stated on the community website. This continued trespassing not only violates our privacy but also poses a safety concern due to the presence of strangers on our property.

We understand from a neighbor that the property bordering this area is owned by the CDD. We also noted that a section of fencing was previously installed by the CDD to address a similar issue for a neighboring property. However, due to changes in the landscape, that fence now only covers a small portion of the property line, rendering it ineffective at deterring access.

In light of these ongoing concerns, we respectfully request the following:

1. A site visit by a CDD representative to fully assess the issue.
2. An extension of the existing fence along the property line to prevent unauthorized access through the neighborhood property lines.
3. We would like the CDD to also consider adding back additional trees and bushes to decrease the visibility from cars and other vehicles.

We are eager to work collaboratively with the CDD to find a suitable solution that respects property boundaries and enhances the safety and privacy of our family and community. We appreciate your attention to this matter and look forward to your prompt response.

Thank you for your consideration and for your continued commitment to maintaining the integrity and safety of our neighborhood.

Sincerely,

Kevin Glover  
850 Hampton Crossing Way, St. Augustine, FL 32092  
Cell: 904-881-6059  
[kmllglover@gmail.com](mailto:kmllglover@gmail.com)



## **Pedestrian Cut-Through Traffic on Hampton Crossings Way**



Figure 1: Cut through from St. Thomas Island Parkway to Lake 26 on Hampton Crossing Way, marked with a circle on the map.

## **Pedestrian Cut-Through Traffic on Hampton Crossings Way**



Figure 2: Cut through from St. Thomas Island Parkway to Lake 26 on Hampton Crossing Way, marked with a star on the map.

### **Pedestrian Cut-Through Traffic on Hampton Crossings Way**



Figure 3: Cut through from St. Thomas Island Parkway to Lake 26 on Hampton Crossing Way, marked with a square on the map.

**Pedestrian Cut-Through Traffic on Hampton Crossings Way**



Figure 4: Map of cut through area behind 850 Hampton Crossing Way



## Pedestrian Cut-Through Traffic on Hampton Crossings Way

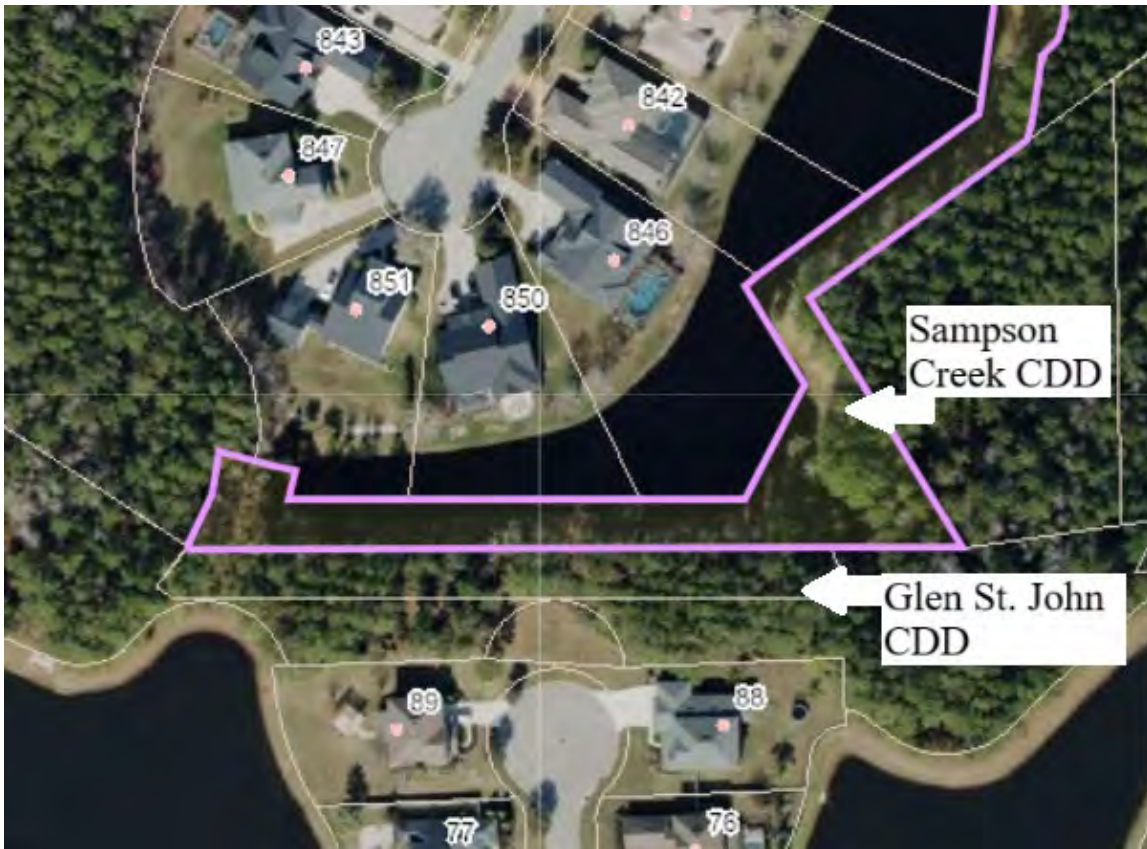


Figure 5: Map of ownership behind 850 Hampton Crossing Way



Figure 6: View of tree line and cut through area from behind house 850 Hampton Crossing way.

## *NINTH ORDER OF BUSINESS*

# Potential Future Capital Improvements

## Sampson Creek CDD

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

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

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

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

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

Item	Description	Estimated Cost
<b>Amenity Room Enhancement</b>	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing	\$200,000
<b>Pool Area Enhancement</b>	Remodel pool area deck to utilize more space that is currently not being used	\$338,400
<b>Pickleball Courts</b>	Construct pickleball courts within the community	\$259,699 - \$293,940
<b>Tennis Court Enhancement</b>	Add pass through between courts as well as shaded sitting areas	To be Determined
<b>Playground Enhancement</b>	Replace old declining wooded playground with modern plastic components	To be Determined
<b>Fence around Playground</b>	Add fence and access card system around playground area	\$12,810
<b>Upgrade to Fitness Equipment</b>	Upgrade old fitness equipment with new modern machines	To be Determined

# Potential Future Capital Improvements

## Sampson Creek CDD

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

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

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



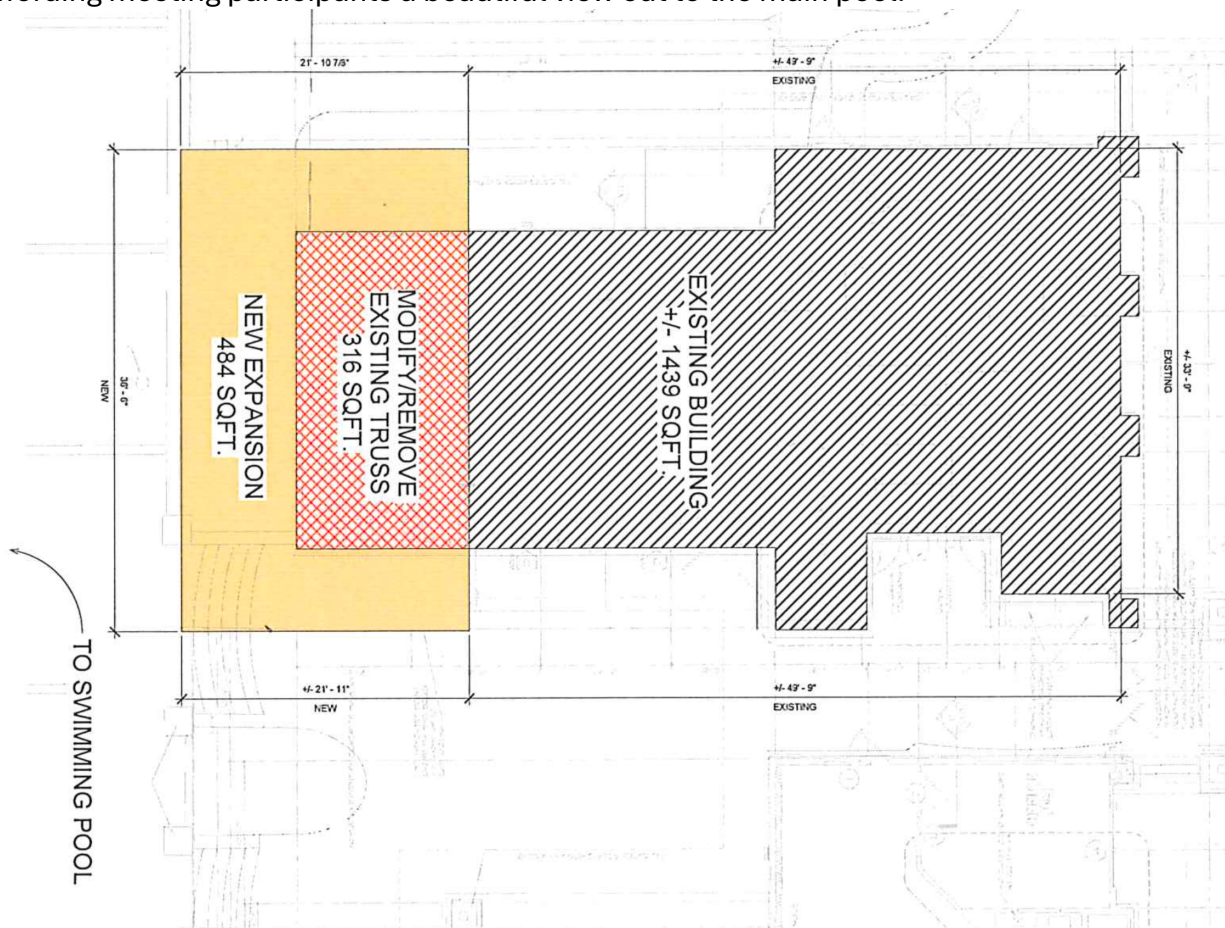
# Potential Future Capital Improvements

## Sampson Creek CDD

### Amenity Meeting Room Enhancement:

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

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



# Potential Future Capital Improvements

## Sampson Creek CDD

### Pool Deck Enhancement:

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

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

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



# Potential Future Capital Improvements

## Sampson Creek CDD

### Installation of Pickle Ball Courts:

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

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

### Site Selection:

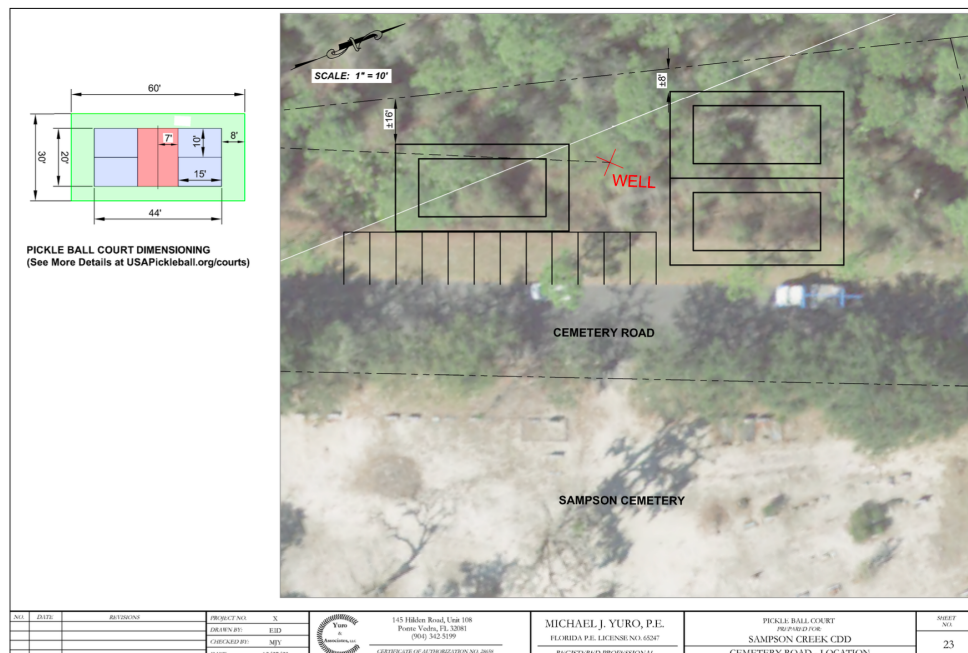
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along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

### Sound Study:

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

### Project Cost Estimates:

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



# Potential Future Capital Improvements

## Sampson Creek CDD

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

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

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

### **Options:**

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

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

*A.*

Pool Deck Renovation											
Contractor	Phone	Demolition	Hardscape	Landscape	Drainage	Fencing	Irrigation	Electrician	Concrete Ramp	Total Estimate Including Taxes	Notes
UrbanEdge	9045158265	\$10,250.00	\$64,147.50	\$63,543.75	\$1,885.00	\$6,250.00	\$6,500.00	\$2,850.00	\$3,850.00	\$164,417.80	No handrail (At least 2- 3k material)
Live Aloha Landscapes	9046149053	\$14,426.54	\$76,006.79	\$45,906.79	\$4,666.67	\$9,333.33	\$8,666.67	\$6,666.67	\$13,333.33	\$179,706.79	Does not include sod
T.N. Lee Services	8507281934	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$289,400.00	No breakdown of price
River Stonework	9047337077	\$10,000.00	\$69,405.00	N/A	N/A	N/A	N/A	N/A	N/A	\$79,405.00	Just demo, pavers and walls
Bent Construction	9043238928										
Smart Pavers	9048853818										
Coastal Luxury Outdoors	9044568344										
Hydra Pools and Pavers	9048443933										
Paverscape Pros	9048306548										
iTopPavers Quality Remodelings	9045259191										
Matanza Pavers	9044662521										
Coastal Paverscape & Pools	9042263237										
Kerry Martin Pool and Spa Builders Inc.	9042622384										
Rubricx Pavers Installers	9044683311										
R Souza Pavers	9045677454										
Solstice Landscaping	9049947457										
Coastal Oak Landscape	9048064500										
Yosemite Irrigation and Landscaping	9043476483										
Scapes	3523279395										
Down to Earth	3212632700										
Tree Amigos	9047781030										

Provided quote
Spoken to but no proposal
Not interested or no response

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# T.N. Lee Services LLC

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## 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

<b>Tear Out and Prep</b>	<b>\$14,426.54</b>
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1Hardscape Crew

Crew Truck (+ Install Trailer)

\* Dingo

\* Cat Skid Steer

2	Concrete Roll Off	Concrete Roll Off - Rental and Pull
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3	dump truck waste
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<b>Hardscape</b>	<b>\$76,006.79</b>
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1Hardscape Crew

Crew Truck (+ Install Trailer)

\* Dingo

3 each	Weed Fabric 4' x 250'
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120 Bags	Concrete - Bagged
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2	Diamond Blade
---	---------------

\* Cat Skid Steer

1	Pavers Block Polysand Caps Delivery
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48 tube	PL Landscape Adhesive - 28oz
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3 triaxle	18 ton 57 recycled - 3/4
1 triaxle	18 ton paver base - 3/8 minus

<b>Landscape</b>	<b>\$45,906.79</b>
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	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	

<b>Drainage</b>	<b>\$4,666.67</b>
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<b>Fencing</b>	<b>\$9,333.33</b>
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<b>Irrigation</b>	<b>\$8,666.67</b>
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<b>Electrician</b>	<b>\$6,666.67</b>
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**Concrete - Ramp****\$13,333.33**

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**SOD REPLACEMENT IS NOT IN THIS PROPOSAL****\$0.00**

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<b>Subtotal</b>	<b>\$179,006.79</b>
<b>Taxes</b>	<b>\$700.00</b>
<b>Estimate Total</b>	<b>\$179,706.79</b>

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**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.
- 7) 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 varieties, 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 warranted.

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.

#### **Lighting:**

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:** \_\_\_\_\_  
James Merritt

**Client:** \_\_\_\_\_

**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 AND WASTE	1	\$1,980.00	\$1,980.00
5.	Paver 2-3/8	Paver 12x12x2-3/8	2280	\$12.00	\$27,360.00
6.	Retaining Wall	NEW RETAINING WALL WITH CAPS 6 ROWS TOTAL  WITH REGULAR STONEGATE BLOCKS	1	\$20,000.00	\$20,000.00
7.	Step Up Or Down With Stonegate Wall Block	(5) 4' length x 12" wide x 6" high (5) 24' length x 12" wide x 6" high  WITH COPING ON EDGE	1	\$17,000.00	\$17,000.00

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

Total\$79,405.00

Note to customer

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

Expiry date01/12/2025

Accepted dateAccepted 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			
<b>Product Sales:Plant Material:Plant Material</b> Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T
<b>Product Sales:Plant Material:Plant Material</b> Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T
<b>Product Sales:Plant Material:Plant Material</b> Plumbago (18" Height min.)	22	13.50	297.00T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T
<b>Product Sales:Plant Material:Plant Material</b> Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T
<b>Product Sales:Plant Material:Plant Material</b> Blue African Lily, 1 gal.	214	7.70	1,647.80T
<b>Product Sales:Plant Material:Plant Material</b> Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T
<b>Product Sales:Plant Material:Plant Material</b> Liriope, 1 gal.	29	6.50	188.50T
<b>Product Sales:Plant Material:Plant Material</b> Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T
<b>Product Sales:Mulch:Mulch</b> Mulch, per cu yd	15	72.50	1,087.50T
<b>Product Sales:Sod</b> Sod, St. Augustine 'Floritam', per sq ft	3,600	0.65	2,340.00T
<b>Product Sales:Sod</b> Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
<b>Installation:Sod Installation</b> 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
<b>Product Sales:Fertilizer/Soil Amendments</b> Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
<b>Installation:Landscape Installation:Landscape Installation</b> 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
<b>Installation:Irrigation Installation</b> 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			
<b>Installation:Landscape Installation:Landscape Installation</b> Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp			
<b>Product Sales:Hardscape</b> Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	8.50	19,550.00T
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
<b>Product Sales:Hardscape</b> Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
<b>Product Sales:Hardscape</b> Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	6.50	1,852.50T
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
<b>Product Sales:Grading/Drainage Supplies</b> Pool Deck Trench Drain System	1	685.00	685.00T
<b>Installation:Install Drainage</b> Installation of drainage system	1	1,200.00	1,200.00
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
Construction Items: Performed by our Licensed Tradesman			
<b>Landscape Construction</b> Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance.	1	6,250.00	6,250.00T
120 linear feet 1 gate New stainless fasteners Concrete set posts			
<b>Landscape Construction</b> 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 change based on locations of existing wiring and fixture and power supply.			
<b>Landscape Construction</b> Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
<b>Notes</b> Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
<b>Notes</b> 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 you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	159,276.25
TAX	5,141.55
<b>TOTAL</b>	<b>\$164,417.80</b>

Accepted By

Accepted Date

*B.*



**Sampson Creek CDD Board**

March 19, 2025

Sampson Creek CDD  
219 St. Johns Golf Dr.  
Augustine, Florida 32092

**RE: SAMPSON CDD - MULTI PURPOSE ROOM RENOVATION**

Based upon the scope & cost estimate that is dated 02/14/2025, we are submitting this proposal to address the permit & design drawings for the multipurpose room at Sampson Creek.

**PROJECT SCOPE**

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 will look into on designing a small deck overlooking the pool area as a design option.

**SERVICES / DELIVERABLES**

We will provide the following as part of our Services on the project:

- Architectural Design Services:
  - TASK 1: 30% Schematic Design Drawings
  - TASK 2: 60% Design Development Documents (plans and outline specifications)
  - TASK 3: 90% Pre-Final Construction Documents (plans and specifications).
  - TASK 4: 100% Final Design permit plans.
  - TASK 5: Administrative Services:
    - On-site meeting attendance: Maximum of 3 to be held during normal business hours.
      - i. All additional on-site meeting attendance will be based on hourly costs (*Reference Terms and Conditions*).
  - TASK 6: Bidding Assistance: We will assist in the solicitation and review of contractor bids.

At each submittal milestone listed above, we will provide the following as part of our Services and/or Deliverables on the project:

- Proposed design drawings – These drawings will be completed to the percentage of completion as identified in each of the Project Design and Engineering phases listed above.
- Proposed design specifications – These specifications will follow the 3-part CSI MasterFormat 2020 format and will include a Section for each individual scope of work of the project. Specifications submitted with the Design Development submittal will be outline specifications.

Electronic copies of the deliverables listed above will be provided at the completion of the services. Reimbursable amounts listed on the attached Fee Summary are included for delivery of hard copies to your offices, if requested or required.

## **EXCLUSIONS**

Any other services not listed herein or required by the Scope of Work of the project as it relates to Architectural and Engineering services are excluded from our services on the project. In addition, the following services are excluded:

- Permit submission and administration. Contractor is responsible for submission of documents to the Building Official.
- All permitting, application, and similar project fees. If required, these fees will be paid directly by the Owner.
- Additional Services not specifically listed in this proposal.
- As-Built Documents: *Please note that at the conclusion of the project we will provide a set of Record Drawings. We are not responsible for transcribing the contractors' red lines onto the record documents. If this is required, this can be negotiated with the contractor or the School District.*
- Civil engineering, including geotechnical or survey
- Landscape Architecture
- Construction Administration Services: *This service includes attendance at typical construction progress meetings, review and approval of contractor submittals for conformance with design, response to contractor RFI's, and periodic inspections during construction. We will also attend a substantial completion inspection and punch-walk.*

## **PROJECT TEAM**

Principal-in-Charge	David S Shively - Senior Vice President
Architect	Chris Boggess - Architect
Electrical Engineer	TBD
Mechanical Engineer	TBD
Structural Engineer:	TBD

## **PROPOSED PROJECT SCHEDULE**

Based on the scope of work of the project and our services to be provided, we would propose the following project schedule based on receipt of Contract Execution/Notice to Proceed on or after March 28, 2025:

<b><u>Task</u></b>	<b><u>Week/Duration</u></b>
Contract Execution (Notice to Proceed)	Week 1
TASK 1: 30% Schematic Design	3 Weeks
TASK 2: 60% Design Development	3 Weeks *
TASK 3: 90% Pre-Final Construction Documents	3 Weeks *
TASK 4: 100% Final Design permit plans.	1 Week
TASK 5: Administrative Services	NA
TASK 6: Bidding Assistance	3 Weeks(est.)

*\*Following Official Approval and Notice to proceed.*



### **FEE SCHEDULE**

Based on the services and deliverables requested as well as the proposed project schedule included herein, the Architecture and Engineering fees for the project shall be a lump sum fee as follows:

**Architectural & Engineering Services: \$20,000.00**

Design Services:	\$ 18,000.00
TASK 1: 30% Schematic Design	\$ 3,600.00
TASK 2: 60% Design Development	\$ 6,300.00
TASK 3: 90% Pre-Final Construction Documents	\$ 6,300.00
TASK 4: 100% Final Design permit plans.	\$ 1,800.00

Administrative Services:	\$ 2,000.00
TASK 5: Administrative Services	
TASK 6: Bidding Assistance	

*Billing will be monthly, based on percentage completed. Please see attached Terms and Conditions for additional information as applicable.*

Bhide & Hall Architects will pay its consulting engineers upon receipt of payment for services from your office. All consulting engineers contained within this proposal shall abide by the same terms and conditions as set forth in the contract agreement between Bhide & Hall Architects and Sampson Creek CDD Board.

Sampson Creek CDD Board, we appreciate this opportunity and look forward to working with your team on this project. If you should have any questions or comments regarding the information contained in this document, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Shively', with a large, sweeping flourish extending upwards and to the right.

David S Shively, AIA, EDAC – FL# 0099028  
Architect / Senior Vice President  
Bhide & Hall Architects, P.A.

Encl: Bhide & Hall Architects, P.A. – TERMS & CONDITIONS

Bhide & Hall Architects, P.A.

Terms and Conditions

PROJECT NAME: Sampson CDD – Multi Purpose Room Renovation

Bhide & Hall Architects, P.A. (BHA) shall perform the services outlined in the proposal for the stated scope of work and fee arrangement.

Fee:

When there is a need for additional services, additional services can be on an hourly basis or total fee estimate basis. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Our rates are as follows:

Standard Hourly Rates

Principal	\$200
Senior Architect	\$175
Project Architect	\$140
Project Manager	\$110
Technician	\$ 80
Secretarial	\$ 70

Per Diem Rates

Principal	\$2,000.00
Architect	\$1,750.00
Project Mgr.	\$1,100.00
Portal to Portal, Eight Hours (Inclusive of travel time)	
Hourly rates apply after eight hours	

Reimbursables:

Reimbursable expenses shall include, travel and related expenses, mileage, long distance charges, courier fees, postage and express delivery, and in-house reproduction. These fees will be invoiced as reimbursable expense in accordance with the standard rate schedule, and assessed at cost times 1.1.

Billings/Payments:

Invoices for BHA services shall be submitted, as determined in the contract. Invoices shall be payable upon receipt.

Late Payments:

Accounts unpaid 45 days after the invoice date may be subject to a monthly service charge of 1.5% on the unpaid balance (18.0% true annual rate), at the sole election of BHA. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification:

The Client shall, to the fullest extent permitted by law, indemnify and hold harmless BHA, its officers, directors, employees, agents, and consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages or costs attributable to the sole negligence or willful misconduct of BHA.

Bhide & Hall Architects, P.A.  
Terms and Conditions

Risk Allocations:

In recognition of the relative risks, rewards and benefits of the project to both the Client and BHA, the risks have been allocated such that, to the fullest extent permitted by law, the Client agrees BHA's liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the amount of total fees for the project. BHA carries professional liability insurance up to \$1,000,000. If the Client wishes to increase this protection, such will be available at additional cost.

Termination of Services:

This agreement may be terminated by the Client or BHA, upon 7 day written notice, should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay BHA for all services rendered to the date of termination, all reimbursables expenses, and reimbursable termination expenses.

Ownership of Documents:

All documents produced by B&H under this agreement shall remain the property of BHA and may not be used by the Client for any other endeavor without the written consent of BHA.

Inclusion of Agreement:

If the Client chooses to utilize another form of agreement, these Terms and Conditions shall be included as an exhibit and in the event of any conflict, shall take precedence.

Applicable Laws:

Unless otherwise specified, this agreement shall be governed by the laws of the State of Florida.

**PURSUANT TO FS 558.0035, EMPLOYEES OF  
CONSULTANT MAY NOT BE HELD INDIVIDUALLY  
LIABLE FOR DAMAGES RESULTING FROM  
NEGLIGENCE UNDER THIS AGREEMENT.**

Accepted:

\_\_\_\_\_ Date: \_\_\_\_\_

## *TENTH ORDER OF BUSINESS*

## Sampson Creek Agreement Tracker

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

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

*THIRTEENTH ORDER OF BUSINESS*

*A.*

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

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **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.

Present and constituting a quorum were:

Graham Leary	Vice Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
John Westcott	Matthews Design Group
Haley Wyckoff	Vesta Property Services
Jason Davidson	Vesta Property Services
Daniel Bauman	Brightview
Residents	

*The following is a summary of the actions taken at the February 20, 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**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Public Comment** (*regarding agenda items listed below*)

The following residents addressed the Board:

- Mr. Tom Ballas of 761 Eagle Point Drive requested that the Board have an understanding of the types of people that lived in the community, before the bond funds were spent. Mr. Leary pointed out that they did not have this information, but it was something that they could look into. Mr. Laughlin directed Mr. Ballas to the website, where there were minutes of prior discussions, but noted there was \$500,000 left over from 2020 bond issuance for the road resurfacing; however, it could not only be spent on specific items.
- Ms. Mandy Riceman of 1033 Meadow View Lane questioned who made the decision on the amenities and if there would be a survey on how residents wanted the money to be spent. Mr. Davis indicated that the Board would make this decision and this item would be addressed later in the agenda. The idea of the future amenity project list was to see what residents wanted to spend the \$500,000 on. The Board was discussing each item, narrowing them down and presenting to the community for input. Mr. Leary recalled that a survey was sent out to the community, but there were only 30 responses.
- Mr. Dan Lawlor of 864 Eagle Point Drive asked if there was a time limit to spend the bond funds. Mr. Haber explained that the bonds were issued to complete the roadway projects and the enhancement of some amenities. Representations were made that the funds would be spent within a five-year period from the date of the bonds, but it was not required to be spent within the five years, as long as the Board was actively exploring how to spend the funds. However, the bonds were not intended to be a reserve account. Mr. Leary recalled that the Board also had the option to return the money and pay down debt.
- Mr. Charles Gardner of 1888 Cross Pointe Way appreciated the Board looking at different ways of keeping the community amenity rich and be competitive with the new communities.
- Ms. Erika Folterman of 340 St. Johns Golf Drive asked if the \$500,000 in leftover bond funds, could be used to pay off the bond for residents who purchased their homes 22 years ago. Mr. Davis indicated that if the Board decided not to spend the money and to return it, a formula could be worked out by management and legal staff, to distribute the funds appropriately.

- Ms. Heather Lister of 1781 Highland View Drive was a realtor and agreed with Mr. Gardner, that they needed to keep the community amenity rich, to retain the value of their homes and be competitive with other communities. Buyers were not just looking at the home, but at the entire package and encouraged the Board to determine the best use of the funds.

#### **FOURTH ORDER OF BUSINESS**

#### **Organizational Matters**

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

Mr. Laughlin reported that two resumes were received for Seat 2, which expired in November of 2028: one from Ms. Erika Folterman and the other from Mr. Kyle Geary. Ms. Folterman introduced herself to the Board. She was a mom to a four-year-old who was just starting Kindergarten at Liberty Pines Academy and felt that she would be a good fit to the Board with her financing experience. Mr. Geary introduced himself to the Board. He moved into the community in 2021, had 10- and 6-year-old sons and wanted to contribute to the character of the community. Mr. Leary questioned the two things that both candidates liked about the community and what they would like to change or improve. Ms. Folterman liked the tree lined streets, as it was unique to the community and how residents maintained their property, but wanted to prevent speeding in the community, whether it was installing speed bumps or setting a 15 to 25 miles-per-hour (mph) zone. Mr. Leary agreed, as the radar sign posted at the entrance showed that drivers were going 50 mph heading out of the community. Mr. Geary loved the size of the neighborhood and trees, which beautified the community, but wanted to remove the hedges at the walkway near the field, as it created a blind spot for kids playing at the playground, with the motorized scooters.

Ms. Weitzel was hesitant about appointing Ms. Folterman to the Board, as she lived on her street and there were issues with where the bus stop was located, as it was in front of Ms. Folterman's house at the end of the block. Ms. Folterman wrote letters to the county about her grass being ruined from kids running all over her lawn, resulting in kids who lived on the street, including her own, to walk into the street to get to the bus stop, after she turned on her sprinklers at 7:30 a.m. If Ms. Folterman was sorry to hear that Ms. Weitzel felt that way. She turned on her irrigation three years ago, when there were irrigation issues on her property. When the timer was set, it caused the irrigation to turn on during school times for two weeks and was not intentional. It was subsequently changed. Ms. Folterman never wrote a letter to the county, but did write one

to the HOA about kids running on her lawn when her roof was being repaired, as there were nails in the grass. She never meant to be confrontational and apologized to the mothers of the kids. Mr. Davis asked if the candidates had prior experience sitting on a CDD or HOA Board. Ms. Folterman indicated that she never served on a CDD or HOA Board. Mr. Geary pointed out that he was a member of an HOA Board in Houston, for a 2000 home community and currently served on the Silverleaf Master HOA Board. Mr. Davis felt that Mr. Geary would be an asset to the Board, due to his experience.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor appointing Mr. Kyle Geary to fill Seat 2 was approved.

**B. Oath of Office for Newly Appointed Supervisor**

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kyle Geary.

**C. Consideration of Resolution 2025-03, Designating Officers**

Mr. Laughlin reported that after each election, the Board was required to elect officers. Mr. Mike Yuro currently served as Chairman, Mr. Graham Leary as Vice Chairman and the remaining Board Members as Assistant Secretaries, Mr. Daniel Laughlin served as Secretary and Treasurer, Mr. James Oliver, Ms. Marilee Giles, Mr. Darrin Mossing, Ms. Patti Powers and Mr. Matt Biagetti as Assistant Treasurer and Ms. Marilee Giles, Mr. James Oliver, Mr. Darrin Mossing and Mr. Matt Biagetti as Assistant Secretary. He requested that the Board add Mr. Geary as Assistant Secretary.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor retaining the same officers and adding Mr. Kyle Geary as Assistant Secretary as evidenced by the adoption of Resolution 2025-03 was approved.

**FIFTH ORDER OF BUSINESS**

**Amenities Booking Request**

Mr. Chris O'Connor, President of the Stingrays Swim Team, requested permission to use the Sampson Creek pool for the Stingrays Summer swim season, which runs from April 29<sup>th</sup> through July 14<sup>th</sup>. There were expected to be 35 non-residents on the team this year, due to

residents aging out and moving on to other sports and requests from residents of St. Johns Forest, joining the swim team. Due to situations that occurred last year, Mr. O'Connor asked if parents could bring tents down to the pool deck and store them underneath the slide and for some climate-controlled storage to store concession supplies. If there were funds available, they would be happy to contribute. Mr. Leary directed Mr. O'Connor to work with Ms. Wyckoff. Ms. Wyckoff pointed out that as far as storage, there were three closets in the Gym, but they were being used for security, housekeeping and another swim team. The only other available space, was the closet next to her office, but it stored the Summer Camp and event supplies. However, she was amenable with tents being stored under the slide. Mr. Davis questioned the number of non-residents last year and the number of participants on the swim team. Mr. O'Connor stated there were 119 total participants. Ms. Weitzel was amenable to having 35 non-residents. Mr. Geary felt that it was great that kids from other neighborhoods filled the open spots, in order to keep the team, the same size.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the request for the St. Johns Stingrays Swim Team to use the Sampson Creek pool for the 2025 Season was approved.
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Ms. Wyckoff presented a request from the Liberty Pines Academy (LPA) football team, for approval to use the Sampson Creek field for their Spring and Fall practices on Monday, Tuesday, Thursday and Friday from 5:30 p.m. to 7:30 p.m. Their Spring season was from March 31<sup>st</sup> to May 9<sup>th</sup> and their Fall season was from July 14<sup>th</sup> to October 31<sup>st</sup>. The total participants would be 60, including 30 to 40 residents. Mr. Davis pointed out that July to October was a long stretch of time. Ms. Weitzel asked if 5:30 p.m. would interfere with Summer Camp. Ms. Wyckoff confirmed that it would not interfere with it, but it could coincide with their fun Friday events on the field. Mr. Davis assumed that LPA would not need the entire field. Ms. Wyckoff indicated that LPA asked for the entire field, but if they did not have all 60 kids, they could switch over to another field. Mr. Davis recalled that LPA made this request, due to the lack of fields and were not only going to use this field. Ms. Wyckoff pointed out that in August, the request was for three days, but the Board only approved two days. Mr. Davis liked that the field was being utilized; however, allowing LPA to use it for four days, was too much, as there was a tremendous amount of kids on the field, a conflict that occurred and wear and tear on the use of

the field as a football field when it was intended to be a soccer field. Mr. Leary did not want to approve this request at this meeting, since it was received as this meeting started, versus in advance and it was outside of their policy for the field, which was for it to be used once a week for two hours on Mondays, Tuesdays and Thursdays only. Ms. Weitzel requested that LPA attend the next meeting. *There was Board consensus to table this request to the next meeting.*

**SIXTH ORDER OF BUSINESS****BrightView Landscape Update****A. Annual Operations Calendar**

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

**B. Quality Site Assessment**

Mr. Daniel Bauman of BrightView provided the following report:

1. The crew has continuously been working on Winter cutbacks. All that remained was some tender plant material that they recommend leaving alone, until there was warmer weather.
2. Recommend looking into replenishing the certified playground mulch.
3. The flower bed at the tip of the island on St Johns Golf Drive, would be extended at no cost to the District. It was planned for completion during the upcoming Spring flower rotation at the end of March.
4. Plant material was damaged by the last freezing temperatures. They recommend not cutting the plant material back until warmer weather was expected. Some frost damage was 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.
5. Brightview was currently responsible for the upkeep of the Bermuda grass area located just beyond the hedges of the soccer field.
6. As Spring approaches, it was a good time to discuss forthcoming landscape projects.
7. The wood-line cutback was currently in progress, with the aim of completing it by the end of Winter.
8. Hedges around the tennis court area was scheduled to be trimmed on January 13<sup>th</sup>.

Mr. Leary pointed out that there were weeds in the Bermuda grass just beyond the hedges of the soccer field and asked if there was a fertilizer and weed treatment program to eradicate the weeds. Mr. Bauman confirmed that there was an agronomics program and would include this area. Ms. Weitzel hoped that the flowers would start to look bigger and fuller in the Spring. Mr. Bauman confirmed that this was their hope. Ms. Weitzel was happy to see that the playground mulch was being replenished.

### **C. Proposal for Sod Replacement Near Cart Barn**

Mr. Laughlin presented a proposal from BrightView, to replace sod near the cart barn, in the amount of \$1,045.95. Mr. Bauman indicated that an aerial view and a picture of the area, was provided. Mr. Leary did not think that everything needed to be replaced, as the Clubhouse side, was starting to pick up and recommended fertilizing it. Mr. Davis felt that they should wait for the area to improve. Mr. Leary pointed out that the only area needing to be replaced was the dead spot by the concrete, as well as some areas on the left side of the tennis court that looked barren, but questioned whether the cause of the dead spots was due to lack of irrigation. Mr. Bauman indicated that that this area was bare since they took over and believed that it was due to golf cart use. Ms. Weitzel recalled that the barriers were not there in the past and people used to drive golf carts up that path. Mr. Leary noticed that irrigation was included in the proposal and asked if they needed to pay for it. Mr. Bauman indicated that monthly checks were included, to ensure that the area was irrigated properly.

Mr. Leary recalled bringing up at prior meetings about having bulk bids, for other areas that needed to be sodded, such as the entrance to St. Johns Golf Drive and Leo Maguire Parkway and requested the sod requirements, as well as the most effective way to install the sod. Mr. Davis noted that 2.5 pounds of sod was installed on Eagle Point Drive, between Holes 4 and 5 and asked if they were responsible for the grass on the other side of the sidewalk. Ms. Weitzel believed that the other side was the responsibility of the golf course. Mr. Leary requested that BrightView provide a bid and a recommendation. Mr. Davidson felt that the logical approach, was going through the areas that needed to be sodded and working with BrightView, as well as waiting for the area near the cart barn to improve and see if there were options for top dressing, which would enrich the soil and provide cost savings. However, if it did not come back, they would sod it. They would also look at the other areas, to determine which ones needed to be

sodded or top dressed, in order to make bulk purchases and would come back to the Board. There was Board consensus to table this item until the next meeting.

**D. Eagle Point Enhancements**

Mr. Laughlin presented proposals from BrightView to enhance Eagle Point Drive. Mr. Davis pointed out that the areas were at the corner of Eagle Point Drive and Leo Maguire Parkway, which they discussed three months ago. Mr. Laughlin indicated that three options were provided. Mr. Leary voiced concern that anything low would get covered with leaves, but preferred Option #1, as it was simple and would spruce up the area. Ms. Weitzel agreed, as Option #2 looked busy. Residents at the meeting felt that the area needed to be spruced up, as there was dead plant material and although the Magnolia was beautiful, it needed to be trimmed back. Mr. Bauman would have it trimmed and pointed out that the plant material being proposed, was low light tolerant and recommended Option #1, due to its simplicity, but they would look into providing a canopy for the Magnolia. Ms. Weitzel felt that anything more than Option #1 was a waste.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor Option #1 of the BrightView proposal to enhance Eagle Point Drive in the amount of \$4,556.90 was approved.
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**E. Proposal for Upgrading Landscape Beds on Leo Maguire**

Mr. Laughlin presented a proposal from BrightView to upgrade landscape beds along the exit side of Leo Maguire Parkway. Mr. Davis recalled the Board receiving this proposal several months ago and requested that it be revisiting again for the Spring. Mr. Leary pointed out that there were three beds between the sidewalk and curb on County Road (CR) 210 and St. Johns Golf Drive on the exit side. Ms. Weitzel questioned the light coverage. Mr. Bauman indicated that what they were proposing was shade tolerant. Mr. Leary asked if there were currently flowers in those beds. Mr. Bauman stated there was Society Garlic, which had the potential to bloom, depending on the amount of sunlight. Mr. Leary recalled that two beds had flowers and the one closer to the traffic light, had a perimeter of Podocarpus hedge around it. Mr. Davidson felt this was a likely solution; however, Society Garlic was inconsistent in its performance, but what was being proposed, would do well in this area, as it would complement what was at the

front entrance, which was what they were looking for. Out of the three options, Mr. Leary felt that Options #2 and #3 looked busy and preferred Option #1, which was clean. Mr. Bauman noted that all of the proposed plants were deer resistant, especially the Society Garlic. Option #1 was for Shell Ginger and Liriope, Option #2 was for Shell Ginger, Tractor Seat plants and Holly ferns and Option #3 was for Philodendron, Pringle Podos and Arboricola. Mr. Davidson preferred Option #2, but having less plants. *The Board agreed.*

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor Option #2 of the BrightView proposal to upgrade landscape beds on Leo Maguire Parkway in the amount of \$3,807.68 was approved.

Mr. Leary wanted to keep the basketball court erosion and Oak trees from the St. Johns Golf Drive entrance to the golf course, on his list. Mr. Davis requested that Mr. Davidson and Ms. Wyckoff communicate with the golf course regarding the area from the street side of the green from Hole #4, which was better now, since the space between the sidewalk and the street had sod, but it could still be improved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber reported as directed by the Board, he sent a letter to Soft Crete to demand payment of \$7,000 for the original splash pad installation, but there was no response. Federal Express was able to confirm that it was delivered earlier this week or late last week but were unable to get a signature. He would continue to monitor it.

#### **B. Engineer**

Mr. Westcott obtained three proposals to repair the 60-inch equalizer pipe. Two of them were approximately \$12,000 and one was \$18,000; however, the two \$12,000 proposals were for a basic repair, which could cause issues as far as change orders, versus the \$18,000 proposal, which was more detailed and was exactly what they needed. Mr. Davis asked if this was for the sinkhole on Hole #7. Mr. Westcott replied affirmatively. Mr. Laughlin recalled that the Board discussed this repair being made, once the greens work by the golf course, was completed. Mr. Davis requested that the proposals be included in the next agenda package for consideration.

**C. Manager**

There being no comments, the next item followed.

**D. General Manager****1. Amenities and Operations Report****2. Lake Doctors Report**

Ms. Wyckoff presented the General Manager and Lake Doctors Reports, which were included in the agenda package. She was working with a vendor that was used previously for the tennis court cracks, which were discussed at the last meeting and should have a report at the next meeting. The new dumbbells were installed, which the Board and residents appreciated. The old ones were donated. The junction box for the camera at the basketball court parking lot, was installed. Jax Sound quoted a price difference of \$637, to upgrade to a 360° camera. Mr. Leary reported that he and Ms. Wyckoff met with the golf course, as a result of the last meeting, to discuss the cost of the soccer field and obtain a revised specification. They expected to receive their response shortly. There was another quote, but as expected, it was a lot less.

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

Ms. Wyckoff recalled that the Board had questions on the main egress and how it would work with their system. The exit button would go away and an electrical strike would be installed. When someone tapped their card, the electrical strike would allow the gate to open. The same with the crash bar, like the current door handle. Mr. Davis asked if this was planned for two gates. Ms. Wyckoff confirmed that the quote from Hardwick Fence Co. (Hardwick), was for two gates, this gate and the one to the splash pad, but then the vendor offered to cut this price in half, because the back gate would not have any electrical component to it. This gate would have a crash bar and the electrical component, because it was the main entrance to the area. The third proposal was for the front gate. Mr. Davidson pointed out that there would be an additional charge of \$1,500 for access control, the waterproof rim door strike, labor for the installation and testing. As Hardwick was installing the gate, the access control vendor would be onsite to install the strike and low voltage, so that everything was active. Mr. Davis recalled that the proposal for the gates was \$4,522 to install the crash bar on the gate behind the splash pad and \$4,877.87 to

convert the front gate to a panic bar exit. Ms. Wyckoff noted that there would be mesh on both gates, so people could not stick their hand through to push the bar.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the proposal with Hardwick Fence Co. for the access gate at the splash pad in the amount of \$4,522, for the security gate at the main entrance in the amount of \$4,877.87 and for the electrical work in the amount of \$1,500 was approved.

#### **4. Proposal for Lifeguard Services**

Mr. Davidson presented a proposal for lifeguard services for the Fiscal Year 2025 season and the following schedule:

- March 14<sup>th</sup> through March 23<sup>rd</sup> for Spring Break, Monday through Sunday from 12:00 p.m. through 6:00 p.m.
- March 24<sup>th</sup> through May 29<sup>th</sup> for Pre-Summer Break, Saturday and Sunday, holidays included, from 12:00 p.m. through 6:00 p.m.
- May 30<sup>th</sup> through August 10<sup>th</sup> for Summer Break, Monday through Sunday, holidays included, from 10:00 a.m. through 7:00 p.m.
- August 11<sup>th</sup> through September 1<sup>st</sup> for Post-Summer Break, Saturday and Sunday, holidays included, from 12:00 p.m. through 6:00 p.m.

Mr. Davidson explained that the difference from last year to this year, was changing the opening time of the slide from 12:00 p.m. to 10:00 a.m., which was a request from patrons using the pool. The proposed amount was \$60,888.33. Ms. Weitzel questioned why they did not start until 12:00 p.m. in the prior year. Ms. Wyckoff recalled that the swim team practices were over before then. Mr. Laughlin pointed out that the budget for this line item was \$46,000, which was based on prior years. Mr. Geary asked if additional lifeguards were required. Ms. Wyckoff confirmed that there would be three guards: one for the top of the slide, one at the bottom of the slide and one at the gate. Mr. Davidson indicated that everything would be the same, except for two additional hours during the Summer and the rate increasing from \$21.40 to \$23.09. This was due to the increase in minimum wage, which was consistent with other facilities and for one to two Supervisors. Mr. Leary questioned the difference between the \$46,000 that was budgeted and the \$60,888.33 proposed amount and how much was based on the rate and hours. Mr. Davidson estimated a 60/40% split on rates versus hours.

Ms. Weitzel asked if residents wanted the pool to open earlier. Ms. Wyckoff indicated that especially on weekends, many parents would come into the office, because the office opened at 10:00 a.m. on Saturday and requested lifeguards. In addition, many kids were waiting for the slide to open around 10:00 a.m. Mr. Leary was not in favor of opening the slide earlier, due to the increase from \$46,000 to \$60,888.33. Mr. Geary questioned the cost if the pool was open at 11:00 a.m. Mr. Davidson stated if they had the same hours as last year, the cost would be \$54,723.30. Mr. Geary felt that was reasonable. Mr. Leary suggested starting with this, reviewing it over the Summer and adjusting accordingly. Mr. Laughlin pointed out that the District would not be charged for rainy days, when the lifeguards were sent home. Mr. Davidson indicated that there would be a savings, if they had a season like last year, as he did not expect the lifeguards to sit around doing nothing when it was raining. Resident Ralph Darling of 1929 Glenfield Crossing Court recalled difficulty with the supervision of lifeguards in the past and requested that the General Manager supervise them, since Mr. Davidson confirmed that the lifeguards were Vesta employees.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the proposal with Vesta for lifeguard services for Fiscal Year 2025 in the amount of \$54,723.30, maintaining the existing hours was approved.

- **Proposals for Pool Area Gate Exit Bars, Playground Fencing and Main Entrance Security Gate (Cont.)**

Mr. Davis recalled that when the fencing was discussed, they skipped over the playground fencing. Mr. Laughlin asked if there was any feedback on the colored flags showing where the fence would be installed. Ms. Wyckoff indicated that she kept moving the flags and tried to replace them often, but they started to disappear. Some residents were in favor of it, to keep the kids in the playground, but some were against it, as it would make it less inviting. Mr. Davis pointed out that the only feedback that he received, was through the email that Ms. Wyckoff distributed and requested that there be a single subject email regarding the fence be sent, between this meeting and next, as it was a visible change in the neighborhood and consider it at the March meeting. Mr. Laughlin suggested having a yes or no survey. Mr. Davis preferred to provide the diagram and quote to residents with the email, in order to solicit input. Mr. Leary did not see any harm in doing so but liked having surveys. Ms. Weitzel had seen responses on

social media, for or against it and looked at playgrounds at other neighborhoods, which were fenced in. It was a safety issue, especially with the increase in golf cart traffic and electric scooters. The fence may not be aesthetically pleasing, but they needed to look out for the young children in the neighborhood. However, if the Board Members wanted to send out a survey, they would receive the same responses as the prior survey. Mr. Geary was in favor of having a fence, as there were many toddlers and many electric scooters. Ms. Weitzel understood when the playground was built 20 years ago, there was no heavy golf cart traffic and e-scooters and e-bikes, were not a problem, but it has increasingly become a problem and the community must adapt to what was occurring.

Resident Mandy Riceman of 1033 Meadow View Lane felt if they installed the fence, it would take it away from the other amenities. Mr. Leary pointed out that it was a small cost. Mr. Laughlin indicated that it could be paid out of the capital and was not a large expense. Resident Cindy Stevens of 2024 Glenfield Crossing Court asked if there was an option to install speed humps, to stop the golf carts and electric scooters. Mr. Leary recalled that he raised this option at the last meeting, but Mr. Yuro reminded the Board that golf court maintenance staff used the road. Resident Shane Harrell of 1872 Cross Pointe Way felt that they needed to adapt to ever changing technology, such as e-bikes and having the fence would protect the safety of residents. However, there were things that they could do to make it more aesthetically pleasing. Mr. Laughlin pointed out that it would match the existing architecture and tie into the back fence. Resident Heather Lister of 1781 Highland View Drive asked if the gate would have security access. Ms. Weitzel confirmed that it would not have this access, as running electrical, would significantly increase the cost, but having a gate would deter people from coming in. Ms. Lister pointed out that the playground would eventually need to be updated and suggested installing the fence and gate at the same time. Ms. Weitzel recalled that replacing the playground equipment was on the future amenity project list. Resident Joel Wood of 933 Brookhaven Drive felt that upgrading the playground was a great option, if it made parents happy, but the fence should be installed now and then they could discuss upgrading the playground.

Resident Charles Gardner of 1888 Cross Pointe Way was in favor of putting in a fence for the 800 homes in the community, as folks coming off of CR 210, utilize their facilities, without paying to use them. Mr. Leary pointed out that it was a challenge to control it, since they were not a gated community, but they had security. Mr. Gardner did not see any patrols like they

once did and security requesting IDs and requested that the Board consider options, to ensure that residents enjoyed what they paid for and to keep their children safe. Mr. Davis recalled that they had the same level of security and felt that they had adequate coverage, as he noticed the security guard on a regular basis around their amenities and checking IDs in the Gym. Resident Sabrina Rathjen of 813 Hampton Crossing Way pointed out that the tennis team used the benches and picnic tables. Ms. Wyckoff stated that it was outside of the fence line. Ms. Weitzel agreed that the playground equipment was not in good shape and it made sense to obtain quotes on different options. Mr. Leary preferred to have a better understanding of the current issues with the playground, the original cost to install the playground equipment and what other communities had for the playgrounds. Ms. Weitzel pointed out that maintenance walks the playground at least once a week, trying to fix all the pieces of wood that were loose, fallen off or decaying and re-tightens the rock wall handles. There was Board consensus to table the playground fencing at this time.

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

#### **Appointment of Audit Committee**

Mr. Laughlin reported that the District's audit was up for renewal and under the Florida Statutes, a separate Audit Committee was required to be established to issue a Request for Proposal (RFP) and requested that the Board appointed themselves as the Audit Committee. Mr. Leary asked if it was for a specific time period. Mr. Laughlin indicated that proposals would be received and either at the March or April meeting, there would be an Audit Committee meeting to rank the proposers.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor the Board appointing themselves as an Audit Committee in order to issue a Request for Proposals for auditing services was approved.

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

#### **Future Amenity Capital Improvements**

##### **A. Pool Deck Renovations**

Mr. Davidson obtained four proposals for the pool deck renovation. The first proposal was from River Stonework, for the demolition, hardscape, landscape fencing and irrigation, but was looking for more of a turnkey quote. The second proposal was from T.N. Lee Services, LLC., which did not provide a breakdown and was \$100,000 more than the other quotes. The

third proposal was from Live Aloha Landscape, in the amount of \$179,706.79, which included everything except for sod. The last proposal was from Urban Edge, which was a full turnkey quote, like Live Aloha Landscape, in the amount of \$164,417.80. However, it did not include sod and a handrail, which would cost an additional \$2,000 to \$3,000 in sod and \$5,000 to \$6,000 for 115 feet of railing. Mr. Laughlin pointed out that taxes were included, which would be omitted. Mr. Davis asked if he contacted other contractors. Mr. Davidson indicated that he contacted vendors through email or phone, but some never provided a proposal. Kelly Martin and Coastal Landscapes were not interested in the project. With the upcoming pool season, Mr. Davidson did not expect to hear from any other vendors.

### **B. Amenity Meeting Room Upgrade**

Mr. Leary recalled that the amenity meeting room upgrade was discussed six months ago, as it 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. An architect was consulted, to see what they could do with this room and three different options were provided, one of which was to leave the circumference of this room the same size. The other two options were to expand the room. At the last meeting, the Board discussed Option #1 and obtaining costs. He and Ms. Wyckoff met with Brighton Hall, an architect, three weeks ago. The Board also discussed at the last meeting, creating a space to put all of this furniture, to create more room, as well as expanding the ceiling, to open up the room more and demolishing a wall, to install windows. Brighton Hall provided a proposal of \$199,000, to create a 200 square foot space for the storage of furniture, including walls and new cabinetry. However, it did not include moving the wall, including a deck or patio or raising the ceiling, because there were 2-foot trusses, which made it challenging. However, they could install a skylight and changing the tiles to make it appealing. No appliances or more modern furniture were included; however, \$20,000 to \$30,000 of contingency was included.

Resident Heather Lister of 1781 Highland View Drive questioned the purpose of upgrading the meeting room, as it was utilized for Summer Camp and there would be kids in wet bathing suits. The main purpose of the room, was to have meetings and if they spent a great deal of money, questioned what would happen to the room. Mr. Davis explained when the Gym was moved, this space had minimal use, because it was crowded and discombobulated. The floors

and ceilings needed to be re-done. Ms. Weitzel questioned how appealing the room was to future residents. Ms. Lister indicated that people looked at the Clubhouse as an amenity, even though it was independent of the CDD and HOA and did not feel that it was lacking. Mr. Davis felt that this was great feedback and by putting in windows, people could see the pool deck. Ms. Lister believed that it would be aesthetically pleasing, but not for \$400,000. Mr. Leary pointed out that the \$400,000 was one option and they were looking at other options to reduce the cost. Resident Chris O'Connor of 1920 Glenfield Crossing Court requested a scoreboard for the swim team. Mr. Davis directed him to work with Ms. Wyckoff on a solution, to bring back to the Board. Resident Mandy Riceman of 1033 Meadow View Lane felt that it needed to be a multi-use space for the kids, as the Summer Camp utilized the room, the majority of the time. Resident John Williams of Eagle Point questioned whether the price could be negotiated. Mr. Laughlin explained that there were multiple proposals from multiple companies, but sometimes there were issues with getting people to bid and they go with the lowest price. Mr. Williams offered to help negotiate every contract. Resident Rachel Leffers of 967 Eagle Point Drive recalled being charged \$100 when she wanted to rent this room a couple of weeks ago for a school group and inquired whether the cost would increase if they updated the room. Mr. Davis indicated that it would not change, but special exceptions were made for local groups, as they were not looking to make a profit. If the cost was too high, she could contact Ms. Wyckoff. Resident Dan Renda of 900 Brookhaven Drive recalled that Shearwater's meeting room, recorded their meetings and played it back on TVs in residents' homes. Mr. Leary offered to discuss it, but voiced concern if the meeting was long es.

On behalf of all residents that used the Gym, Resident Hank Rosen of 1912 Cross Point Way requested that the Gym equipment be replaced, as it was 12 years old. Ms. Wyckoff obtained past history from Mr. Laughlin and confirmed that the strength equipment was purchased from Sears 12 years ago, but the cardio equipment was new and did not need a great deal of maintenance. She obtained proposals from Techno Gym, Commercial Fitness and Life Fitness and would provide a comparison at the next meeting. Mr. Leary suggested looking into a lease option. Ms. Wyckoff pointed out that all three proposers provided options to pay outright for the equipment, which included a lease option. Resident Dan Renda of 900 Brookhaven Drive recommended that the security guard go around the most used amenity with a clipboard. Ms. Wyckoff believed it was the Gym, but Mr. Leary noted that the basketball court was highly used.

Mr. Davis felt that the amenity that was the most important, was the one that was the most important to the user and the community was doing a good job of keeping the amenities balanced, as long as they were doing basic maintenance. Resident Sabrina Rathjen of 813 Hampton Crossing Way questioned the status of the pickleball court. Mr. Davis recalled that the Board discussed pickleball for 18 months and Mr. Yuro provided spec drawings for three or four different locations, such as the basketball court, next to the soccer field, where the fence was coming off the pool and the cemetery area. A firm was hired to perform a sound study and an engineering firm provided quotes. However, based on negative input from Brookhaven residents, the Board decided to shelve it, but it could be revisited at any time.

Resident Cindy Stevens of 2024 Glenfield Crossing Court questioned the process to reconsider pickleball. Mr. Davis recommended that Ms. Stevens review prior meeting minutes and if residents were in favor of it, she could bring back realistic suggestions and recommendations. Resident Dan Renda of 900 Brookhaven Drive questioned the cost. Mr. Davis recalled that the cost for two pickleball courts was \$250,000. Mr. John Dodi of 908 Brookhaven Drive pointed out that Brookhaven residents were not in favor of it, because they did not want the courts in their backyard. Resident Heather Lister of 1781 Highland View Drive recalled many emails when the pool deck was re-done six years ago and the tremendous amount of community input at that time and questioned why they had to go through this process again. Mr. Leary recalled a prior Board Member requesting this project and the other Board Members wanting to obtain costs, as all they had were drawings. Mr. Davis pointed out that the design of the pool deck had not changed and residents could form a committee to discuss it and provide input. The question was what residents wanted and how to get there. Mr. John Dodi of 908 Brookhaven Drive pointed out if they added another amenity, their insurance premium would increase, as well as the upkeep of the amenity. Mr. Leary pointed out that the challenge was finding a location for pickleball that was not near homes. There would Board consensus to keep the amenity meeting room upgrade and pool deck renovation on the agenda, include an item for playground enhancement and replacing old playground equipment and obtain prices for the playground equipment and for an architect to prepare the design plans.

## **TENTH ORDER OF BUSINESS**

### **Contracts Reviews**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS****Public Comments**

Mr. John Dodi of 908 Brookhaven Drive appreciated everything that the Board was doing and requested that they do not take anything personally. Resident Rachel Leffers of 967 Eagle Point Drive suggested that the Board look at playground equipment for middle schoolers. Resident Mandy Riceman of 1033 Meadow View Lane requested that the Board look at plastic playground equipment.

**THIRTEENTH ORDER OF BUSINESS****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**

Mr. Laughlin presented the Minutes of the January 16, 2025 meeting, Financial Statements as of January 31, 2025 and Check Register for February 20, 2025 for the General Fund in the amount of \$69,729.63 and Capital Reserve Fund in the amount of \$46,471.09. The District was currently under budget.

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

**FOURTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – March 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

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

**FIFTEENTH ORDER OF BUSINESS****Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*



# **Sampson Creek Community Development District**

[ PERIODS INCLUDED: October 01,  
2024 thru February 28, 2025 ]



*Wednesday, March 12, 2025*

## Financial Services Dashboard Status Report - February 2025 EOM Report



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

Last Updated: **3/12/25**  
 % of Fiscal Year Completed: **41.67%**

Topic

Status

### Financial State Of The Union:

[ PERIODS INCLUDED: October 01, 2024 thru February 28, 2025 ]

10) In Good Order

#### Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	403,897.49	
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	491,671.54	
<b>Current Ending Fund Balance/Cash &amp; Cash Equivalents</b>	<b>\$</b>	<b>895,569.03</b>	

10) In Good Order

10) In Good Order

10) In Good Order

FYTD Tax Assessments Collected	\$	1,699,207		95.00%
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10) In Good Order

#### General Fund

Category	Budget	Actuals	Actuals % Budget	
Total Revenues	\$ 1,164,783	\$ 1,111,348	95%	

10) In Good Order

[ PERIODS INCLUDED: October 01, 2024 thru February 28, 2025 ]

Total	\$ 1,113,103	\$ 454,396	41%	
Administrative	\$ 155,277	\$ 66,013	43%	
Field Operations	\$ 957,826	\$ 388,383	41%	

10) In Good Order

20) Watch Item

10) In Good Order

#### General Fund - Material Line Items

##### Administrative

Engineer	\$ 15,000	\$ 9,948	66%	
Attorney	\$ 23,963	\$ 5,577	23%	

20) Watch Item

10) In Good Order

##### Field Operations

Security Operations	\$ 79,888	\$ 33,953	43%	
Repairs & Maintenance	\$ 32,849	\$ 5,268	16%	
Electric	\$ 80,000	\$ 32,546	41%	
Landscape	\$ 275,398	\$ 114,414	42%	

10) In Good Order

10) In Good Order

10) In Good Order

10) In Good Order

##### Recreation Facility

Onsite Staffing	\$ 183,369	\$ 77,404	42%	
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10) In Good Order

##### Long Term Debt

	10/1/24	Principal Payments	2/28/25	
Series 2016	\$ 4,620,000	\$ -	\$ 4,620,000	
Series 2020	\$ 2,480,000	\$ -	\$ 2,480,000	
	<u>\$ 7,100,000</u>	<u>\$ -</u>	<u>\$ 7,100,000</u>	

10) In Good Order

10) In Good Order

#### Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	
Capital Outlay	\$ 63,797	\$ 53,255	\$ -	\$ 10,542	
Funding <sup>(1)</sup>	\$ 200,000	\$ 200,000	\$ -	\$ -	
Account Balance	\$ 299,666	\$ 304,280	\$ -	\$ 4,614	

10) In Good Order

10) In Good Order

10) In Good Order

#### Series 2020 Construction Account

	10/1/24	Actual to Date	Interest Income	2/28/25	
Account Balance	\$ 574,025	\$ 34,255	\$ 8,683	\$ 548,453	

10) In Good Order

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

## Financial Services Dashboard Status Report - February 2025 EOM Report



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

Last Updated: 3/12/25  
 % of Fiscal Year Completed: 41.67%

Topic

Status

### 2023-2024 Capital Reserve Repairs

Description	Expenditures
<b>Landscaping &amp; Irrigation</b>	
Irrigation Pumps/Equip. Partial Allowance	\$ 8,000.00
Landscaping Replacement Allowance	\$ 8,000.00
<b>Painting</b>	
Amenity Exterior	\$ 11,106.00
<b>Playground</b>	
Wood Playground Equipment Refurbishment	\$ 6,000.00
<b>Total for 2023-2024</b>	<b>\$ 33,106.00</b>

### 2024-2025 Capital Reserve Repairs

Description	Expenditures
<b>Landscaping &amp; Irrigation</b>	
Landscaping Replacement Allowance	\$ 8,280.00
<b>Furniture, Fixtures, &amp; Equipment</b>	
Fitness Equipment Annual Allowance	\$ 4,140.00
<b>Mechanical Systems</b>	
Heat Pump 2	\$ 8,280.00
Heat Pump 3	\$ 11,592.00
<b>Basketball Courts</b>	
Asphalt Resurfacing (Color Coat)	\$ 6,471.00
<b>Total for 2024-2025</b>	<b>\$ 38,763.00</b>

### 2025-2026 Capital Reserve Repairs

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

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

***Unaudited Financial Reporting***  
***February 28, 2025***



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**Sampson Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 54,586	\$ -	\$ -	\$ 54,586
Petty Cash Account	\$ 11,014	\$ -	\$ -	\$ 11,014
Capital Projects Account	\$ -	\$ -	\$ 13,971	\$ 13,971
Due from Capital Projects	\$ 2,509	\$ -	\$ -	\$ 2,509
Due from Other	\$ 339	\$ -	\$ -	\$ 339
Deposits	\$ 820	\$ -	\$ -	\$ 820
<u>Investments:</u>				
US Bank Custody	\$ 843,708	\$ -	\$ -	\$ 843,708
State Board of Administration	\$ -	\$ -	\$ 302,485	\$ 302,485
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 529,832	\$ -	\$ 529,832
Construction	\$ -	\$ -	\$ 6,860	\$ 6,860
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 93,970	\$ -	\$ 93,970
Construction	\$ -	\$ -	\$ 550,962	\$ 550,962
<b>Total Assets</b>	<b>\$ 912,976</b>	<b>\$ 929,893</b>	<b>\$ 874,278</b>	<b>\$ 2,717,147</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 17,407	\$ -	\$ 12,176	\$ 29,583
Due to General Fund	\$ -	\$ -	\$ 2,509	\$ 2,509
<b>Total Liabilities</b>	<b>\$ 17,407</b>	<b>\$ -</b>	<b>\$ 14,685</b>	<b>\$ 32,091</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 723,213	\$ -	\$ 723,213
Debt Service - Series 2020	\$ -	\$ 206,680	\$ -	\$ 206,680
Capital Projects - Series 2016	\$ -	\$ -	\$ 6,860	\$ 6,860
Capital Projects - Series 2020	\$ -	\$ -	\$ 548,453	\$ 548,453
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 304,280	\$ 304,280
Unassigned	\$ 894,749	\$ -	\$ -	\$ 894,749
<b>Total Fund Balances</b>	<b>\$ 895,569</b>	<b>\$ 929,893</b>	<b>\$ 859,594</b>	<b>\$ 2,685,056</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 912,976</b>	<b>\$ 929,893</b>	<b>\$ 874,278</b>	<b>\$ 2,717,147</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	<b>Adopted</b>	<b>Prorated Budget</b>	<b>Actual</b>	
	<b>Budget</b>	<b>Thru 02/28/25</b>	<b>Thru 02/28/25</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,158,783	\$ 1,104,267	\$ 1,104,267	\$ -
Interest Income	\$ 5,000	\$ 2,083	\$ 6,191	\$ 4,108
Clubhouse Income	\$ 1,000	\$ 417	\$ 890	\$ 473
<b>Total Revenues</b>	<b>\$ 1,164,783</b>	<b>\$ 1,106,767</b>	<b>\$1,111,348</b>	<b>\$ 4,581</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	\$ 918	\$ 383	\$ 275	\$ 107
Engineering	\$ 15,000	\$ 6,250	\$ 9,948	\$ (3,698)
Dissemination	\$ 2,226	\$ 928	\$ 928	\$ 0
Arbitrage	\$ 1,200	\$ 500	\$ -	\$ 500
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 23,963	\$ 9,985	\$ 5,577	\$ 4,408
Annual Audit	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Trustee Fees	\$ 8,500	\$ 3,542	\$ -	\$ 3,542
Management Fees	\$ 65,730	\$ 27,388	\$ 27,388	\$ 0
Information Technology	\$ 1,113	\$ 464	\$ 464	\$ (0)
Telephone	\$ 400	\$ 167	\$ 343	\$ (176)
Postage	\$ 600	\$ 250	\$ 242	\$ 8
Printing & Binding	\$ 400	\$ 167	\$ 89	\$ 77
Insurance	\$ 11,037	\$ 11,037	\$ 11,037	\$ -
Legal Advertising	\$ 1,350	\$ 563	\$ -	\$ 563
Other Current Charges	\$ 1,000	\$ 417	\$ 357	\$ 60
Office Supplies	\$ 100	\$ 42	\$ 26	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,277</b>	<b>\$ 74,485</b>	<b>\$ 66,013</b>	<b>\$ 8,471</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field</b>				
General Manager (Vesta)	\$ 183,369	\$ 76,404	\$ 77,404	\$ (1,000)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 69,332	\$ 68,672	\$ 661
Landscape Maintenance (St Johns Golf)	\$ 57,000	\$ 23,750	\$ 27,199	\$ (3,449)
Landscape Maintenance Contingency	\$ 52,000	\$ 21,667	\$ 18,543	\$ 3,124
Lake Maintenance	\$ 30,000	\$ 12,500	\$ 11,800	\$ 700
Security	\$ 79,888	\$ 33,287	\$ 33,953	\$ (666)
Lifeguards/Pool Monitors	\$ 46,434	\$ 19,348	\$ -	\$ 19,348
Pool Maintenance	\$ 35,000	\$ 14,583	\$ 16,122	\$ (1,538)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Janitorial Maintenance	\$ 22,500	\$ 9,375	\$ 9,055	\$ 320
Electric	\$ 80,000	\$ 33,333	\$ 32,546	\$ 787
Water	\$ 18,500	\$ 7,708	\$ 6,554	\$ 1,155
Refuse Service	\$ 500	\$ 208	\$ -	\$ 208
Permits	\$ 2,000	\$ 833	\$ -	\$ 833
Repairs & Maintenance	\$ 32,849	\$ 13,687	\$ 5,268	\$ 8,419
Street & Tennis Court Lighting Maintenance	\$ 8,281	\$ 3,450	\$ 1,013	\$ 2,437
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 8,333	\$ 3,824	\$ 4,510
Tennis Court Maintenance	\$ 3,897	\$ 1,624	\$ 757	\$ 867
Supplies	\$ 16,563	\$ 6,901	\$ 2,928	\$ 3,973
Special Events	\$ 25,000	\$ 11,535	\$ 11,535	\$ -
Holiday Decorations	\$ 15,000	\$ 11,947	\$ 11,947	\$ -
Workers Compensation Insurance	\$ 2,000	\$ 833	\$ -	\$ 833
Property Insurance	\$ 45,947	\$ 45,947	\$ 40,983	\$ 4,964
Telephone/Internet/Cable TV	\$ 7,000	\$ 2,917	\$ 5,466	\$ (2,550)
Website Maintenance	\$ 1,000	\$ 417	\$ 264	\$ 153
Office Supplies	\$ 700	\$ 292	\$ 51	\$ 241
<b>Subtotal Field Expenditures</b>	<b>\$ 957,826</b>	<b>\$ 432,712</b>	<b>\$ 388,383</b>	<b>\$ 44,329</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 957,826</b>	<b>\$ 432,712</b>	<b>\$ 388,383</b>	<b>\$ 44,329</b>
<b>Total Expenditures</b>	<b>\$ 1,113,103</b>	<b>\$ 507,197</b>	<b>\$ 454,396</b>	<b>\$ 52,801</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 51,680</b>		<b>\$ 656,951</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Transfer	\$ (200,000)	\$ (200,000)	\$ (200,000)	\$ -
Interfund Transfer-Excess/Shortage DS Revenues	\$ 23,229	\$ 23,229	\$ 34,720	\$ 11,492
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (176,771)</b>	<b>\$ (176,771)</b>	<b>\$ (165,280)</b>	<b>\$ 11,492</b>
<b>Net Change in Fund Balance</b>	<b>\$ (125,091)</b>		<b>\$ 491,672</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 125,091</b>		<b>\$ 403,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 895,569</b>	

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

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ 727,803	\$ 95,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,104,267
Interest Income	\$ -	\$ 959	\$ 907	\$ 1,262	\$ 3,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,191
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 50</b>	<b>\$ 102,620</b>	<b>\$ 179,853</b>	<b>\$ 729,855</b>	<b>\$ 98,969</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,111,348</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ 4,965	\$ 2,825	\$ -	\$ 2,093	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,948
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 928
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Attorney	\$ 2,692	\$ -	\$ -	\$ 2,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,577
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,388
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 357
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 31,203</b>	<b>\$ 9,649</b>	<b>\$ 6,711</b>	<b>\$ 11,743</b>	<b>\$ 6,706</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,013</b>

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

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field/Amenity Operation Manager (Vesta)	\$ 15,481	\$ 15,481	\$ 15,481	\$ 15,481	\$ 15,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,404
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$ 13,866	\$ 13,866	\$ 13,866	\$ 13,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,672
Landscape Maintenance (St Johns Golf)	\$ 5,415	\$ 5,443	\$ 5,463	\$ 5,459	\$ 5,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,199
Landscape Maintenance Contingency	\$ 1,968	\$ 4,868	\$ 7,026	\$ 4,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,543
Lake Maintenance	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,800
Security	\$ 6,849	\$ 7,104	\$ 6,419	\$ 7,428	\$ 6,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,953
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 3,545	\$ 2,862	\$ 3,290	\$ 3,768	\$ 2,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,122
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Janitorial Maintenance	\$ 1,811	\$ 2,236	\$ 1,611	\$ 1,786	\$ 1,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,055
Electric	\$ 6,405	\$ 6,313	\$ 6,538	\$ 6,764	\$ 6,528	\$ -	\$ -	\$ 6,764	\$ 6,528	\$ -	\$ -	\$ -	\$ 32,546
Water	\$ 1,177	\$ 1,358	\$ 1,444	\$ 1,473	\$ 1,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,554
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 2,103	\$ 2,048	\$ 233	\$ -	\$ 884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,268
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ 1,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,013
Repairs & Replacements-Amenity Center	\$ 405	\$ 487	\$ 408	\$ 596	\$ 1,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,824
Tennis Court Maintenance	\$ -	\$ 757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Supplies	\$ 982	\$ 660	\$ 323	\$ 290	\$ 673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,928
Special Events	\$ 3,591	\$ 3,658	\$ 2,950	\$ 448	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,535
Holiday Decorations	\$ -	\$ 5,973	\$ 5,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,947
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 40,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,983
Telephone/Internet/Cable TV	\$ 1,022	\$ 1,012	\$ 1,105	\$ 1,100	\$ 1,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,466
Website Maintenance	\$ 88	\$ 88	\$ -	\$ -	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264
Office Supplies	\$ -	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Youth Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 107,890</b>	<b>\$ 77,124</b>	<b>\$ 76,003</b>	<b>\$ 66,000</b>	<b>\$ 61,366</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 388,383</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 107,890</b>	<b>\$ 77,124</b>	<b>\$ 76,003</b>	<b>\$ 66,000</b>	<b>\$ 61,366</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 388,383</b>
<b>Total Expenditures</b>	<b>\$ 139,093</b>	<b>\$ 86,773</b>	<b>\$ 82,714</b>	<b>\$ 77,744</b>	<b>\$ 68,073</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 454,396</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (139,043)</b>	<b>\$ 15,847</b>	<b>\$ 97,139</b>	<b>\$ 652,111</b>	<b>\$ 30,897</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 656,951</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ -	\$ 34,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,720
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,720</b>	<b>\$ (200,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (165,280)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (139,043)</b>	<b>\$ 15,847</b>	<b>\$ 131,860</b>	<b>\$ 452,111</b>	<b>\$ 30,897</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 491,672</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 02/28/25</b>	<b>Actual Thru 02/28/25</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 552,515	\$ 524,851	\$ 524,851	\$ -
Interest	\$ 2,500	\$ 1,042	\$ 5,366	\$ 4,324
<b>Total Revenues</b>	<b>\$ 555,015</b>	<b>\$ 525,893</b>	<b>\$ 530,217</b>	<b>\$ 4,324</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 67,028	\$ 67,028	\$ 67,028	\$ -
Principal - 5/1	\$ 420,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 67,028	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 554,055</b>	<b>\$ 67,028</b>	<b>\$ 67,028</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 960</b>		<b>\$ 463,189</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (23,229)	\$ (23,229)	\$ (34,720)	\$ (11,492)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (23,229)</b>	<b>\$ (23,229)</b>	<b>\$ (34,720)</b>	<b>\$ (11,492)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (22,269)</b>		<b>\$ 428,469</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 95,119</b>		<b>\$ 294,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,850</b>		<b>\$ 723,213</b>	

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 02/28/25</b>	<b>Actual Thru 02/28/25</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 73,780	\$ 70,088	\$ 70,088	\$ -
Interest	\$ 750	\$ 313	\$ 2,420	\$ 2,108
<b>Total Revenues</b>	<b>\$ 74,530</b>	<b>\$ 70,400</b>	<b>\$ 72,508</b>	<b>\$ 2,108</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 31,594	\$ 31,594	\$ 31,594	\$ (0)
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,594	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 73,188</b>	<b>\$ 31,594</b>	<b>\$ 31,594</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,343</b>		<b>\$ 40,914</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,343</b>		<b>\$ 40,914</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,436</b>		<b>\$ 165,766</b>	
<b>Fund Balance - Ending</b>	<b>\$ 52,778</b>		<b>\$ 206,680</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 208	\$ 2,851	\$ 2,643
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 208</b>	<b>\$ 2,851</b>	<b>\$ 2,643</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 63,797	\$ 26,582	\$ 53,255	\$ (26,673)
<b>Total Expenditures</b>	<b>\$ 63,797</b>	<b>\$ 26,582</b>	<b>\$ 53,255</b>	<b>\$ (26,673)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (63,297)</b>		<b>\$ (50,404)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 136,703</b>		<b>\$ 149,596</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 162,963</b>		<b>\$ 154,684</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,666</b>		<b>\$ 304,280</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 103	\$ 103
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103</b>	<b>\$ 103</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 103</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 103</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 6,757</b>	
<b>Fund Balance - Ending</b>			<b>\$ 6,860</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 8,683	\$ 8,683
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,683</b>	<b>\$ 8,683</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 34,255	\$ (34,255)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,255</b>	<b>\$ (34,255)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (25,572)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (25,572)</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 574,025</b>	
<b>Fund Balance - Ending</b>			<b>\$ 548,453</b>	

# ***Sampson Creek***

## ***Community Development District***

### **Long Term Debt Report**

#### **FY 2025**

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

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

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

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

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

							64.99%	30.89%	4.12%	100.00%
							2019A-1 Debit	2019A-2 (A1)		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Debt Service	Total
11/05/24	Distribution #1	\$ 20,349.03	\$ 1,343.87	\$ 380.10	\$ -	\$ 18,625.06	\$ 12,103.91	\$ 5,752.91	\$ 768.24	\$ 18,625.06
11/15/24	Distribution #2	\$ 66,527.65	\$ 2,661.11	\$ 1,277.33	\$ -	\$ 62,589.21	\$ 40,674.98	\$ 19,332.58	\$ 2,581.65	\$ 62,589.21
11/19/24	Distribution #3	\$ 79,950.64	\$ 3,198.02	\$ 1,535.05	\$ -	\$ 75,217.57	\$ 48,881.80	\$ 23,233.23	\$ 3,102.53	\$ 75,217.56
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
02/20/25	Distribution #7	\$ 156,088.14	\$ 5,498.11	\$ 3,011.80	\$ -	\$ 147,578.23	\$ 95,906.98	\$ 45,584.02	\$ 6,087.23	\$ 147,578.23
<b>TOTAL</b>		<b>\$ 1,801,806.84</b>	<b>\$ 71,856.60</b>	<b>\$ 34,598.98</b>	<b>\$ 3,855.92</b>	<b>\$ 1,699,207.18</b>	<b>\$ 1,104,267.43</b>	<b>\$ 524,851.75</b>	<b>\$ 70,088.00</b>	<b>\$ 1,699,207.18</b>

<b>94.69%</b>	<b>Gross Percent Collected</b>
---------------	--------------------------------

*C.*

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

***Check Run Summary***

March 20, 2025

**GENERAL FUND**

<b><u>DATE</u></b>	<b><u>CHECK NUMBERS</u></b>	<b><u>AMOUNT</u></b>
02/13/2025	8754-8761	\$210,813.28
02/20/2025	8762-8768	\$20,907.32
03/07/2025	8769-8779	\$51,998.34

<b>Total</b>	<b>\$283,718.94</b>
--------------	---------------------

**CAPITAL RESERVE FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
03/07/2025	263	\$6,784.31

<b>Total</b>	<b>\$6,784.31</b>
--------------	-------------------

AP300R  
\*\*\* CHECK NOS. 008754-050000

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

RUN 3/12/25

PAGE 14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/13/25	00469	12/25/24 2809	202501 320-57200-45200		*	20.00	
		BALANCE DUE		CBUSS ENTERPRISES			20.00 008754
2/13/25	00048	10/22/24 52358387	202410 320-57200-54600		*	33.40	
		FIRST AID SUPPLIES		CINTAS CORPORATION			33.40 008755
2/13/25	00319	2/08/25 1110618-	202502 320-57200-41000		*	522.98	
		SVCS 02/25		COMCAST			522.98 008756
2/13/25	00016	2/06/25 012025	202501 320-54100-43000		*	6,846.70	
		SVCS 01/25		FLORIDA POWER & LIGHT			6,846.70 008757
2/13/25	00131	2/01/25 418	202502 310-51300-34000		*	5,477.50	
		MGMT FEE 02/25			*	92.75	
		2/01/25 418	202502 310-51300-35100		*		
		INFORMATION TECH 02/25			*	185.50	
		2/01/25 418	202502 310-51300-31300		*		
		DISSEMINATION AGENT SVCS			*	35.10	
		2/01/25 418	202502 310-51300-42000		*		
		POSTAGE 02/25			*	28.50	
		2/01/25 418	202502 310-51300-42500		*		
		COPIES 02/25			*	59.08	
		2/01/25 418	202502 310-51300-41000		*		
		TELEPHONE 02/25		GOVERNMENTAL MANAGEMENT SERVICES			5,878.43 008758
2/13/25	00340	2/07/25 192636	202501 310-51300-31100		*	1,870.49	
		SERVICE THRU 01/31/2025		MATTHEWS DESIGN GROUP, INC.			1,870.49 008759
2/13/25	00019	2/07/25 60499901	202502 320-57200-54500		*	125.00	
		QRTLY SVCS 02/25		NADER'S PEST RAIDERS, INC.			125.00 008760
2/13/25	00486	2/12/25 021225	202502 300-58100-10000		*	195,516.28	
		TRANSFER FUNDS			*	195,516.28-	
		2/12/25 021225	202502 600-38100-10000		*		
		TRANSFER FUNDS			*	195,516.28	
		2/12/25 021225	202502 600-15100-10000		*		
		TRANSFER FUNDS		SAMPSON CREEK CDD			195,516.28 008761
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 008754-050000

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

RUN 3/12/25

PAGE 15

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/20/25	00413	1/31/25 250131	202501 320-57200-54500	SVCS 01/25	*	759.00	
				BEACON ELECTRICAL CONTRACTORS, INC.			759.00 008762
2/20/25	00048	2/11/25 52535743	202502 320-57200-54600	FIRST AID SUPPLIES 02/25	*	60.58	
				CINTAS CORPORATION			60.58 008763
2/20/25	00319	2/04/25 1110956-	202502 320-57200-41000	SVCS 02/25	*	704.66	
				COMCAST			704.66 008764
2/20/25	00461	2/17/25 7475-1	202502 320-57200-54502	SVCS 02/25	*	1,243.13	
				FITNESS MACHINE TECHNICIANS OF			1,243.13 008765
2/20/25	00285	2/01/25 JAK02250	202502 320-57200-45300	SVCS 02/25	*	1,611.00	
				JANI-KING OF JACKSONVILLE			1,611.00 008766
2/20/25	00421	12/31/24 12312024	202412 320-54100-46201	MAINT 12/24	*	5,463.11	
		1/31/25 01312025	202501 320-54100-46201	MAINT 01/25	*	5,459.10	
		2/28/25 02282025	202502 320-54100-46201	MAINT 02/25	*	5,418.72	
				ST JOHNS GOLF & COUNTRY CLUB			16,340.93 008767
2/20/25	00377	12/31/24 424151	202412 320-57200-49400	EVENT SUPPLIES 12/24	*	61.33	
		2/18/25 424884	202502 320-57200-49400	PENGUIN PLUNGE 02/25	*	126.69	
				VESTA PROPERTY SERVICES, INC			188.02 008768
3/07/25	00443	3/01/25 9260456	202503 320-54100-46200	MAINT 03/25	*	13,866.49	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			13,866.49 008769
3/07/25	00469	2/25/25 3156	202503 320-57200-45200	POOL SVCS 03/25	*	3,585.50	
				CBUSS ENTERPRISES			3,585.50 008770
3/07/25	00397	3/01/25 19-1536	202502 320-57200-34501	SVCS 02/25	*	5,921.00	
				CENTRAL SECURITY AGENCY			5,921.00 008771

SAMC SAMPSON CREEK SHENNING

AP300R  
\*\*\* CHECK NOS. 008754-050000

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

RUN 3/12/25

PAGE 16

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/25	00048	2/28/25 93109239	202502 320-57200-54600		*	290.00	
		ZOLL 3 AED					
				CINTAS CORPORATION			290.00 008772
3/07/25	00334	2/19/25 23356477	202502 320-57200-54502		*	365.60	
		SUPPLIES 02/25					
				CRYSTAL SPRINGS			365.60 008773
3/07/25	00131	3/01/25 419	202503 310-51300-34000		*	5,477.50	
		MGMT FEE 03/25					
		3/01/25 419	202503 310-51300-35100		*	92.75	
		INFORMATION TECH 03/25					
		3/01/25 419	202503 310-51300-31300		*	185.50	
		DISSEMINATION AGENT SVCS					
		3/01/25 419	202503 310-51300-42500		*	21.00	
		COPIES 03/25					
		3/01/25 419	202503 310-51300-41000		*	49.70	
		TELEPHONE 03/25					
				GOVERNMENTAL MANAGEMENT SERVICES			5,826.45 008774
3/07/25	00022	2/18/25 14873242	202502 320-54100-43100		*	134.61	
		SVCS 02/25					
		2/20/25 82743242	202502 320-57200-43100		*	967.62	
		SVCS 02/25					
				JEA			1,102.23 008775
3/07/25	00430	3/05/25 3535620	202501 310-51300-31500		*	2,884.91	
		SVCS 01/25					
				KUTAK ROCK LLP			2,884.91 008776
3/07/25	00031	3/02/25 254449B	202503 320-54100-46300		*	2,360.00	
		WATER MGMT 03/25					
				THE LAKE DOCTORS, INC.			2,360.00 008777
3/07/25	00340	9/13/24 191864	202408 310-51300-31100		*	130.21	
		SVCS 08/24					
		9/13/24 191864	202408 310-51300-31100		*	34.73	
		SVCS 08/24					
		1/13/25 192463	202412 310-51300-31100		*	64.72	
		SVCS 12/24					
				MATTHEWS DESIGN GROUP, INC.			229.66 008778
3/07/25	00377	2/28/25 425203	202502 320-57200-49400		*	85.75	
		MOVIE AT THE LAWN 02/25					
		3/01/25 424922	202503 320-54100-34000		*	15,480.75	
		SVCS 03/25					
				VESTA PROPERTY SERVICES, INC			15,566.50 008779
				TOTAL FOR BANK A		283,718.94	
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 000263-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
SAMPSON CREEK - CAPITAL RESERV  
BANK B SAMPSON CREEK CDD

RUN 3/12/25

PAGE 17

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/25	00103	2/27/25 2227	202502 600-53800-60000		*	3,369.80	
			70%DEPOSIT SPLASHPAD GATE				
		2/27/25 2228	202502 600-53800-60000		*	3,414.51	
			70%DEPOSIT FRONT GATE				
							6,784.31 000263
-----							-----
TOTAL FOR BANK B						6,784.31	
TOTAL FOR REGISTER						6,784.31	

SAMC SAMPSON CREEK SHENNING

INVOICE

C Buss Enterprises  
152 Lipizzan Trail  
Saint Augustine, FL 32095

clayton@cbussenterprises.com  
+1 (904) 710-8161  
https://www.cbussenterprises.com



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

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

Invoice details  
Invoice no.: 2809  
Terms: Due on receipt  
Invoice date: 12/25/2024  
Due date: 01/01/2025

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

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

Total \$4,287.58

Payment -\$4,267.58

Balance due 001.320.57200.45200 \$20.00

Short paid invoice in error

Overdue 01/01/2025



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (877)275-4933

# Invoice

**Ship To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Invoice # 5235838706  
Invoice Date 10/22/2024  
Credit Terms NET 30 DAYS  
Customer # 10552255  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7051184954  
Payer # 10552255

**Bill To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 000000000005150417	<b>Unit Description:</b>				
110	OFFICE SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
	<b>Unit Subtotal:</b>			<b>\$10.45</b>	
<b>Unit</b> 000000000017631113	<b>Unit Description:</b>				
110	FITNESS SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000017631116	<b>Unit Description:</b>				
110	OFFICE HALLWAY SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 0000000000999900999	<b>Unit Description:</b>				
400	Other SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	<b>Unit Subtotal:</b>			<b>\$22.95</b>	
	<b>Invoice Sub-total</b>			<b>\$33.40</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$33.40</b>	

**Remit To** CINTAS  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

GL 1.320.57200.54600

HH 2-13-25

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$791.03
Payments - thank you	Page 3	-\$791.03
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$387.85
One-time charges	Page 3	\$129.95
Taxes, fees and other charges	Page 3	\$5.18
<b>New charges</b>		<b>\$522.98</b>

**Amount due Feb 18, 2025 \$522.98**

Your bill explained

- Your one-time charges are \$129.95 due to In-home Service Visit charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jan 28, 2025 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

Need help?

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

FEB 06 2025

001.320.57200.41000  
Feb 2025  
\$522.98

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  
00330310 NO RP 28 20250128 NNNNNNNY 0000561 0003

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



Account number 8495 74 140 1110618

Payment due Feb 18, 2025

Please pay \$522.98

Amount enclosed \$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140111061800522987

## Download the Comcast Business App

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

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at 877-564-0318.



## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://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](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



Payments - \$791.03

Payment	Jan 02	-\$388.09
Payment	Jan 24	-\$402.94

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	-\$79.00
Equipment Fee	\$29.95
Voice and WiFi Pro Expanded Coverage	

TV services \$116.95

TV Select	\$39.95
Business Video.	
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	\$44.95
Business Voice.	
Voice Credit	-\$19.95

Service fees \$16.00

Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

One-time charges \$129.95

Other charges \$129.95

In-home Service Visit	Jan 02	\$129.95
-----------------------	--------	----------

Taxes, fees and other charges \$5.18

Other charges \$5.18

Federal Universal Service Fund	\$2.43
Regulatory Cost Recovery	\$2.75

What's included?



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



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



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

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

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



Account Number  
8495 74 140 1110618

Billing Date  
Jan 28, 2025

Services From  
Feb 08, 2025 to Mar 07, 2025

Page  
4 of 4

## Additional information

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

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

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



## ***Sampson Creek CDD***

FPL Electric

Code to 001.320.54100.43000

### **January-25**

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,270.55
19350-09421	211 St. John's Golf Drive #LITES	\$	138.51
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.47
55613-33054	2125 County Road 210 W	\$	79.54
59216-52565	205 St. John's Golf Drive	\$	133.44
61084-35154	944 Leo Maguire Parkway #1	\$	28.04
80369-00598	205 St. John's Golf Drive #Swimclub	\$	636.24
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
33381-88364	1574 Drury Court #1	\$	287.56
Total		<hr/> <b>\$</b>	<hr/> <b>6,846.70</b> <hr/>

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

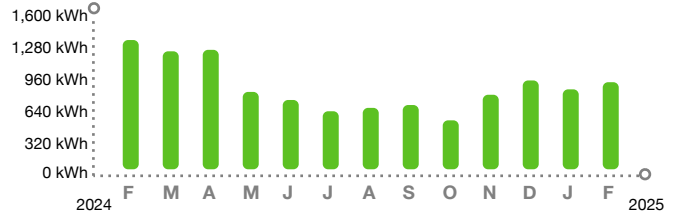
**\*\*\*PLEASE CODE TO MONTH ON SCHEDULE, NOT INVOICE DATE. THANKS!**

**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 59216-52565**Service Address:**205 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$133.44**

TOTAL AMOUNT YOU OWE

**Feb 28, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	123.38
Payments received	-123.38
Balance before new charges	0.00
Total new charges	133.44
<b>Total amount you owe</b>	<b>\$133.44</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 28, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

New rates are in effect to reflect new solar energy centers coming online.  
Learn more at [FPL.com/Rates](https://FPL.com/Rates).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

1304592165256574433100000

SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
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59216-52565

ACCOUNT NUMBER

\$133.44

TOTAL AMOUNT YOU OWE

Feb 28, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	123.38
Payment received - Thank you	-123.38
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$91.30

Fuel: (\$0.027180 per kWh) \$25.82

Electric service amount 129.99

Gross receipts tax (State tax) 3.34

Taxes and charges 3.34

Regulatory fee (State fee) 0.11

Total new charges \$133.44

**Total amount you owe \$133.44**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	48885		47935		950

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	950	872	1410
Service days	30	33	32
kWh/day	31	26	44
Amount	\$133.44	\$123.38	\$194.47

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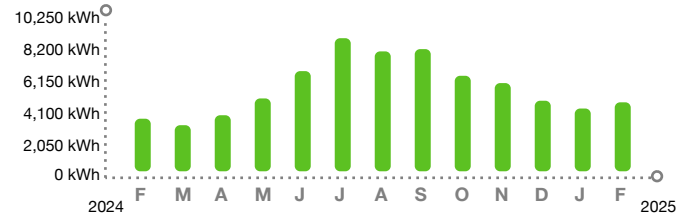
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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$636.24**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	512.16
Payments received	-512.16
Balance before new charges	0.00
Total new charges	636.24
<b>Total amount you owe</b>	<b>\$636.24</b>

(See page 2 for bill details.)

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80369-00598

ACCOUNT NUMBER

\$636.24

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	512.16
Payment received - Thank you	-512.16
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$163.35

Fuel: (\$0.027180 per kWh) \$131.01

Demand: (\$13.41 per KW) \$295.02

Electric service amount 619.79

Gross receipts tax (State tax) 15.91

Taxes and charges 15.91

Regulatory fee (State fee) 0.54

Total new charges \$636.24

**Total amount you owe \$636.24**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	95275		90455		4820
Demand KW	22.27				22

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	4820	4386	3674
Service days	30	33	32
kWh/day	160	132	114
Amount	\$636.24	\$512.16	\$515.23

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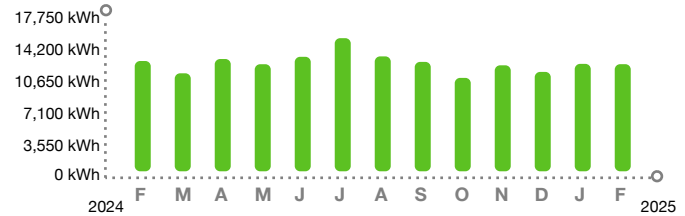
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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 16229-99512**Service Address:**219 SAINT JOHNS GOLF DR # POOL  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,270.55**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
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Amount of your last bill	1,108.78
Payments received	-1,108.78
Balance before new charges	0.00
Total new charges	1,270.55
<b>Total amount you owe</b>	<b>\$1,270.55</b>

(See page 2 for bill details.)

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16229-99512

ACCOUNT NUMBER

\$1,270.55

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,108.78
Payment received - Thank you	-1,108.78
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$439.28

Fuel: (\$0.027180 per kWh) \$352.31

Demand: (\$13.41 per KW) \$415.71

Electric service amount 1,237.71

Gross receipts tax (State tax) 31.76

Taxes and charges 31.76

Regulatory fee (State fee) 1.08

Total new charges \$1,270.55

**Total amount you owe \$1,270.55**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	49191		36229		12962
Demand KW	30.62				31

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	12962	13000	13346
Service days	30	33	32
kWh/day	432	393	417
Amount	\$1,270.55	\$1,108.78	\$1,218.59

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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 46974-44356**Service Address:**

9402 LEO MAGUIRE PKWY # 2

SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL****\$27.47**

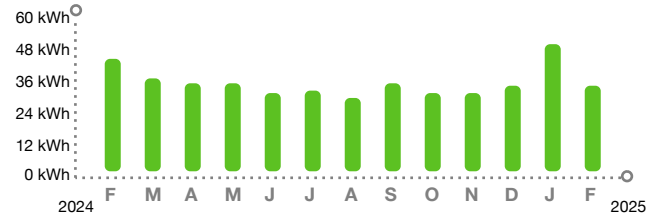
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**Feb 27, 2025**

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

Amount of your last bill	28.38
Payments received	-28.38
Balance before new charges	0.00
<hr/>	
Total new charges	27.47
<b>Total amount you owe</b>	<b>\$27.47</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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46974-44356

ACCOUNT NUMBER

**\$27.47**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	28.38
Payment received - Thank you	-28.38
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$9.58

Non-fuel: (\$0.096100 per kWh) \$3.36

Fuel: (\$0.027180 per kWh) \$0.95

Electric service amount 26.76

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.47

**Total amount you owe \$27.47**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16588		16553		35

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	35	52	46
Service days	30	33	32
kWh/day	1	2	1
Amount	\$27.47	\$28.38	\$28.15

### KEEP IN MIND

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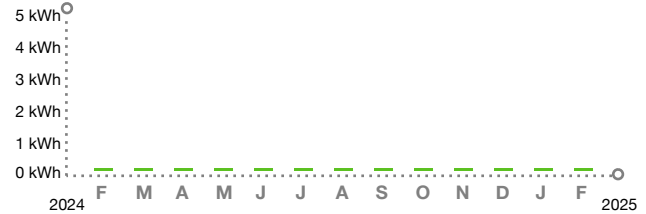
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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 08744-67061**Service Address:**380 SAINT JOHNS GOLF DR #IRR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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

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

(See page 2 for bill details.)

**KEEP IN MIND**

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08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

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

### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$12.13

Non-fuel energy charge: \$0.096100 per kWh

Fuel charge: \$0.027180 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 Mar 6, 2025.

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

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	0	0	0
Service days	30	33	32
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

## KEEP IN MIND

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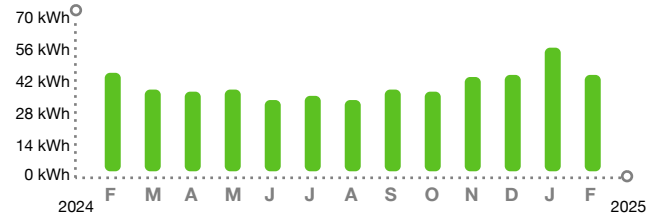
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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$28.04**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	28.73
Payments received	-28.73
Balance before new charges	0.00
Total new charges	28.04
<b>Total amount you owe</b>	<b>\$28.04</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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61084-35154

ACCOUNT NUMBER

\$28.04

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	28.73
Payment received - Thank you	-28.73
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$8.78

Non-fuel: (\$0.096100 per kWh) \$4.42

Fuel: (\$0.027180 per kWh) \$1.25

Electric service amount 27.32

Gross receipts tax (State tax) 0.70

Taxes and charges 0.70

Regulatory fee (State fee) 0.02

Total new charges \$28.04

Total amount you owe \$28.04

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20106		20060		46

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	46	59	47
Service days	30	33	32
kWh/day	2	2	1
Amount	\$28.04	\$28.73	\$28.21

## KEEP IN MIND

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**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 33381-88364**Service Address:**

1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL****\$287.56**

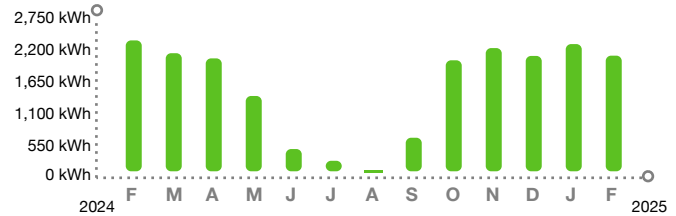
TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY



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

Amount of your last bill	314.70
Payments received	-314.70
Balance before new charges	0.00
<hr/>	
Total new charges	287.56
<b>Total amount you owe</b>	<b>\$287.56</b>

(See page 2 for bill details.)

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this coupon to:

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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

33381-88364

ACCOUNT NUMBER

**\$287.56**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	314.70
Payment received - Thank you	-314.70
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$208.33

Fuel: (\$0.027180 per kWh) \$58.93

Electric service amount 280.13

Gross receipts tax (State tax) 7.19

Taxes and charges 7.19

Regulatory fee (State fee) 0.24

Total new charges \$287.56

**Total amount you owe \$287.56**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	70718		68550		2168

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	2168	2385	2454
Service days	30	33	32
kWh/day	72	72	77
Amount	\$287.56	\$314.70	\$328.75

## KEEP IN MIND

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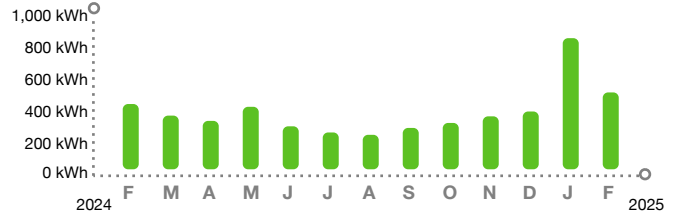
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 55613-33054**Service Address:**2125 COUNTY ROAD 210 W  
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$79.54**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	126.17
Payments received	-126.17
Balance before new charges	0.00
Total new charges	79.54
<b>Total amount you owe</b>	<b>\$79.54</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 25, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

New rates are in effect to reflect new solar energy centers coming online.  
Learn more at [FPL.com/Rates](https://FPL.com/Rates).

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

/ 27

1304556133305494597000000

SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

55613-33054

ACCOUNT NUMBER

\$79.54

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	126.17
Payment received - Thank you	-126.17
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$50.37

Fuel: (\$0.027180 per kWh) \$14.24

Electric service amount 77.48

Gross receipts tax (State tax) 1.99

Taxes and charges 1.99

Regulatory fee (State fee) 0.07

Total new charges \$79.54

**Total amount you owe \$79.54**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	95946		95422		524

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	524	894	445
Service days	30	33	32
kWh/day	17	27	14
Amount	\$79.54	\$126.17	\$70.35

## KEEP IN MIND

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

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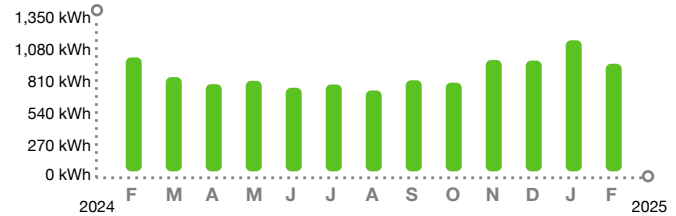
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 19350-09421**Service Address:**211 SAINT JOHNS GOLF DR # LITES  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$138.51**

TOTAL AMOUNT YOU OWE

**Feb 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	165.61
Payments received	-165.61
Balance before new charges	0.00
Total new charges	138.51
<b>Total amount you owe</b>	<b>\$138.51</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 25, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

New rates are in effect to reflect new solar energy centers coming online.  
Learn more at [FPL.com/Rates](https://FPL.com/Rates).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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1304193500942151583100000

SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

19350-09421

ACCOUNT NUMBER

\$138.51

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	165.61
Payment received - Thank you	-165.61
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$95.15

Fuel: (\$0.027180 per kWh) \$26.91

Electric service amount 134.93

Gross receipts tax (State tax) 3.46

Taxes and charges 3.46

Regulatory fee (State fee) 0.12

Total new charges \$138.51

**Total amount you owe \$138.51**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	54865		53875		990

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	990	1206	1048
Service days	30	33	32
kWh/day	33	36	32
Amount	\$138.51	\$165.61	\$147.91

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- 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:** Jan 7, 2025 to Feb 6, 2025 (30 days)**Statement Date:** Feb 6, 2025**Account Number:** 72556-88074**Service Address:**LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

FEB 10 2025

**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$4,219.69**

TOTAL AMOUNT YOU OWE

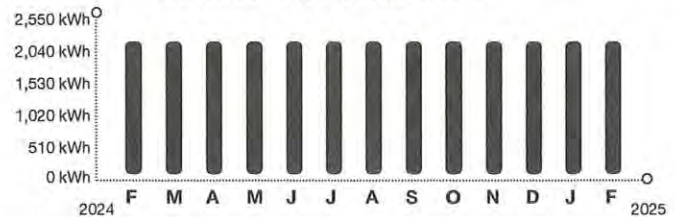
**Feb 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	4,203.49
Payments received	-4,203.49
Balance before new charges	0.00
Total new charges	4,219.69
<b>Total amount you owe</b>	<b>\$4,219.69</b>

(See page 2 for bill details.)

New rates are in effect to reflect new solar energy centers coming online.  
Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 25, 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: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

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0001 0004 046177

7 10

SAMPSON CREEK CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
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for ways to pay.

72556-88074

ACCOUNT NUMBER

\$4,219.69

TOTAL AMOUNT YOU OWE

Feb 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0002 0004 046177

E001

### BILL DETAILS

Amount of your last bill	4,203.49
Payment received - Thank you	-4,203.49
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	4,211.23
Gross receipts tax (State tax)	4.88
Taxes and charges	4.88
Regulatory fee (State fee)	3.58
Total new charges	\$4,219.69
<b>Total amount you owe</b>	<b>\$4,219.69</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

### METER SUMMARY

Next bill date Mar 6, 2025.

Usage Type	Usage
Total kWh used	2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2025	Jan 7, 2025	Feb 6, 2024
kWh Used	2302	2302	2302
Service days	30	33	32
kWh/day	77	70	72
Amount	\$4,219.69	\$4,203.49	\$4,183.44

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Customer Name: SAMPSON CREEK CDD  
Account Number: 72556-88074

FPL.com Page 1 0003 0004 046177 ESLA

For: 01-07-2025 to 02-06-2025 (30 days)  
kWh/Day: 77  
Service Address:  
LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224	39	3500	F	154		2,002	
Energy					0.400000		61.60
Non-energy							
Fixtures					9.610000		1,479.94
Maintenance					1.470000		226.38
C861225	73	6000	F	12		300	
Energy					0.800000		9.60
Non-energy							
Fixtures					9.610000		115.32
Maintenance					1.470000		17.64
PMF0001				166			
Non-energy							
Fixtures					9.740000		1,616.84
UCNP				11,449			
Non-energy							
Maintenance					0.049350		565.01

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



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





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

FPL.com Page 2

0004 0004 046177 ESLA

For: 01-07-2025 to 02-06-2025 (30 days)

kWh/Day: 77

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							71.20
Non-energy sub total							4,021.13
Sub total						2,302	4,092.33
Energy conservation cost recovery							0.90
Capacity payment recovery charge							0.16
Environmental cost recovery charge							1.13
Storm restoration recovery charge							47.70
Transition rider credit							-4.77
Storm protection recovery charge							12.85
Fuel charge							60.93
<b>Electric service amount</b>							<b>4,211.23</b>
Gross receipts tax (State tax)							4.88
Regulatory fee (State fee)							3.58
Total						2,302	4,219.69

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

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

# Invoice

**Invoice #:** 418  
**Invoice Date:** 2/1/25  
**Due Date:** 2/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

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

[illegible]

Project Manager Alex Acree



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

February 07, 2025  
Invoice # 192636

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
- Bulkhead Contract
- APS Coordination
- Site Meetings with Contractors

001.310.51300.31100  
\$1870.49

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 January 31, 2025**

Phase	0001	General Services		
		Hours	Rate	Amount
	Professional Engineer	11.50	135.00	1,552.50
	Administrative	2.00	50.00	100.00
	Total Labor			1,652.50
Phase	0003	Construction Services		
		Hours	Rate	Amount
	Professional Engineer	27.50	135.00	3,712.50
	Sr. CAD	11.00	90.00	990.00
	Administrative	1.50	50.00	75.00
	Total Labor			4,777.50
Phase	0999	Reimbursable Expenses		
Reimbursable Expenses				
	Mileage/Parking/Tolls			139.41
	Total Reimbursables			139.41
	11 x 17 B/W	30.0 Copies @ 0.55		16.50
	8.5 x 11 B/W	94.0 Copies @ 0.27		25.38
	Color 11 x 17	15.0 Copies @ 0.88		13.20
	Color 8.5 x 11	47.0 Copies @ 0.50		23.50
	Total Reproductions			78.58
Total Due:				6,647.99

Project	0000020835.0000	Sampson Creek CDD	Invoice	192636
---------	-----------------	-------------------	---------	--------

#### Outstanding Invoices

Number	Date	Balance
191864	9/13/2024	164.94
192463	1/13/2025	64.72
<b>Total</b>		<b>229.66</b>

#### Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	6,430.00	140,645.27	147,075.27
Expense	139.41	3,686.64	3,826.05
Unit	78.58	1,270.71	1,349.29
<b>Totals</b>	<b>6,647.99</b>	<b>145,602.62</b>	<b>152,250.61</b>



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

## Service Slip/Invoice

**INVOICE:** 60499901  
**DATE:** 02/07/2025  
**ORDER:** 60499901

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

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

Work Date	Time	Target Pest	Technician	Time In
02/07/2025	03:21 PM		BKJEFFOR-P	Bradley Jeffords
Purchase Order	Terms	Last Service	Map Code	Time Out
		02/07/2025	SJG	Lic:JE141259

Service	Description	Price
CPC-QTRLY	Pest Control Service	\$125.00
Quarterly Pest Control- Playground & Golf Cart Storage Please treat the playground, playground amenities and the east facing golf cart storage wall. Lockbox code 1357 Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry. Treated for wasp Thank you for your business!		
<b>SUBTOTAL</b>		\$125.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$125.00

**AMOUNT DUE** \$125.00

GL 1.320.57200.54500  
## Sub 2-13-25

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

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

*Capital Projects Fund*

**Check Request**

Date	Amount	Authorized By
February 12, 2025	\$195,516.28	Sharyn Henning

Payable to:

Sampson Creek CDD (State Board of Administration) V#77
--

Date Check Needed:

Budget Category:

2/12/25	001.300.58100.10000	\$195,516.28
	034.600.38100.10000	(\$195,516.28)
	034.600.15100.10000	\$195,516.28

Intended Use of Funds Requested:

TRANSFER FUNDS TO CAPITAL RESERVE SBA
<i>(Attach supporting documentation for request.)</i>

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306  
Jacksonville, Florida 32218  
Phone: 904-338-5394  
Fax: 904-751-6583

## INVOICE #250131

Date: 1-31-2025

To: Sampson Creek CDD  
219 St. 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. / Camera Equipment Junction Box

Labor and materials to complete electrical work per Beacon Electrical Contractors, Inc. proposal dated 1-13-2025 (copy attached).

TOTAL INVOICE AMOUNT

\$ 759.00

GL 1.320.57200.54500

Net Due Upon Receipt

## 800 2-14-25

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.



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (877)275-4933

# Invoice

**Ship To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Invoice # 5253574307  
Invoice Date 02/11/2025  
Credit Terms NET 30 DAYS  
Customer # 10552255  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7053454903  
Payer # 10552255

**Bill To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000005150417	<b>Unit Description:</b> OFFICE				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$8.04	\$8.04	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
163051	BURN RELIEF PACKET/ 6 PK	1 PAC	\$19.14	\$19.14	
	<b>Unit Subtotal:</b>			<b>\$37.63</b>	
<b>Unit</b> 000000000017631113	<b>Unit Description:</b> FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000017631116	<b>Unit Description:</b> OFFICE HALLWAY				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	<b>Unit Subtotal:</b>			<b>\$22.95</b>	
	<b>Invoice Sub-total</b>			<b>\$60.58</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$60.58</b>	

GL 1. 320-57200.54600  
HH Sub 2-14-25

## Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

FEB 13 2025

## Your bill at a glance

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

Previous balance		\$697.41
Payment - thank you	Jan 24	-\$697.41
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$7.21
<b>New charges</b>		<b>\$704.66</b>

**Amount due Feb 25, 2025 \$704.66**

## Your bill explained

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

001.320.57200.41000  
Feb 2025

## Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937  
06330310 NO RP 04 20250204 NNNNNNNY 0000549 0003FITN SAMPSON CRK CDD POOL  
HOME OFC 2  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

Account number

8495 74 140 1110956

Payment due

Feb 25, 2025

Please pay

**\$704.66**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574140111095600704668

## Download the Comcast Business App

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

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at 877-564-0318.



## Need help? We're here for you



### Visit us online

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



### Call us anytime

800-391-3000

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.

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

### Accessibility:

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



## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



Regular monthly charges		\$697.45
Comcast Business		\$681.45
Bundled services		\$314.95
Data, Voice, Access		\$429.00
Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		
Bundle Discount		-\$144.00
Equipment Fee		\$29.95
Voice and WiFi Pro Expanded Coverage.		
TV services		\$316.50
TV Standard		\$74.95
Business Video.		
CableCARD		\$43.50
Service To Additional TV.		
Service Discount		-\$43.50
Digital Adapter		
Equipment Fee		\$200.00
TV Box.		
Public View Service		\$25.00
Business Video.		
Service Discount		-\$25.00
Broadcast TV Fee		\$37.10
Regional Sports Fee		\$4.45
Voice services		\$50.00
Mobility Voice Line		\$89.90
Business Voice.		
Qty 2 @ \$44.95 each		
Voice Credit		-\$39.90
Qty 2 @ -\$19.95 each		
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

### What's included?

- Internet:** Fast, reliable internet on our Gig-speed network
- TV:** Keep your employees informed and customers entertained
- Voice Numbers:** (904)599-9094, (904)819-9956, (904)217-8268

This shows a service is included in your package:

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$252.40 this month with your bundle, service and voice credit discounts.

### Additional information

Account Number  
8495 74 140 1110956

Billing Date  
Feb 04, 2025

Services From  
Feb 14, 2025 to Mar 13, 2025

Page  
4 of 5

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](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

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



Choose reliable  
solutions and  
a partner you  
can trust.



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

**Comcast Business powers more businesses than anyone, plus we offer:**

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

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

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

**Don't wait!** Give us a call at 877-395-5391 to chat with our business services team. We have plans available for you to choose from so you can continue to receive the best service at the best value.



Call **877-395-5391** or visit  
**[comcastbusiness.com/accountreview](https://comcastbusiness.com/accountreview)**  
today to review your account.

COMCAST  
BUSINESS

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdge™ and Comcast Business Mobile each requires Comcast Business Internet (and leased router for SecurityEdge) for additional monthly charge. **Internet:** Gig-speed WiFi requires Gigabit Internet and compatible router. Actual speeds vary and are not guaranteed. **SecurityEdge™:** Will not work if connected via public WiFi, and may not work if connected via Connection Pro, virtual private network technology or non-Comcast DNS servers. **Comcast Business Mobile:** Requires Comcast Business Internet service. Up to 20 lines. Pricing subject to change. For Comcast Business Mobile Disclosures visit: <https://business.comcast.com/policies/broadband-disclosures>. Call for restrictions and complete details. © 2025 Comcast. B6954A-ADP-FAR-5391 PA0242



# INVOICE

DATE: 02/17/2025  
DUE DATE: 03/19/2025  
INVOICE # 7475-1

Fitness Machine Technicians of Jacksonville  
7251 Salisbury Rd Suite 4  
Jacksonville, FL, 32256  
Phone: 904-478-0072  
Email: chood@fitnessmachinetechnicians.com

SENT

## 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
General Service Commercial	Delivery and Installation	1.00	\$195.00	Item	\$195.00	N
Shipping	Shipping and Handling	1.00	\$149.23	Item	\$149.23	N
Parts	Bearing - Leg Press	3.00	\$126.70	Item	\$380.10	N
Parts	Bearing Sleeve - Leg Press	1.00	\$23.52	Item	\$23.52	N
Parts	LAT/ROW - Cable Assembly	1.00	\$110.64	Item	\$110.64	N
Parts	Frame Bushing - Leg Curl	1.00	\$38.28	Item	\$38.28	N
Parts	Leg Extension - Adjustment Knob	2.00	\$36.11	Item	\$72.22	N
Parts	Battery Kit - Arc Trainer	1.00	\$67.37	Item	\$67.37	N
Parts	FM Dual Stack Crossover - Left Cable	1.00	\$108.16	Item	\$108.16	N
Parts	FM Lift Machine - Cable	1.00	\$98.61	Item	\$98.61	N

GL 1.320.57200.59502

HW 2-29-25 54502

SUBTOTAL \$1,243.13  
TAX RATE\* 0.000000%  
TAX \$0.00  
OTHER -  
TOTAL \$1,243.13  
PAID \$0.00  
BALANCE \$1,243.13

## MEMO

Fitness Center Repairs  
Work Order #7475-1, 02/17/2025 11:00 AM, 02/17/2025 01:00 PM, Josh Hood

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

Invoice	
<b>Date</b> 02/01/2025	<b>Number</b> JAK02250011
<b>Due Date</b> 02/28/2025	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$ 1,611.00	<b>Amount Remitted</b>

**Sold To:**  
SAMPSON CREEK C.D.D.

**For:**  
Same as Sold To

219 ST. JOHNS GOLF DRIVE  
ST. AUGUSTINE FL 32092

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

**JANI-KING OF JACKSONVILLE**  
Commercial Cleaning Services  
(904) 346-3000

**Sold To:**  
SAMPSON CREEK C.D.D.  
219 ST. JOHNS GOLF DRIVE  
ST. AUGUSTINE FL 32092

**For:**  
Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK02250011	02/01/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	02/28/2025	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR FEBRUARY				1611.00	1611.00	
Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Amount of Sale		\$ 1,611.00
					Sales Tax		\$ 0.00
					Total		\$ 1,611.00

GL 1.320.5720.45300  
## Sub 2-14-25

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

## Invoice

**Customer**

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

**Misc**

Date 01.31.25  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	JAN - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 178.45	\$ -
1	Irrigation (10% of 13950-74402)	\$ 3.07	\$ 178.45
1	Irrigation (10% of 43044-14404)	\$ 14.94	\$ 3.07
1	Irrigation (10% of 44869-53401)	\$ 3.07	\$ 14.94
1	Irrigation (10% of 76486-92403)	\$ 3.07	\$ 3.07
			\$ -
			\$ -
	001.320.54100.46201		

SubTotal \$ 5,459.10

Shipping

6.50%

**TOTAL** \$ 5,459.10

**Payment**

Please Make and Send Payment to:

St Johns Golf & Country Club  
Attn: Kris Reinert, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Tax Rate(s)

Office Use Only

*Thank you*

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

## Invoice

**Customer**

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

**Misc**

Date 02.28.2025  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	FEB - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 136.96	\$ 136.96
1	Irrigation (10% of 13950-74402)	\$ 3.07	\$ 3.07
1	Irrigation (10% of 43044-14404)	\$ 16.05	\$ 16.05
1	Irrigation (10% of 44869-53401)	\$ 3.07	\$ 3.07
1	Irrigation (10% of 76486-92403)	\$ 3.07	\$ 3.07
			\$ -
			\$ -
	001.320.54100.46201		

SubTotal \$ 5,418.72

Shipping

6.50%

**TOTAL** \$ 5,418.72

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Kris Reinert, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*

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

## Invoice

**Customer**

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

**Misc**

Date 12.31.24  
Order No.  
Rep

Qty(Months)	Description	Unit Price	TOTAL
1	Dec - Bermuda Commons Maintenance Equal Billings	\$ 5,256.50	\$ 5,256.50
1	Irrigation (10% of 01624-42404)	\$ 190.28	\$ 190.28
1	Irrigation (10% of 13950-74402)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 43044-14404)	\$ 8.65	\$ 8.65
1	Irrigation (10% of 44869-53401)	\$ 2.56	\$ 2.56
1	Irrigation (10% of 76486-92403)	\$ 2.56	\$ 2.56
			\$ -
			\$ -
	001.320.54100.46201		

SubTotal \$ 5,463.11

Shipping

6.50%

**TOTAL** \$ 5,463.11

**Payment**

Please Make and Send Payment to:

Tax Rate(s)

St Johns Golf & Country Club  
Attn: Kris Reinert, GM  
205 St Johns Golf Drive  
St Augustine, FL 32092

Office Use Only

*Thank you*



## Invoice

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

**Invoice #** 424884  
**Date** 02/18/2025  
  
**Terms** Net 30  
**Due Date** 03/20/2025  
**Memo**

### Bill To

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

Description	Quantity	Rate	Amount
Penguin Plunge	4.92	25.75	126.69

Thank you for your business.

**Total** 126.69

001.320.57200.49400

## Non-Contracted Billable Services

<u><b>Community:</b></u>	St Johns Golf and Country Club	<u><b>Month:</b></u>	December	
<b>Date of Service</b>	<b>Services Provided</b>	<b>Total Billable hours</b>	<b>Billable Hourly Rate</b>	<b>Amount billable</b>
1/11/2025	Emilee Bautista - Penguin Plunge	2.17	\$25.75	\$55.88
1/11/2025	Anthony Arena - Penguin Plunge	2.75	\$25.75	\$70.81
	<b>Total</b>	4.92		\$126.69



## Invoice

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

**Invoice #** 424151  
**Date** 12/31/2024  
  
**Terms**  
**Due Date** 01/31/2025  
**Memo**

### Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
HALEY HADD - 2024-12-20 - PUBLIX #1099 - Event supplies			61.33
Total Billable Expenses			61.33

**Total** 61.33

001.320.57200.49400





# INVOICE

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

Customer #: 14846146  
Invoice #: 9260456  
Invoice Date: 3/1/2025  
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For March	13,866.49
Total invoice amount		13,866.49
Tax amount		
Balance due		13,866.49

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact [autopay@brightview.com](mailto:autopay@brightview.com) or your branch point of contact for more information on how to sign up on Auto Pay.

## Payment Stub

Customer Account#: 14846146  
Invoice #: 9260456  
Invoice Date: 3/1/2025

GL 1 320 57200.46200  
+Ht Sub 3-3-25

Amount Due: \$13,866.49

Thank you for allowing us to serve you

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

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

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

## INVOICE

C Buss Enterprises 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.: 3156  
Terms: Net 30  
Invoice date: 02/25/2025  
Due date: 03/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE MARCH	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	300	\$4.65	\$1,395.00
3.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00
4.	TRICHLOR	PER LB	10	\$7.95	\$79.50

Total **\$3,585.50**

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. 57200.45200  
+HW 2-26-25

## INVOICE

CENTRAL SECURITY AGENCY,  
LLC  
2131 State Road 16  
Lot A  
St Augustine, FL 32084-1559

billing@centsec.us  
+1 (904) 458-5555  
www.centsec.us



### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: 19-1536  
Invoice date: 03/01/2025  
Due date: 03/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	February Week 1	8	\$32.00	\$256.00
2.		Sampson Creek Officer	February Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	February Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	February Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	February Week 5	40	\$32.00	\$1,280.00
6.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.		Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	1	\$45.00	\$45.00

### Ways to pay

BANK

### Note to customer

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

FEIN #46-3475536

Total

**\$5,921.00**

GL 1.320.57200.34501  
HH sub 3-3-25

View and pay



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (877)275-4933

# Invoice

**Ship To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Invoice # 9310923924  
Invoice Date 02/28/2025  
Credit Terms NET 30 DAYS  
Customer # 10552255  
Cintas Route LOC #0292 ROUTE 0009  
Order # 0060324959  
Payer # 10552255

**Bill To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

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

**Remit To** CINTAS  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

GL 1-320.57200.54600

## Sub 3-3-25

**Note**

## Upcoming Delivery Dates

February 2025  
Friday 28March 2025  
Friday 14  
Friday 28April 2025  
Friday 11  
Friday 25

Bottled Water \* Filtration \* Coffee

Great news! We are proud to now offer iconic brands like Saratoga Spring Water and Pure Life Purified Water, and other regional water brands, available in a variety of sizes from 8-ounce mini bottles to 1-gallon bottles. Add these to your next delivery order at [water.com/myaccount](http://water.com/myaccount).

Customer Account#: 980956523356477

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

Invoice Date: 02-19-25  
Invoice #: 23356477 021925  
Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
02-06-25		<b>Previous Balance</b>			<b>300.68</b>
		Payment - Thank You			-300.68
		Remaining Balance			0.00
01-31-25	T250316970011	CRYSTAL SPRINGS 5G PURIFIED WATER	17	9.49	161.33
		CUP PLASTIC FLAT 7 OZ CLEAR 50 CT	1	4.49	4.49
		CUP PLASTIC FLAT 7 OZ CLEAR 50 CT	1	0.00	0.00
		5.0 GALLON BOTTLE DEPOSIT	17	6.00	102.00
		5.0 GALLON BOTTLE RETURN	-17	6.00	-102.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
					<b>179.81</b>

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](http://water.com/myaccount)? Online you can also easily skip or add a delivery as needed.

Previous Balance  
**\$300.68**

Payment  
**\$300.68**

Total New Charges  
**\$365.60**

Pay This Amount  
**\$365.60**

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to [www.water.com](http://www.water.com)



200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 980956523356477  
Due By: Upon Receipt  
Late Fees May Apply After: 03-14-25  
Total Amount Due: \$365.60

GLI.320.57200.54502  
HW 2-21-25

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

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

✉ Mail Remittance With Payment To: ✉

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

Invoice #:23356477 021925

Page 2 of 3

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


**Invoice #:** 419  
**Invoice Date:** 3/1/25  
**Due Date:** 3/1/25  
**Case:**  
**P.O. Number:**

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


[illegible]




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STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE**—Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined 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](http://jea.com)



SAMPSON CREEK COMMUNITY

Account #: 8274324200  
Bill Date: 02/20/25  
Cycle: 15

Service Address

Service Type

Charges

Service Point

Service Period

Bill Rate

1054 EAGLE POINT DR

I

\$18.90

Irrigation 1 - Commercial  
01/12/25 - 02/11/25 Commercial Irrigation Service

Detail Charges: Basic Monthly Charge

18.90

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	30	497	Regular	0 GAL

1148 STONEHEDGE TRAIL LN APT 1

I

\$58.17

Irrigation 1 - Commercial  
01/09/25 - 02/10/25 Commercial Irrigation Service

Detail Charges: Basic Monthly Charge

31.50

Tier 1 Consumption (> 14 kgal @ \$3.81)

26.67

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012968	32	120	Regular	7000 GAL

1401 CRESTED HERON CT

I

\$137.99

Irrigation 1 - Commercial  
01/14/25 - 02/14/25 Commercial Irrigation Service

Detail Charges: Basic Monthly Charge

63.00

Tier 1 Consumption (> 14 kgal @ \$3.81)

53.35

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

21.64

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
62253178	31	9218	Regular	19000 GAL

219 SAINT JOHNS GOLF DR

W

\$435.60

Swimming Pool - Commercial Water  
01/14/25 - 02/14/25 Commercial Water Service

Detail Charges: Basic Monthly Charge

100.80

Water Consumption Charge

334.80

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	31	2314	Regular	180000 GAL

219 SAINT JOHNS GOLF DR

W

\$18.90

Commercial - Water/Sewer  
01/12/25 - 02/12/25 Commercial Water Service

Detail Charges: Basic Monthly Charge

18.90

219 SAINT JOHNS GOLF DR

S

\$31.73

Commercial - Water/Sewer  
01/12/25 - 02/12/25 Commercial Sewer Service

Detail Charges: Basic Monthly Charge

31.73

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	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	<b>\$20.76</b>	Commercial - Water/Sewer	01/12/25 - 02/11/25	Commercial Water Service
Detail Charges: Basic Monthly Charge		18.90			
Water Consumption Charge		1.86			
219 SAINT JOHNS GOLF DR APT 1	S	<b>\$38.12</b>	Commercial - Water/Sewer	01/12/25 - 02/11/25	Commercial Sewer Service
Detail Charges: Basic Monthly Charge		31.73			
Sewer Usage Charge		6.39			
380 SAINT JOHNS GOLF DR	I	<b>\$22.71</b>	Irrigation 1 - Commercial	01/12/25 - 02/11/25	Commercial Irrigation Service
Detail Charges: Basic Monthly Charge		18.90			
Tier 1 Consumption (1-14 kgal @ \$3.81)		3.81			
825 HAMPTON CROSSING WAY	I	<b>\$27.81</b>	Irrigation 1 - Residential	01/12/25 - 02/11/25	Residential Irrigation Service
Detail Charges: Basic Monthly Charge		18.90			
Tier 1 Consumption (1-14 kgal @ \$2.97)		8.91			
884 EAGLE POINT DR APT 1	I	<b>\$42.83</b>	Irrigation 1 - Commercial	01/12/25 - 02/11/25	Commercial Irrigation Service
Detail Charges: Basic Monthly Charge		31.50			
Tier 1 Consumption (1-14 kgal @ \$3.81)		11.43			
885 EAGLE POINT DR	I	<b>\$45.57</b>	Irrigation 1 - Commercial	01/12/25 - 02/11/25	Commercial Irrigation Service
Detail Charges: Basic Monthly Charge		18.90			
Tier 1 Consumption (1-14 kgal @ \$3.81)		26.67			
982 EAGLE POINT DR	I	<b>\$68.43</b>	Irrigation 1 - Commercial	01/12/25 - 02/11/25	Commercial Irrigation Service
Detail Charges: Basic Monthly Charge		18.90			
Tier 1 Consumption (1-14 kgal @ \$3.81)		49.53			





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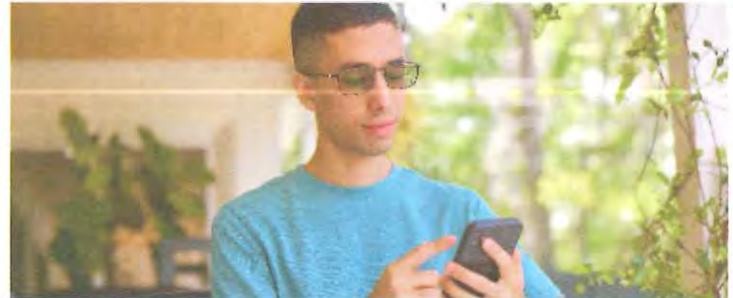
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jea.com/app**



## STATEMENT INFORMATION

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

### ADDRESS CORRECTION

**Account #** 1487324200

Tel: 011 222 222 2222

**Address:** \_\_\_\_\_

City:      State:      Zip Code:

E-mail:



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 02/18/25

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: 01/12/25 - 02/11/25

Reading Date: 02/11/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	30	125	Regular	3/4	17000 GAL

Basic Monthly Charge \$ 18.90

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

Tier 2 Consumption (> 14 kgal @ \$4.33) 12.98

**Total Current Irrigation Charges \$ 85.23**

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 01/12/25 - 02/11/25

Reading Date: 02/11/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	30	2479	Regular	3/4	8000 GAL

Basic Monthly Charge \$ 18.90

Tier 1 Consumption (1-14 kgal @ \$3.81) 30.48

**Total Current Irrigation Charges \$ 49.38**

### CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	31,000	28,000	25,000	833



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 5, 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. 3535620

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. 3535620

17923-1

---

Re: General

## For Professional Legal Services Rendered

12/03/24	W. Haber	0.30	58.50	Confer with Laughlin and Sweeting regarding RFQ for engineering services
12/06/24	K. Haber	0.90	229.50	Research local ordinance electronic bike restrictions
12/06/24	W. Haber	0.80	156.00	Confer with Laughlin and Hadd regarding e-bikes; prepare agreement for bulkhead repair
12/11/24	W. Haber	0.30	58.50	Participate in conference call to discuss agenda
12/13/24	W. Haber	0.40	78.00	Review correspondence from Hadd and prepare waiver for goat yoga
12/16/24	W. Haber	0.50	97.50	Confer with counsel for claimant in injury claim
12/16/24	W. Haber	0.20	39.00	Confer with Hadd regarding waivers
12/18/24	W. Haber	0.50	97.50	Review and revise activity request from; prepare for Board meeting
12/19/24	W. Haber	2.80	546.00	Prepare for and participate in Board meeting
12/23/24	W. Haber	0.20	39.00	Review meeting summary and confer with Laughlin

**KUTAK ROCK LLP**

Sampson Creek CDD

March 5, 2025

Client Matter No. 17923-1

Invoice No. 3535620

Page 2

01/02/25	W. Haber	0.40	78.00	Confer with Laughlin and prepare agreement for pipe cleaning
01/07/25	W. Haber	0.60	117.00	Prepare for and participate in call to discuss agenda for January meeting
01/10/25	W. Haber	0.40	78.00	Review APS's proposed changes to agreement and confer with Laughlin regarding same
01/15/25	W. Haber	0.60	117.00	Prepare for Board meeting
01/16/25	W. Haber	2.60	507.00	Prepare for and participate in Board meeting
01/18/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
01/20/25	W. Haber	0.40	78.00	Prepare agreement for sidewalk repair
01/22/25	W. Haber	0.80	156.00	Prepare agreement for splash pad resurfacing; confer with Laughlin regarding demand letter
01/28/25	W. Haber	0.20	39.00	Finalize demand letter; confer with Laughlin and Yuro regarding same
01/29/25	W. Haber	0.80	156.00	Review and finalize demand letter; prepare waiver for donation and confer with Hadd regarding same

TOTAL HOURS 14.20

TOTAL FOR SERVICES RENDERED \$2,858.00

## DISBURSEMENTS

Freight and Postage 26.91

TOTAL DISBURSEMENTS 26.91TOTAL CURRENT AMOUNT DUE \$2,884.91

001.310.51300.31500

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
--	--



EXP. DATE

AMOUNT PAID

ADDRESSEE
-----------

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

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

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

00000000014920001000000025444900000023600073

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

**Sampson Creek CDD SJGCC**  
**Invoice Due Date 3/31/2025**

**219 St Johns Golf Dr St. Augustine, FL 32092**  
**Invoice 254449B PO #**

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

GL 1.320.54100.46300  
HH Sub 3-3-25

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

	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00

**AMOUNT DUE**

GL 1.320.54100.46300  
+++ Sub 3-3-25

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

<b>Credits</b>	<b>\$0.00</b>
----------------	---------------

<b>Adjustment</b>	<b>\$0.00</b>
-------------------	---------------

**AMOUNT DUE**

**Total Account Balance including this invoice:**

**\$2360.00**

**This Invoice Total:**

\$2360.00

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

**Customer #:** 707136

**Portal Registration #:** AF01BA4E

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

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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

Project Manager      Alex Acree



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

	Hours	Rate	Amount	
Professional Engineer	10.00	135.00	1,350.00	
Administrative	.75	50.00	37.50	
Administrative	.25	50.00	12.50	
<b>Total Labor</b>			<b>1,400.00</b>	<b>001.310.51300.31100</b>

Phase                      0003                      Construction Services

	Hours	Rate	Amount	
Professional Engineer	67.00	135.00	9,045.00	
Project Engineer	2.50	95.00	237.50	
Sr. CAD	13.50	90.00	1,215.00	
Designer	12.50	75.00	937.50	
Landscape Architect	2.00	140.00	280.00	
<b>Total Labor</b>			<b>11,715.00</b>	

Phase                      0999                      Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls	130.21	
<b>Total Reimbursables</b>	<b>130.21</b>	<b>130.21</b>
		<b>001.310.51300.31100</b>

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	
<b>Total Reproductions</b>		<b>34.73</b>	<b>34.73</b>
<b>Total Due:</b>			<b>13,279.94</b>

**Billed to Date**

	<b>Current Due</b>	<b>Prior Billed</b>	<b>Billed to Date</b>
Labor	13,115.00	108,780.27	121,895.27
Expense	130.21	3,260.56	3,390.77

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

Statement

Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32804

February 25, 2025

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

Project: 0000020835.0000 16080.00 - Sampson Creek CDD

Outstanding Invoices

Number	Date	Invoiced	Received	Balance Due
191864	9/13/2024	13,279.94	13,115.00	164.94
192463	1/13/2025	6,927.22	6,862.50	64.72
192636	2/7/2025	6,647.99	1,870.49	4,777.50
Statement Totals		26,855.15	21,847.99	5,007.16

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 - 150 Days	Over 150 Days
4,777.50	64.72				164.94

Project Manager Alex Acree

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



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 0001 General Services

	Hours	Rate	Amount	
Professional Engineer	1.00	135.00	135.00	001.310.51300.31100
Administrative	1.75	50.00	87.50	
<b>Total Labor</b>			<b>222.50</b>	

Phase 0003 Construction Services

	Hours	Rate	Amount	
Professional Engineer	48.50	135.00	6,547.50	
Sr. CAD	.25	90.00	22.50	
Landscape Architect	.50	140.00	70.00	
<b>Total Labor</b>			<b>6,640.00</b>	

Phase 0999 Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls	64.72	001.310.51300.31100
<b>Total Reimbursables</b>	<b>64.72</b>	<b>64.72</b>

**Total Due: 6,927.22**

**Outstanding Invoices**

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

**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
<b>Totals</b>	<b>6,927.22</b>	<b>138,675.40</b>	<b>145,602.62</b>

Project	0000020835.0000	Sampson Creek CDD	Invoice	192463
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## Invoice

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

**Invoice #** 424922  
**Date** 03/01/2025  
  
**Terms** Net 30  
**Due Date** 03/31/2025  
**Memo**

### Bill To

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

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

**Total** 15,480.75

001.320.54100.34000



## Invoice

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

**Invoice #** 425203  
**Date** 02/28/2025  
  
**Terms** Net 30  
**Due Date** 03/30/2025  
**Memo**

### Bill To

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

Description	Quantity	Rate	Amount
Movie at the lawn	3.33	25.75	85.75

Thank you for your business.

**Total** 85.75

001.320.57200.49400

## Non-Contracted Billable Services

<u><b>Community:</b></u>	St Johns Golf and Country Club	<u><b>Month:</b></u>	December	
<b>Date of Service</b>	<b>Services Provided</b>	<b>Total Billable hours</b>	<b>Billable Hourly Rate</b>	<b>Amount billable</b>
2/7/2025	Emilee Bautista - Movie on the Lawn	3.33	\$25.75	\$85.75
	<b>Total</b>	3.33		\$85.75

# INVOICE



**Hardwick Fence LLC**  
PO Box 3043  
St Augustine, FL 32085  
(904) 599-8644  
accounting@hardwickfence.com

## BILL TO:

Hayley Wyckoff  
Sampson Creek CDD  
c/o Vesta Property Services  
219 St. Johns Golf Drive  
St. Augustine, FL 32092

P.O. Number: Initial- Job 2228

Sales Rep: Blanton/Scott  
sales3:

Invoice No: 155657

Status: Open

Invoice Date: 02/27/2025

Due Date: 02/27/2025

Total: \$3,414.51

## SHIP TO:

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

034.600.53800.60000

Description	Quantity	Unit Price	Total
Initial Invoice:	0.70	\$4,877.87	\$3,414.51
Job #2228			
- Remove Existing Gate			
- Install 6'H x 4'W Industrial 3-Rail Black Aluminum Security Gate w/ Panic Bar Exit			
- Reuse Existing Electronic/Magnetic Lock, to be Installed After Gate Installation			
- Posts to be Core-Drilled			

## Notes

70% Deposit: Front Gate

**Subtotal:** \$3,414.51

**Tax:** \$0.00

**Invoice Amount:** \$3,414.51

**Previous Payment(s):** \$0.00

**Amount Due (USD)** **\$3,414.51**

Capital Reserve  
+++ 2-28-25

Thank you for doing business with us!

# INVOICE



**Hardwick Fence LLC**  
PO Box 3043  
St Augustine, FL 32085  
(904) 599-8644  
accounting@hardwickfence.com

## BILL TO:

Hayley Wyckoff  
Sampson Creek CDD  
c/o Vesta Property Services  
219 St. Johns Golf Drive  
St. Augustine, FL 32092

P.O. Number: Initial- Job 2227

Sales Rep: Blanton/Scott  
sales3:

Invoice No: 155665

Status: Open

Invoice Date: 02/27/2025

Due Date: 02/27/2025

Total: \$3,369.80

## SHIP TO:

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

034.600.53800.60000

Description	Quantity	Unit Price	Total
Initial Invoice:	0.70	\$4,814.00	\$3,369.80
Job #2227			
<ul style="list-style-type: none"><li>- Remove Existing 8'w Double-Drive Gate</li><li>- Install New 5'w Security/Panic Style Exit Gate</li><li>- Panic Bar to have Exit Alarm</li><li>- Gate and Panels to Left/Right will need Expanded Metal</li><li>- Build Panel to Match Existing Fence to Close-Off Area</li></ul>			

## Notes

70% Deposit: Splash Pad  
gate

**Subtotal:** \$3,369.80

**Tax:** \$0.00

**Invoice Amount:** \$3,369.80

**Previous Payment(s):** \$0.00

**Amount Due (USD) \$3,369.80**

Capital Reserve  
HH 2-28-25

Thank you for doing business with us!