

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

*April 17, 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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April 10, 2025

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, April 17, 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. Review and Ranking of Proposals Received in Response to RFP for Audit Services
- 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. Security Update
- V. Amenities Booking Request
- VI. Brightview Landscape Update
  - A. Annual Operations Calendar

- B. Quality Site Assessment
  - C. Consideration of Enhancement Proposals
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. General Manager
    - 1. Amenities and Operations Report
    - 2. Lake Doctors Report
    - 3. Fitness Equipment
    - 4. Tennis Court Resurfacing
    - 5. Basketball Court Resurfacing
- VIII. Consideration of YMCA Proposal for Summer Camp
- IX. Acceptance of the Audit Committee's Recommendation
- X. Discussion of Future Amenity Capital Improvements
  - A. Pool Deck Renovation
  - B. Amenity Meeting Room Upgrade
  - C. Playground Enhancement
- XI. Contracts Review
- XII. Review of the Fiscal Year 2026 Budget
- XIII. Supervisors' Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
  - A. Approval of Minutes
    - 1. March 20, 2025 Board of Supervisors Meeting
    - 2. March 20, 2025 Audit Committee Meeting



B. Financial Statements as of March 31, 2025

C. Check Register

XVI. Next Scheduled Meeting – May 15, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XVII. Adjournment



## *SECOND ORDER OF BUSINESS*

**Sampson Creek Community Development District**  
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(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 workload; proposed staffing levels, etc.)	(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.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	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).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Berger, Toombs, Elam, Gaines & Frank						
Grau & Associates						



**SAMPSON CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

J. W. Gaines, CPA, Director

**DATE OF PROPOSAL:**

April 9, 2025

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

April 9, 2025

Sampson Creek Community Development District  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Sampson Creek Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Sampson Creek Community Development District. We will provide you with top quality, responsive service.

## Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.





Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Sampson Creek Community Development District  
April 9, 2025

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Sampson Creek Community Development District.

Very truly yours,

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

## PROFILE OF THE PROPOSER

### Description and History of Audit Firm

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Sampson Creek, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	6
Managers (2 CPA's)	2
Senior/Supervisor Accountants (3 CPA's)	3
Staff Accountants (2 CPA)	11
Computer Specialist	1
Paraprofessional	7
Administrative	<u>5</u>
Total – all personnel	35

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Principal** – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Sampson Creek Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

## **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **ADDITIONAL SERVICES PROVIDED**

### **Arbitrage Rebate Services**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

## **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.



## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

### References

Terracina Community Development  
District  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Community Development  
District  
Stephen Bloom, Severn Trent Management  
(954) 753-5841

The Reserve Community Development District  
  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Clearwater Cay Community Development  
District  
Cal Teague, Premier District Management  
  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Beacon Lakes Community  
Development District

Alta Lakes Community Development  
District

Beaumont Community Development  
District

Amelia Concourse Community  
Development District

Bella Collina Community Development  
District

Amelia Walk Community  
Development District

Bonnet Creek Community  
Development District

Aqua One Community Development  
District

Buckeye Park Community  
Development District

Arborwood Community Development  
District

Candler Hills East Community  
Development District

Arlington Ridge Community  
Development District

Cedar Hammock Community  
Development District

Bartram Springs Community  
Development District

Central Lake Community  
Development District

Baytree Community Development  
District

Channing Park Community  
Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

### Current or Recent Single Audits.

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Gateway Services Community Development District.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### **Special Districts**

Bannon Lakes Community Development District  
Boggy Creek Community Development District  
Capron Trail Community Development District  
Celebration Pointe Community Development District  
Coquina Water Control District  
Diamond Hill Community Development District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Meadow Pointe III Community Development District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### **Schools and Colleges**

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board

### **State and County Agencies**

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution

## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$5,200 for the years ended September 30, 2025 and 2026, \$5,475 for the year ended September 30, 2027, and \$5,750 for the years ended September 30, 2028 and 2029. The fee is contingent upon the financial records and accounting systems of Sampson Creek Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Sampson Creek Community Development District as of September 30, 2025, 2026, 2027, 2028, and 2029. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **J. W. Gaines, CPA, CITP**

Director – 45 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

#### **Professional Experience**

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**J. W. Gaines, CPA, CITP (Continued)**

Director

**Continuing Professional Education**

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP**

Director – 31 years experience

#### **Education**

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

#### **Professional Experience**

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**David S. McGuire, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Director – 14 years total experience

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 34 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA (Continued)**

Accounting and Audit Manager

#### **Professional Experience (Continued)**

##### **Special Districts:**

Bluewaters Community Development District  
Country Club of Mount Dora Community Development District  
Fiddler's Creek Community Development District #1 and #2  
Indigo Community Development District  
North Springs Improvement District  
Renaissance Commons Community Development District  
St. Lucie West Services District  
Stoneybrook Community Development District  
Summerville Community Development District  
Terracina Community Development District  
Thousand Oaks Community Development District  
Tree Island Estates Community Development District  
Valencia Acres Community Development District

##### **Non-Profits:**

The Dunbar Center, Inc.  
Hibiscus Children's Foundation, Inc.  
Hope Rural School, Inc.  
Maritime and Yachting Museum of Florida, Inc.  
Tykes and Teens, Inc.  
United Way of Martin County, Inc.  
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

#### **Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Paul Daly**

Staff Accountant – 12 years

### **Education**

- ♦ Florida Atlantic University, B.S. – Accounting

### **Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

### **Continuing Professional Education**

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.



## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Melissa Marlin, CPA**

Senior Staff Accountant – 11 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Bryan Snyder**

Staff Accountant – 10 years

#### **Education**

- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Maritza Stonebraker, CPA**

Senior Accountant – 9 years

#### **Education**

- ♦ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

#### **Continuing Professional Education**

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Senior Staff Accountant – 11 years

#### **Education**

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

#### **Professional Experience**

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Tifanee Terrell, CPA**

Staff Accountant – 4 years

**Education**

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Dylan Dixon**

Staff Accountant – 3 years

**Education**

- ◆ Indian River State College, B.S. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Brennen Moore**

Staff Accountant – 1 year

**Education**

- ♦ Indian River State College, B.S. – Accounting

**Professional Experience**

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ♦ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

**Katie Gifford**

Staff Accountant – 1 year

**Education**

- ◆ Indian River State College, B.S. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
--

### **Rayna Zicari**

Staff Accountant – 1 year

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Zicari is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
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**Deandre McFadden**

Staff Accountant

**Education**

- ◆ Florida Atlantic University, B.S. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
BodinePerry.com

#### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

*Bodine Perry*

Bodine Perry

(BERGER\_REPORT22)



**SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2025**  
St. Johns County, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** An electronic copy of the proposal must be received no later than Wednesday, April 9, 2025, 5:00 p.m. at the e-mail address of the District Recording Secretary Courtney Hogge, [chogge@gmsnf.com](mailto:chogge@gmsnf.com).

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit an electronic copy of the Proposal Documents, and other requested attachments at the time and e-mail address indicated herein, which shall include the subject line, "Auditing Services - Sampson Creek Community Development District".

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the e-mail address where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**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.





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

## **SAMPSON CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: April 9, 2025  
5:00PM

**Submitted to:**

Sampson Creek  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

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





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 8, 2025

Sampson Creek Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Sampson Creek Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

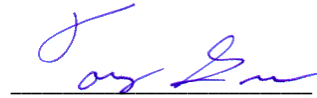
### **Complying With Standards**

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



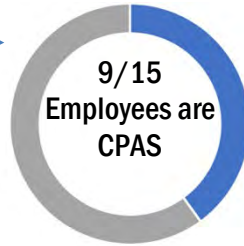
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



**3** Partners  
**11** Professional Staff  
**2** Administrative Professionals



**2005**

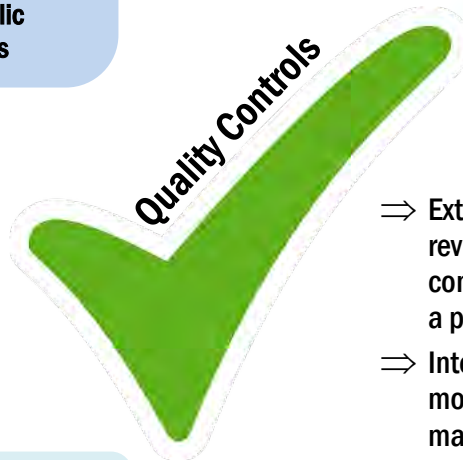
Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

AICPA Peer Review Program  
Administered in Florida  
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

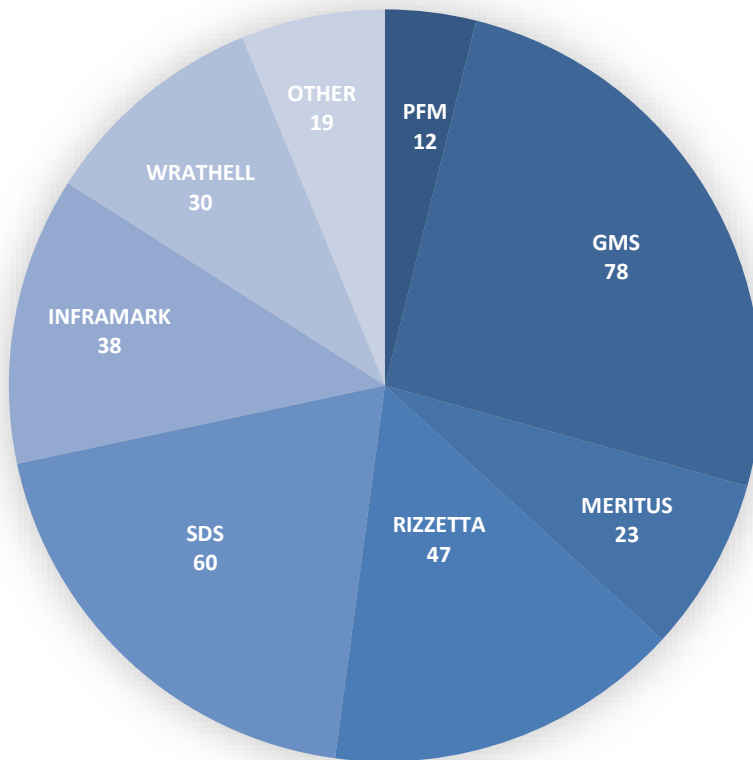
Review Number: 594791

# **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*56 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*64 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski



## **YOUR ENGAGEMENT TEAM**

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



## Antonio 'Tony' J. Grau, CPA

### Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

#### Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

#### Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

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#### Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District  
Dunes Community Development District  
Fishhawk Community Development District (I,II,IV)  
Grand Bay at Doral Community Development District  
Heritage Harbor North Community Development District

St. Lucie West Services District  
Ave Maria Stewardship Community District  
Rivers Edge II Community Development District  
Bartram Park Community Development District  
Bay Laurel Center Community Development District

Boca Raton Airport Authority  
Greater Naples Fire Rescue District  
Key Largo Wastewater Treatment District  
Lake Worth Drainage District  
South Indian River Water Control

#### Professional Associations/Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants  
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association  
Government Finance Officers Association Member

#### Professional Education (over the last two years)

##### Course

Government Accounting and Auditing  
Accounting, Auditing and Other  
Total Hours

##### Hours

24  
56  
80 (includes of 4 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
Master of Accounting  
Nova Southeastern University (2002)  
Bachelor of Science  
Environmental Studies

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**Certifications and Certificates**

Certified Public Accountant (2011)  
AICPA Certified Information Technology Professional (2018)  
AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

**Professional Associations**

Member, American Institute of Certified Public Accountants  
Member, Florida Institute of Certified Public Accountants  
Member, Florida Government Finance Officers Association  
Member, Florida Association of Special Districts

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.



Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,800
2026	\$3,900
2027	\$4,000
2028	\$4,100
2029	<u>\$3,200</u>
<b>TOTAL (2025-2029)</b>	<b><u>\$20,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **PARTIAL LIST OF CLIENTS**

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing Sampson Creek Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



## *SIXTH ORDER OF BUSINESS*



*A.*



*B.*



# Quality Site Assessment

Prepared for: **Sampson Creek CDD**

## General Information

**DATE:** Wednesday, Apr 09, 2025

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

**CLIENT ATTENDEES:** Daniel Laughlin, Jason Davidson

**BRIGHTVIEW ATTENDEES:** Daniel Bauman

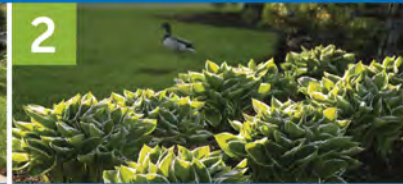
## Customer Focus Areas

### Quality you can count on.

**7** Seven Standards of Excellence



1 Site Cleanliness



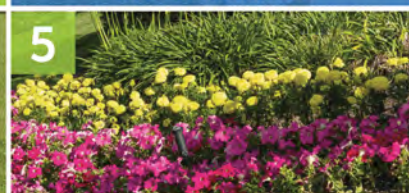
2 Weed Free



3 Green Turf



4 Crisp Edges



5 Spectacular Flowers



6 Uniformly Mulched Beds



7 Neatly Pruned Trees & Shrubs



# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



- 1** Prior to installing the new spring flowers we replenished each flower bed with new fresh topsoil.
- 2** Mulch installation is 90% completed, we still need to go around the tennis court perimeter and possibly the Oak trees on St. Johns Golf Drive.
- 3** We enlarged the length of the flower bed that's on the island tip of St. Johns Golf Drive and Leo Maguire.
- 4** Recommend removing the removing the Blue Daze boarder along the flower bed island tips on Eagle Point and Stonehedge.

# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



- 5** The crew did a good job detailing the amenities center after the first additional spring push.
- 6** The crew will be using a per-emergent along the front of the amenities to help with weed pressure.
- 7** A proposal has been submitted to remove the declining hedge that's runs along the back pool perimeter.
- 8** We are currently working on scheduling a day to pine straw in the common areas of the neighborhood.

# QUALITY SITE ASSESSMENT

## Sampson Creek CDD

### Notes to Owner / Client



- 9** Vehicles parking on turf during the tournament that was on Monday 4-7-25.
- 10** The crew worked on leaf removal for two full days in the month of May.
- 11** Proposals for sod repairs and topdressing have recently been submitted,
- 12** Approved landscaping for Leo Maguire exiting beds and Eagle Point Entrance are scheduled for April 23rd.



## Service Communication Report

Property Name: Sampson Creek

Date: 3/31/2025

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


**Grounds Maintenance Customer Service (904)-292-0716**

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

### Comments, Areas Which Require Special Attention Or Work:

mow, edge beds, line trim, and blow off from entrance to Clubhouse. Remove leaves at Clubhouse, trim shrubs around Tennis Court, trim shrubs in pool area, spray weeds in pool area, hand pull weeds from flowerbeds, and pick up trash / debris

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

Service Provided By: 



Landscape Maintenance  
(904) 292-0716

## Service Communication Report

Property Name: Sampson Creek

Date: 4/7/2025

The following landscape maintenance services were performed on your property today.

If you have any questions about your service please call us at:

**Grounds Maintenance Customer Service (904)-292-0716**

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

### Comments, Areas Which Require Special Attention Or Work:

mow, edge concrete, line trim, and blow off Main Rd. Detail neighborhood entrances and hand pull weeds from flowerbeds.

mow, edge concrete, line trim, and blow off common areas.

Please note we will be back on property tomorrow to finish any remaining task.

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

Service Provided By: 

Landscape Maintenance  
(904) 292-0716

## Service Communication Report

Property Name: Sampson Creek

Date: 4/8/2025

The following landscape maintenance services were performed on your property today.

If you have any questions about your service please call us at:

**Grounds Maintenance Customer Service (904)-292-0716**

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

### Comments, Areas Which Require Special Attention Or Work:

Hand pull weeds from flowerbeds, finish mowing, edge concrete, line trim, and blow off common area, and trim / detail shrubs by Monument Sign.

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

Service Provided By:





## Landscape Services

Property Name:

Tech Name:

Controller Name:

## Irrigation Report

**Controller Location:**

Type of controller:

**Zones per Controller:**

Job #:

Date: 21/10/25

Page: 7 of 7

Access Code:

[illegible][illegible]

**Which Zones are Annual Zones:**

Backflow/Meter Location:

**Irrigation Map?:**

**Tech Notes:**

Reclaim Water or Pump

### Replace Rain/Freeze Sensor:



# BrightView

Landscape Services

Property Name:

Jayung Creek

Tech Name:

Mark R.

Access Code:

Controller Name:

Controller Location:

Type of controller:

Defuys Model

Job #:

Date:

1/26/15

Page:

of

Prog	Run Days / Zones	Start Time	Defuys Model															
Spray   Rotor   Drip:																		
A	S M T W TH F S		M-Th 7 AM				5 20				Eagle Point 980 M-Th							
B	S M T W TH F S						R 20				11 PM 5 20							
C	S M T W TH F S		St Jones + Eagle Point								11:30 5 20				Good			
D	S M T W TH F S		1 AM R 20								12 AM R 20							
E	S M T W TH F S		2 AM 5 20															
F	S M T W TH F S		3 AM 5 20								Eagle Point. Repair shower							

Broken Head	Eagle Point 877.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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Which Zones are Annual Zones:

Backflow/Meter Location:

Irrigation Map?:

Tech Notes:

1-30 5 20  
1-30 5 20  
4 AM 7.75  
R 40  
R 40 7000

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

1-30 5 20  
10:30 AM R 20  
2 AM R 20  
Good  
Inside Pool  
3 AM 1 5 10  
2 5 10  
0 5 10  
Good



# BrightView

Landscape Services

Property Name:

Tech Name:

Access Code:

Controller Name:

## Irrigation Report

Controller Location:

Type of controller:

Zones per Controller:

Job #:

Date:

Page:

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray   Rotor   Drip:			R	R	S	R	S	R	R	R	R	S	R	S	R	R	R	R	R	R	R	S	R	R	R	R
A	S M T W TH F S	8 PM	40	40	10	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
B	S M T W TH F S	9 PM																								
C	S M T W TH F S	4 AM																								
D	S M T W TH F S																									
E	S M T W TH F S																									
F	S M T W TH F S																									

Broken Head	1	1																							
Broken Riser																									
Broken Nozzle																									
Broken Lateral Line																									
Broken Bubbler																									
Broken Rotor																									
Cut Drip Line																									
Valve Inoperable																									
Solenoid/Decoder Inoperable																									
Broken valve box/Missing Lid																									
Good Zone																									
Maint. Damage (NO CHARGE)																									

Which Zones are Annual Zones: \_\_\_\_\_

Backflow/Meter Location: \_\_\_\_\_ Reclaim Water or Pump \_\_\_\_\_ Replace Rain/Freeze Sensor: \_\_\_\_\_

Irrigation Map?: \_\_\_\_\_ Tech Notes: Cat Root Area 200x 20

*C.*

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Bermuda sod repair / Between Basketball courts and parking lot		
Project Description	Bermuda sod repair / Between Basketball courts and parking lot		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris.
1,200.00	SQUARE FEET	Deliver and install 3 pallets of Bermuda turf.
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Screenshot 2025-04-02 095227



Pic 1



For internal use only

SO# 8638704  
JOB# 346100574  
Service Line 130

**Total Price** \$3,270.51

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## TERMS & CONDITIONS

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

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

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

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

### Acceptance of this Contract

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

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

Customer

**Regional manager**

Signature

Title

**Jason Davidson**  
Printed Name

**April 03, 2025**

Date

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

**Account Manager**

Signature

Title

**Daniel Bauman**

**April 03, 2025**

Printed Name

Date

**Job #: 346100574**

**SO #: 8638704**

**Proposed Price: \$3,270.51**

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Common area near 1000 Eagle Point & 1050 Eagle Point		
Project Description	Common area near 1000 Eagle Point 1050 Eagle Point		

### Scope of Work

QTY	UoM/Size	Material/Description
6.00	EACH	Deliver and spread 6 bag of Command soil.

### Images

Screenshot 2025-04-03 142309



For internal use only

SO# 8639424  
JOB# 346100574  
Service Line 130

**Total Price** \$693.42

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## TERMS & CONDITIONS

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6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature

Title

Regional manager

Jason Davidson  
Printed Name

Date

April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Title

Daniel Bauman

April 03, 2025

Printed Name

Date

Job #: 346100574

SO #: 8639424

Proposed Price: \$693.42

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town PI Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Entrance to Leo Maguire sod replacement		
Project Description	Entrance island on Leo Maguire sod replacement		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris.
1,350.00	SQUARE FEET	Deliver and install 3 pallets of St. Augustine sod
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Screenshot 2025-04-02 080544



For internal use only

SO# 8638571  
JOB# 346100574  
Service Line 130

**Total Price** \$2,651.45

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## TERMS & CONDITIONS

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

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Customer

Signature	Title	<b>Regional manager</b>
<b>Jason Davidson</b>	Date	<b>April 03, 2025</b>
Printed Name		

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

**Account Manager**

Signature	Title
<b>Daniel Bauman</b>	<b>April 03, 2025</b>
Printed Name	Date

**Job #:** 346100574

**SO #:** 8638571

**Proposed Price:** \$2,651.45

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Entrance to St. Johns Golf Drive / Pond bank. Repair areas of Bermuda turf		
Project Description	Entrance to St. Johns Golf Drive - Repair Bermuda turf on edge of the pond bank.		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris.
2,220.00	SQUARE FEET	Deliver and install 5 pallets of Bermuda turf.
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Pic 1



Screenshot 2025-04-02 093212



For internal use only

SO# 8638684  
JOB# 346100574  
Service Line 130

**Total Price** \$5,910.48

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## TERMS & CONDITIONS

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2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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Customer

Signature

Title

Regional manager

Jason Davidson  
Printed Name

Date

April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Title

Daniel Bauman

April 03, 2025

Printed Name

Date

Job #: 346100574

SO #: 8638684

Proposed Price: \$5,910.48

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Entrance to St. Johns Golf Drive - Repair areas of Bermuda turf		
Project Description	Entrance to St. Johns Golf Drive - Repair Bermuda turf between sidewalk and curb.		

### Scope of Work

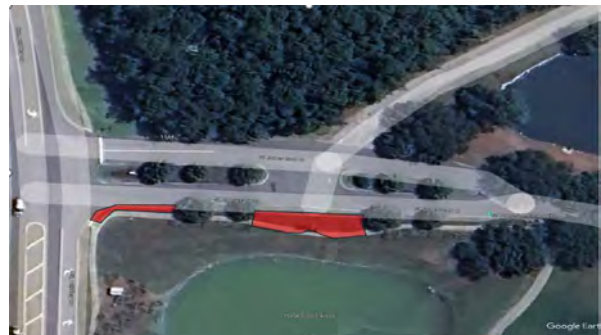
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2,000.00	SQUARE FEET	Deliver and install 5 pallets of Bermuda turf.
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Pic 1



Screenshot 2025-04-02 090701



For internal use only

SO# 8638647  
JOB# 346100574  
Service Line 130

**Total Price** \$5,482.76

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



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Customer

Signature	Title	<b>Regional manager</b>
<b>Jason Davidson</b>	Date	<b>April 03, 2025</b>
Printed Name		

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

**Account Manager**

Signature	Title
<b>Daniel Bauman</b>	<b>April 03, 2025</b>
Printed Name	Date

**Job #:** 346100574

**SO #:** 8638647

**Proposed Price: \$5,482.76**

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town PI Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Entrance to St. Johns Golf Drive - top dress St. Augustine sod		
Project Description	Entrance to St. Johns Golf Drive Top Dress St. Augustine sod on entrance island.		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Deliver and spread out Command Soil.

### Images

Screenshot 2025-04-03 151513



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SO# 8638617  
JOB# 346100574  
Service Line 130

**Total Price** \$115.57

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



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Customer

**Regional manager**

Signature

Title

**Jason Davidson**  
Printed Name

**April 03, 2025**

Date

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

**Account Manager**

Signature

Title

**Daniel Bauman**

**April 03, 2025**

Printed Name

Date

**Job #: 346100574**

**SO #: 8638617**

**Proposed Price: \$115.57**

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Repair St .Augustine sod between amenities and tennis courts		
Project Description	Repair St .Augustine sod between amenities and tennis courts		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris
450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Pic 1



Screenshot 2025-04-02 151356



For internal use only

SO# 8639461  
JOB# 346100574  
Service Line 130

**Total Price** \$1,001.08

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



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3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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Customer

Signature	Title	<b>Regional manager</b>
<b>Jason Davidson</b>	Date	<b>April 03, 2025</b>
Printed Name		

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

**Account Manager**

Signature	Title
<b>Daniel Bauman</b>	<b>April 03, 2025</b>
Printed Name	Date

**Job #:** 346100574

**SO #:** 8639461

**Proposed Price: \$1,001.08**

## Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Repair the remainder area of St. Augustine sod between holes 4 & 5.		
Project Description	Repair the remainder are of St. Augustine sod between holes 4 & 5. Located between sidewalk and curb		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris
400.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

### Images

Pic 1



Screenshot 2025-04-03 141027



For internal use only

SO# 8640361  
JOB# 346100574  
Service Line 130

**Total Price** \$896.02

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



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Customer

Signature

Title

**Regional manager**

**Jason Davidson**  
Printed Name

Date

**April 03, 2025**

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

Signature

Title

**Account Manager**

**Daniel Bauman**  
Printed Name

Date

**April 03, 2025**

**Job #: 346100574**

**SO #: 8640361**

**Proposed Price: \$896.02**

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Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095
Project Name	Sampson Creek - Repair Bermuda sod near basketball court/soccer field and sidewalk		
Project Description	Repair Bermuda sod near basketball court/soccer field and sidewalk		

### Scope of Work

Material/Description	Total
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Demo, prep and dispose of debris.

Deliver and install 6 pallets of Bermuda turf.

Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

For internal use only

<b>SO#</b>	8644796
<b>JOB#</b>	346100574
<b>Service Line</b>	130

**Total Price**

**\$6,457.81**

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



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Customer

**Regional manager**

Signature Title

**Jason Davidson**  
Printed Name

**April 09, 2025**  
Date

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

**Account Manager**

Signature Title

**Daniel Bauman**  
Printed Name

**April 09, 2025**  
Date

**Job #: 346100574**

**SO #: 8644796**

**Proposed Price: \$6,457.81**

## *SEVENTH ORDER OF BUSINESS*

*D.*

*1.*



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

04/17/2025

### **Field Operations:**

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

**Brightview Irrigation and Q/A:** Please see attached document.

**Brightview Bulk sod replacement and top dressing:** Please see attached document.

### **Brightview Enhancement Update:**

- Annuals install has been completed
- Mulching at the amenity center has been completed except for the perimeter of the tennis courts. We are awaiting scheduling.
- We are awaiting a proposal for mulching in the area highlighted in the picture below



- Pine straw will be installed in April just awaiting scheduling from BV.
- Magnolia trees at Eagle Point to be raised by April 14<sup>th</sup>



Vested in your community.

904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

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

- Enhancements that were approved in the February meeting on Eagle Point Drive will commence on April 21<sup>st</sup>.
- Mainline break that took out the irrigation from the entrance of the community all the way through to the soccer field has been repaired. All irrigation is now up and running to standard.

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

- Top Deck (Lanai - 28, Gym Patio - 80, Circular patio - 60): 168
- Pool deck: 107
- Lap Pool Pavilion: 32
- Splash pad: 80
  - Total: 387

#### **Regular Weekly Services**

- Blow tennis courts and surrounding areas
- Trash pickup: Leo Maguire, amenity property and property entrance off CR210
- Chemical checks of the pools
- Inspection of electrical issues
- Safety inspection of playgrounds
- Updating the Marquee

#### **Completed Projects**

- Rental Signpost of Lap Pool Pavilion
- Broken Wooden Post Replacements
- Tennis Court Fencing Securing with Fence Clamps
- Various Playground Repairs
- Pool Deck Pressure Washing

#### **Lifestyle**

##### **Prior Events:**

**March 7th:** 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 18th:** 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 12th:** Carnival in Bloom, Our Spring Festival will feature an egg hunt, thrilling carnival games, and a variety of exciting inflatables for all to enjoy!

##### **Ongoing Projects:**

**Tennis Court Cracks:** Still under review





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

**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.

**AquaFlex/Splash Pad:** As of now, they are scheduled to begin work on Wednesday, April 30th, with completion expected by Friday, May 2nd. With a required three-day curing period, the splash pad would be ready for residents by Tuesday, May 6th (please note this could change due to weather). Additionally, they will notify us if an earlier opening becomes available.

**Bulkhead Repair Update:** The District Engineer met with two representatives from Barefoot Marine on 4/7 to talk through some of the issues that we are experiencing such as washouts. 4/9 Update: The District Engineer advised the following. The Engineer had spoken with the Patron last Friday and the Patron had informed the Engineer Barefoot had come out that day to fix the tie-ins from the new wall to the existing wall. *So, I met with Ralph and Barefoot Monday during lunch to see what they had done. They basically ripped out the old tie-ins and extended them further out with more fabric and concrete. Obviously, we won't know if this fix did the trick until a sizeable storm event but both Ralph and I were happy with the work they did. Rick with Barefoot was pleasant the entire time and brought up the 1-year warranty and wanting to make sure everyone is happy multiple times. Once Rick sends me pictures, he took, I will forward them along, but the bulkhead seems to be good to go for now. Also, Ralph is watering the new sod, and it seems to be holding up pretty well.*

#### **Soccer Field Maintenance Agreement Update and Current Maintenance**

Proposals received and being reviewed from the following vendors as it relates.

- Agrowpro: Staff followed up with the vendor on 4/9 to schedule a meeting.
- Golf Course: Meeting with Kris on 4/11 to review some areas that were missed on the previous sod install, specifically behind the soccer goal closest to the basketball courts.

Submitted by Jason Davidson

2.





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 Jacksonville, FL 32258  
(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

### Environmental Conditions

**Weather:** Sunny  
**Temperature:** 74.35  
**Wind Direction:** North  
**Wind Speed:** 2.00  
**Humidity:** 34.0000

Treated for Algae & Invasive Aquatic Weeds, Pond Dye Added

**Services Completed by:**

**Customer Signature (if needed):**

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





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 Jacksonville, FL 32258  
(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:** 1993865  
**Completed Date:** 3/13/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

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

### Environmental Conditions

<b>Weather:</b>	Sunny
<b>Temperature:</b>	70.48
<b>Wind Direction:</b>	South-East
<b>Wind Speed:</b>	3.20
<b>Humidity:</b>	66.0000

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

**Services Completed by:**

**Customer Signature (if needed):**

Luis Gallant





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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 Jacksonville, FL 32258  
(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:** 1994035  
**Completed Date:** 3/20/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Inspected and treated for minimal algae as needed in lakes and ponds.

#1  
#9  
#11  
#12  
#12a  
#13  
#14

### Environmental Conditions

**Weather:**  
**Temperature:** 0.00  
**Wind Direction:**  
**Wind Speed:** 0.00  
**Humidity:** 0.0000

Inspected Pond(s), Treated for Algae

**Services Completed by:**

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

**Customer Signature (if needed):**





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## Completed Work Order Information

**Account #:** 707136 Sampson Creek CDD SJGCC  
**Site Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Customer Billing Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Service Branch Information:** 11621 Columbia Park Dr W Jacksonville, FL 32258  
(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:** 1994748  
**Completed Date:** 3/21/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Pond 4, 6, and 10 treated for grasses. Previous treatments at other locations were effective. Unable to access ponds 7 and 8 due to heavy construction equipment on access roads. Please contact me directly with any questions or concerns. (904)-626-1882

### Environmental Conditions

<b>Weather:</b>	Sunny
<b>Temperature:</b>	53.24
<b>Wind Direction:</b>	North-East
<b>Wind Speed:</b>	4.50
<b>Humidity:</b>	48.0000

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

**Services Completed by:**

Luis Gallant

**Customer Signature (if needed):**





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

## Completed Work Order Information

**Account #:** 707136 Sampson Creek CDD SJGCC  
**Site Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Customer Billing Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Service Branch Information:** 11621 Columbia Park Dr W Jacksonville, FL 32258  
(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:** 1994363  
**Completed Date:** 3/25/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Inspected lakes and ponds and treated for algae as needed.

#1  
#9  
#11  
#12  
#12a  
#13  
#14

### Environmental Conditions

**Weather:**  
**Temperature:** 0.00  
**Wind Direction:**  
**Wind Speed:** 0.00  
**Humidity:** 0.0000

Inspected Pond(s), Treated for Algae

**Services Completed by:**

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

**Customer Signature (if needed):**





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## Completed Work Order Information

**Account #:** 707136 Sampson Creek CDD SJGCC  
**Site Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Customer Billing Information:** 219 St Johns Golf Dr St. Augustine, FL 32092  
**Service Branch Information:** 11621 Columbia Park Dr W Jacksonville, FL 32258  
(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:** 1994650  
**Completed Date:** 3/28/2025  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Treated ponds 21 for algae and underwater vegetation  
24 for algae and shoreline vegetation  
25 for shoreline vegetation  
20 for algae  
26 algae  
25A algae and shoreline vegetation  
24A for algae  
24 for algae

### Environmental Conditions

**Weather:** Overcast  
**Temperature:** 78.64  
**Wind Direction:** South-West  
**Wind Speed:** 2.00  
**Humidity:** 60.0000

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



3.



## Gym Equipment Summary

Please find proposals and layouts staff have received for the potential fitness center equipment upgrades. We currently have two excellent options from Technogym and LifeFitness.

Vendor	Warranty	Purchasing Cost	Installation/Notables
LifeFitness	See Warranty Table included	\$ 95,604.70	Payment due net 30
Techno Gym	See Warranty Table included	\$ 107,288.72	a 20% Deposit will insure installation. Delivery date between 7/14 to 7/18
Vendor	Warranty	Leasing Cost	Installation/Notables
LifeFitness	See Warranty Table included	48 @ 8.06% First 4 months \$0. remaining payments in the amount of \$2,531.27. 60 @ 7.87% First 4 months \$0. remaining payments in the amount of \$2,092.52. These cost includes tax. Once removed the monthly cost will be less	Payment due net 30. Leasing Option 1: First Four Months Deferred. Leasing Option 2 First Six Months as 1/2 payments
Techno Gym	See Warranty Table included	24 Month: \$4,887 36 months \$3,393.54 48 months \$2,652.18 60 Months \$2,212.29	a 20% Deposit will insure installation. Delivery date between 7/14 to 7/18. Sales Tax is not included in pricing

Included you will find multiple documents.

1. Technogym Final Proposal
2. Technogym Final Layout (2.5 version)
3. Technogym Standard Warranty
4. Technogym Lease Pricing
5. LifeFitness Full Quote (with proposal and layout)
6. LifeFitness Leasing Option 1: First Four Months Deferred
7. LifeFitness Leasing Option 2: First Six Months as ½ Payments
  - a. LifeFitness Warranty Information: <https://www.lifefitness.com/en-us/customer-support/service/warranties/strength>

## BOS follow up questions

- Please make sure each layout considers full ADA compliance...which requires one of each type of equipment be ADA accessible. For example, if you have 4 treadmills, only 1 needs to be accessible...but if you only have 1 bike or 1 leg machine, then that one machine also needs to be ADA accessible.
- Can you advise where each vendor's equipment and parts are manufactured?

## Update:

Staff has reached out to both vendors with the questions listed above and we are currently

awaiting their responses. I'll be sure to follow up and share their feedback as soon as it's received.

**Notables:**

LifeFitness is a well-respected name in the fitness industry and is the brand currently used in the cardio section of our gym. Technogym is also highly reputable and is commonly featured in many Vesta-managed communities. After discussing them with Stacy, she expressed full confidence that whichever proposal the board selects will be a fantastic opportunity to enhance the fitness experience for our community. After speaking to Josh Hood with Fitness Machine Technicians, he said they are both even in regard to equipment life but professionally speaking he thinks LifeFitness might have a slight edge, especially parts-wise.

*LifeFitness*

**HAMMER  
STRENGTH®**



## PREPARED BY

Jeff Dibler

Email: [jeffrey.dibler@lifefitness.com](mailto:jeffrey.dibler@lifefitness.com)

Phone: (410) 236-7753

**QUOTE :** CPQ-3226

**DATE :** 03-04-2025

**BILL TO :** SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT

5385 N NOB HILL RD

SUNRISE

FL 33351-4761

US

**SHIP TO :** SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT

SAINT JOHNS GOLF & COUNTRY CLUB  
205 SAINT JOHNS GOLF DR

SAINT AUGUSTINE

FL 32092-1053

US

**ONSITE CONTACT**

HALEY HADD

hhadd@vestapropertyservices.com

---

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.












Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.








Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

Jeff Dibler  
Private Amenity Specialist, NE Florida (St. Johns Based)  
410-236-7753

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
<b>Strength</b>						
1	AXIOM BICEPS CURL/TRICEPS EXTENSION <a href="#">OP-BT</a>	 Platinum Frame OP-BT TOWER BOX - PLT Black Uph OP-BT WEIGHT FEATURE -STD Full Shroud	1	\$4,783.00	\$3,348.10	\$3,348.10
2	LF B&R ADJUSTABLE DECLINE BENCH <a href="#">LBR-DB</a>	 Frame Platinum Uph Black Single Stitch	1	\$1,799.00	\$1,259.30	\$1,259.30
3	LIFE FITNESS LEG RAISE/DIP <a href="#">LBR-LD</a>	 Frame Platinum Upholstery Black Single Stitch	1	\$1,616.00	\$1,131.20	\$1,131.20
4	HAMMER STRENGTH BACK EXTENSION <a href="#">BW-BE</a>	 Platinum Frame Black Upholstery English	1	\$1,628.00	\$1,139.60	\$1,139.60
5	HMR ADJUSTABLE BENCH (PRO STYLE) <a href="#">FWMAB</a>	 Platinum Frame Black Upholstery	4	\$1,682.00	\$1,177.40	\$4,709.60
6	LF CABLE MOTION DUAL ADJUSTABLE PULLEY 4:1 <a href="#">CMDAP</a>	 Platinum Frame YLB Rear Shroud LANG.ENG BOOM.HANDLES	2	\$9,118.00	\$6,382.60	\$12,765.20
7	HAMMER STRENGTH SELECT SEATED LEG PRESS <a href="#">HS-SLP</a>	 Platinum Frame Platinum Workarm Black Upholstery English LB SE Full Shroud	1	\$8,873.00	\$6,211.10	\$6,211.10
8	INSIGNIA ASSIST DIP CHIN <a href="#">SS-ADC</a>	 Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
9	INSIGNIA PULLDOWN <a href="#">SS-PD</a>	 Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,118.00	\$4,982.60	\$4,982.60
10	INSIGNIA ROW <a href="#">SS-RW</a>	 Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,876.00	\$4,813.20	\$4,813.20
11	INSIGNIA SHOULDER PRESS <a href="#">SS-SP</a>	 Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,976.00	\$4,883.20	\$4,883.20

#	DESCRIPTION		SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
12	INSIGNIA CHEST PRESS <a href="#">SS-CP</a>		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
13	INSIGNIA PECTORAL FLY/REAR DELTOID <a href="#">SS-FLY</a>		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,997.00	\$4,897.90	\$4,897.90
14	INSIGNIA HIP ABDUCTION/ ADDUCTION <a href="#">SS-HAA</a>		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$8,108.00	\$5,675.60	\$5,675.60
15	INSIGNIA LEG EXTENSION <a href="#">SS-LE</a>		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,404.00	\$5,182.80	\$5,182.80
16	INSIGNIA SEATED LEG CURL <a href="#">SS-SLC</a>		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,558.00	\$5,290.60	\$5,290.60
17	INSIGNIA GLUTE BRIDGE <a href="#">SS-GLB</a>		Platinum Clear Frame Black Upholstery English C-LB Weight Stack Full Shroud - Dark Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
18	LF PLATE LOADED SMITH RACK <a href="#">OP-SM</a>		OP-SM PLT FRAME	1	\$4,410.00	\$3,087.00	\$3,087.00



**QUOTE :** CPQ-3226

**DATE :** 03-04-2025

**BILL TO :** SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT

**SHIP TO :** SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT

**SHIPMENT :** STANDARD  
**FREIGHT TERMS :** Prepaid  
**FOB :** Shipping Point  
**PAYMENT TERM :** NET 30

<b>LIST PRICE</b>	:	\$121,619.00
<b>CUSTOMER DISCOUNT</b>	:	- \$36,485.70
<b>SELLING PRICE</b>	:	\$85,133.30
<b>FREIGHT / FUEL/ INSTALLATION</b>	:	\$10,471.40
<b>ESTIMATED SALES TAX</b>	:	\$5,902.22
<b>TOTAL (USD)</b>	:	\$101,506.92

**REMITTANCE ADDRESS**

2716 NETWORK PLACE  
CHICAGO, IL 60673  
USA



## TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at [www.lifefitness.com/en-us/legal/terms-conditions](http://www.lifefitness.com/en-us/legal/terms-conditions) which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.



# ST JOHNS GOLF & COUNTRY CLUB

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL

Jeff Dibler

(410) 236-7753

Jeff.Dibler@lifefitness.com

Date: 02-13-2025

Version: 1.01

Scale: 3/32" = 1'-0"

Ceiling Ht.: XX'-X"

SQ.FT.: 2310

Refresh: ☒ New Build: ☐

**DISCLAIMER:**  
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS. APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

**ADDITIONAL NOTES:**  
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

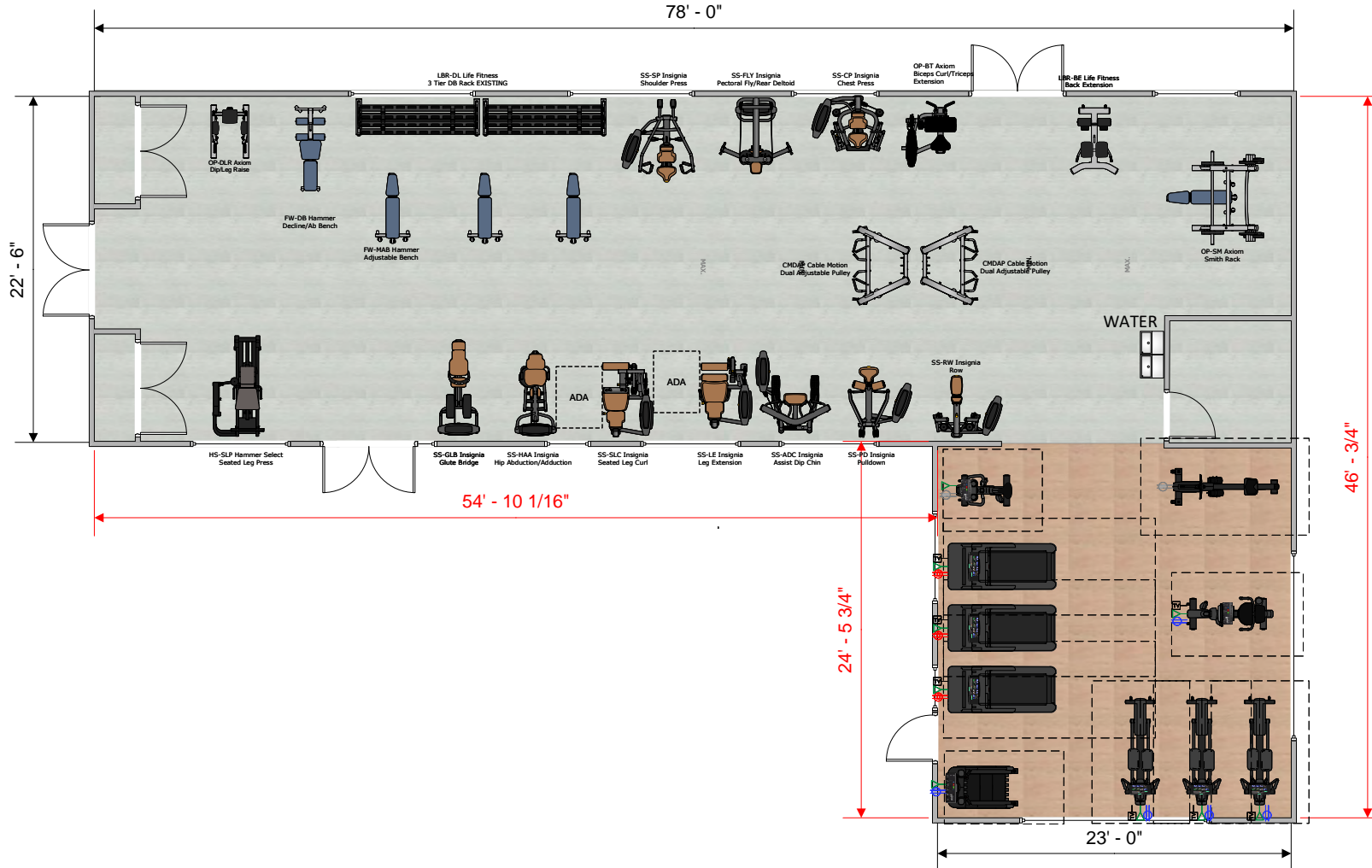
**VERIFY  
DIMENSIONS**

## Electrical Legend:

- DEDICATED RECEPTACLE
- STANDARD RECEPTACLE
- OPTIONAL RECEPTACLE
- WIFI / WIRED INTERNET
- TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.





**U.S. Bank Equipment Finance**  
13010 SW 68<sup>th</sup> Parkway, Ste 100  
Portland, OR 97223

March 4th, 2025

Saint Johns Golf & Country Club  
205 Saint Johns Golf Dr  
Saint Augustine, FL 32092

U.S. Bank Equipment Finance, a division of U.S. Bank National Association ("USB EF") and Life Fitness are pleased to present the following proposal ("Proposal") for the acquisition of the fitness equipment detailed in the attached quote. Upon your approval, this Proposal will outline the terms and conditions for financing from USB EF. **This is only a proposal. It does not represent a commitment by USB EF,** and it is subject to the terms and conditions of this letter, no material adverse change in the financial condition and/or business prospects of your company and any guarantor(s), and an approval by USB EF's credit team.

**Lessee:** Saint Johns Golf & Country Club

**Lessor:** U.S. Bank Equipment Finance, a division of U.S. Bank National Association

**Equipment Description:** As detailed in the attached Life Fitness Quote #CPQ-3226

**Equipment Cost:** \$101,506.92 (includes est. sales tax, subject to changes)

**Transaction Term (in months):**

First Four Months @ \$0:

Remaining Payments Due:

48 @ 8.06%	60 @ 7.87%
\$0	\$0
\$2,531.27	\$2,092.52

**End of Term Purchase Options:** Capital Lease - Lessee may purchase the equipment for \$1.00 at end of term. Promotional / Deferred payment terms presented are subject to credit review and approval.

**Net Lease:** Lessee will be responsible for the payment of all maintenance, licenses, property taxes, sales/use taxes, insurance and all costs and risks of operation of the equipment during the term.

**Index Rate:** The lease payments were calculated, in part, based on the like term SOFR based interest SWAP rate as published by Bloomberg as of the Index Date of 2/24/2025. The lease payments may be adjusted to reflect any change in the Swap Rate as of the closing date. Upon closing the rate will become fixed through the term of the Lease Agreement. Sales/use tax will be added as applicable.

**Expiration of Proposal:** 3/31/2025

By accepting this proposal, applicant acknowledges that this proposal does not represent a commitment to provide financing but only outlines general terms and conditions of the Lessor's financing program currently available to qualified lessees. Final documentation pertaining to this transaction will be provided by the Lessor, and this proposal is subject to the execution of all documentation by Lessee within a reasonable time and in form and substance acceptable to both Lessee and Lessor. In the event that any material adverse change in or material disruption of financial, banking, syndication, or capital market conditions occurs after the date of this Proposal, Lessor may modify the pricing as described herein. Lessor makes no representations with respect to appropriate accounting or tax treatment of a lease based on the terms of this Proposal. Lessee is encouraged to consult with its accounting or tax advisors to confirm appropriate accounting and/or tax treatment with respect to the equipment or the lease. No oral discussions and/or written agreements shall be in place of or supersede a written financing agreement executed by your business and accepted by Lessor. This Proposal is for your review only. This quote is valid for thirty (30) days from issuance.

Thank you for discussing your financing needs with us. Provided this proposal meets with your approval, please indicate by signing below and faxing a copy to (800) 334-2510 or email to [Michael.Doeden@usbank.com](mailto:Michael.Doeden@usbank.com) along with the requested information above. If you would like to discuss this or other available payment structures, please call me direct at (320) 224-3372.

Sincerely,  
U.S. Bank Equipment Finance, a division  
of  
U.S. Bank National Association

Mike Doeden  
Account Executive  
[Michael.Doeden@usbank.com](mailto:Michael.Doeden@usbank.com)

**ACCEPTANCE:**

We hereby apply for approval as Lessee.

By: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_

Term Requested: ☐ 48 mo. ☐ 60 mo.

End of Term Option Requested: ☐ \$1.00



**U.S. Bank Equipment Finance**  
13010 SW 68<sup>th</sup> Parkway, Ste 100  
Portland, OR 97223

March 4th, 2025

Saint Johns Golf & Country Club  
205 Saint Johns Golf Dr  
Saint Augustine, FL 32092

U.S. Bank Equipment Finance, a division of U.S. Bank National Association ("USB EF") and Life Fitness are pleased to present the following proposal ("Proposal") for the acquisition of the fitness equipment detailed in the attached quote. Upon your approval, this Proposal will outline the terms and conditions for financing from USB EF. **This is only a proposal. It does not represent a commitment by USB EF,** and it is subject to the terms and conditions of this letter, no material adverse change in the financial condition and/or business prospects of your company and any guarantor(s), and an approval by USB EF's credit team.

**Lessee:** Saint Johns Golf & Country Club

**Lessor:** U.S. Bank Equipment Finance, a division of U.S. Bank National Association

**Equipment Description:** As detailed in the attached Life Fitness Quote #CPQ-3226

**Equipment Cost:** \$101,506.92 (includes est. sales tax, subject to changes)

<b>Transaction Term (in months):</b>	48 @ 8.06%	60 @ 7.87%
First Six Months @ ½ Payments:	\$1,336.18	\$1,090.59
Remaining Payments Due:	\$2,672.36	\$2,181.17

**End of Term Purchase Options:** Capital Lease - Lessee may purchase the equipment for \$1.00 at end of term. Promotional / Deferred payment terms presented are subject to credit review and approval.

**Net Lease:** Lessee will be responsible for the payment of all maintenance, licenses, property taxes, sales/use taxes, insurance and all costs and risks of operation of the equipment during the term.

**Index Rate:** The lease payments were calculated, in part, based on the like term SOFR based interest SWAP rate as published by Bloomberg as of the Index Date of 2/24/2025. The lease payments may be adjusted to reflect any change in the Swap Rate as of the closing date. Upon closing the rate will become fixed through the term of the Lease Agreement. Sales/use tax will be added as applicable.

**Expiration of Proposal:** 3/31/2025

By accepting this proposal, applicant acknowledges that this proposal does not represent a commitment to provide financing but only outlines general terms and conditions of the Lessor's financing program currently available to qualified lessees. Final documentation pertaining to this transaction will be provided by the Lessor, and this proposal is subject to the execution of all documentation by Lessee within a reasonable time and in form and substance acceptable to both Lessee and Lessor. In the event that any material adverse change in or material disruption of financial, banking, syndication, or capital market conditions occurs after the date of this Proposal, Lessor may modify the pricing as described herein. Lessor makes no representations with respect to appropriate accounting or tax treatment of a lease based on the terms of this Proposal. Lessee is encouraged to consult with its accounting or tax advisors to confirm appropriate accounting and/or tax treatment with respect to the equipment or the lease. No oral discussions and/or written agreements shall be in place of or supersede a written financing agreement executed by your business and accepted by Lessor. This Proposal is for your review only. This quote is valid for thirty (30) days from issuance.

Thank you for discussing your financing needs with us. Provided this proposal meets with your approval, please indicate by signing below and faxing a copy to (800) 334-2510 or email to [Michael.Doeden@usbank.com](mailto:Michael.Doeden@usbank.com) along with the requested information above. If you would like to discuss this or other available payment structures, please call me direct at (320) 224-3372.

Sincerely,  
U.S. Bank Equipment Finance, a division  
of  
U.S. Bank National Association

Mike Doeden  
Account Executive  
[Michael.Doeden@usbank.com](mailto:Michael.Doeden@usbank.com)

**ACCEPTANCE:**

We hereby apply for approval as Lessee.

By: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_

Term Requested: ☐ 48 mo. ☐ 60 mo.

End of Term Option Requested: ☐ \$1.00

<b>Product Type</b>	<b>Labor</b>	<b>Upholstery</b>	<b>Springs</b>	<b>Belts</b>	<b>Bearings</b>
Signature, Insignia, Axiom, Ion	3 Months	3 Months	3 Months	3 Months	1 Year
Signature, Axiom, Ion Benches & Racks	3 Months	3 Months	3 Months	3 Months	1 Year
Signature, Axiom, Ion Plate Loaded	3 Months	3 Months	3 Months	3 Months	1 Year
Hammer Strength Benches & Racks	3 Months	3 Months	3 Months	3 Months	5 Years
Hammer Strength Plate Loaded	3 Months	3 Months	-	3 Months	5 Years
Hammer Strength MTS	3 Months	3 Months	3 Months	1 Year	5 Years
Hammer Strength HD Elite	3 Months	3 Months	3 Months	-	5 Years
Hammer Strength Platforms	-	-	-	-	-
Hammer Strength Traditional Wood Platforms	-	-	-	-	-
Synrgy 360	3 Months	3 Months	3 Months	3 Months	1 Year



Axiom Benches & Racks	3 Months	3 Months	3 Months	3 Months	1 Year
Axiom (Protokon)	3 Months	3 Months	3 Months	3 Months	1 Year
HD Treadmill*	1 Year	-	-	-	-
HD Air Bike*	-	-	-	-	-
HD SPARC	1 Year	-	-	-	-

\*Console = 1 Year

## United Kingdom

Valid for 2024

Product Type	Series Name	Electrical/Mechanical Components	Labor & Callout	Frame
Life Fitness Insignia	Selectorized	2 Years	2 Years	10 Years
Life Fitness Signature	Cable Motion	2 Years	2 Years	10 Years
Life Fitness Signature	Multi-Jungle	2 Years	2 Years	10 Years
Life Fitness Signature	Plate Loaded	2 Years	2 Years	10 Years

# **Sampson Creek**

TECHNOGYM INTERIOR DESIGN

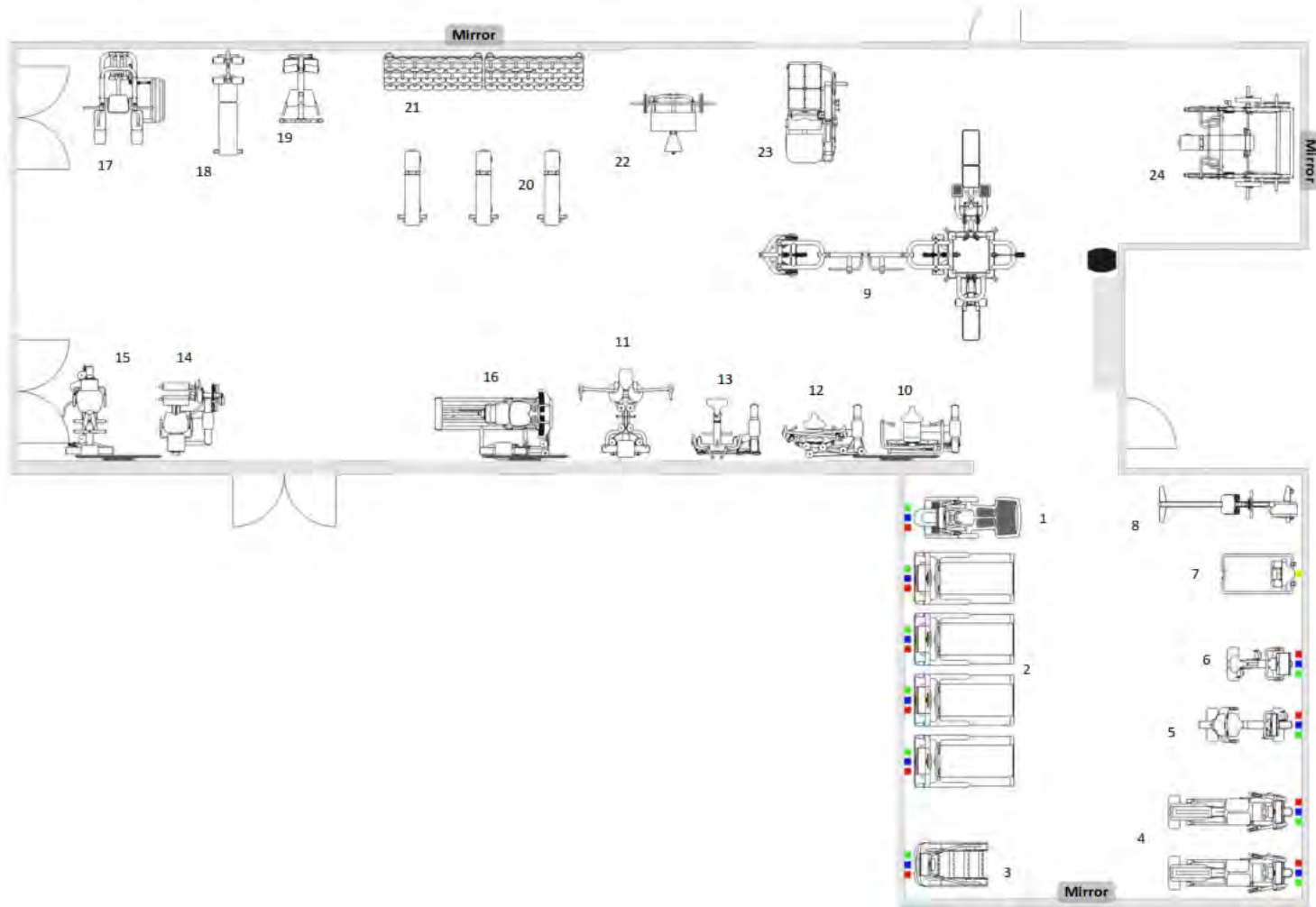


## CARDIO

- 1 Excite Live Vario
- 2 Excite Live Run
- 3 Excite Live Climb
- 4 Excite Live Synchro
- 5 Excite Live Recline
- 6 Excite Live Bike
- 7 Skillup
- 8 Skillrow

## STRENGTH AND PERFORMANCE

- 9 Cable Station 5
- 10 Sel 700 Shoulder Press
- 11 Sel 700 Dual Pec/Fly
- 12 Sel 700 Chest Press
- 13 Sel 700 Low Row
- 14 Sel 700 Dual Leg Curl/Ext
- 15 Sel 700 Dual Abd/Add
- 16 Sel 700 Leg Press
- 17 Kneeling Assisted Chin Di
- 18 Pure Ab Decline Bench
- 19 Pure Lower Back Bench
- 20 Pure Adj Bench
- 21 Hampton 3T 10Pr DB Rack
- 22 Pure Scott Bench
- 23 Pure Hip Thrust
- 24 Universe Multitrack



## Sampson Creek

2D Wireframe – Equipment list

Designer: KH  
Interior Design Dpt.

Date: Mar 18 2025

Area: 2190 sf

Scale: Fit to page

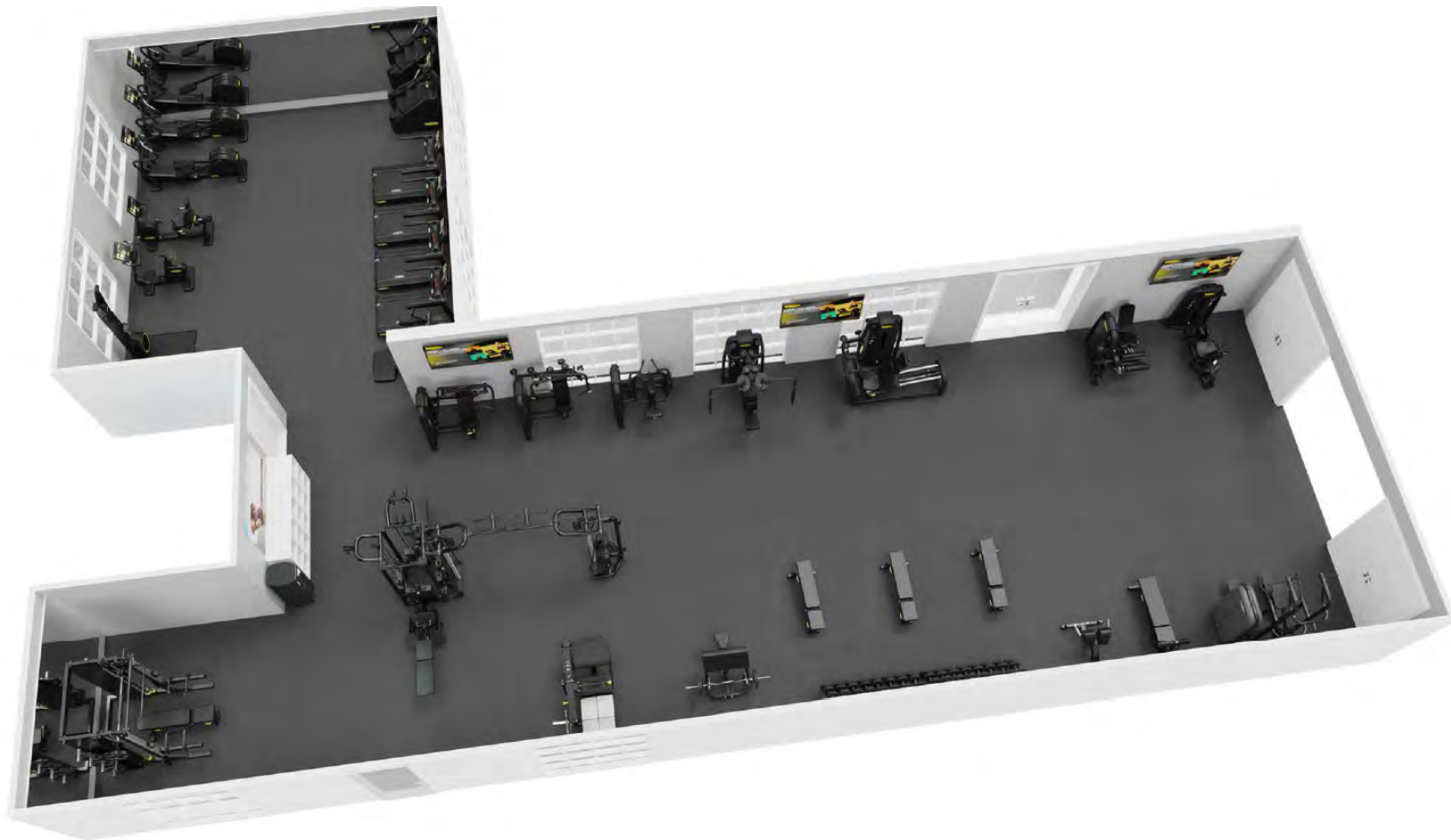
- Power
- TV
- Lan

Note:



Interior Design

Solution: **2.5**



# Sampson Creek

3d View

Designer: KH  
Interior Design Dpt.

Date: Mar 18 2025

Area: 2190 sf

Scale: Fit to page

- Power
- TV
- Lan

Note:



Interior Design

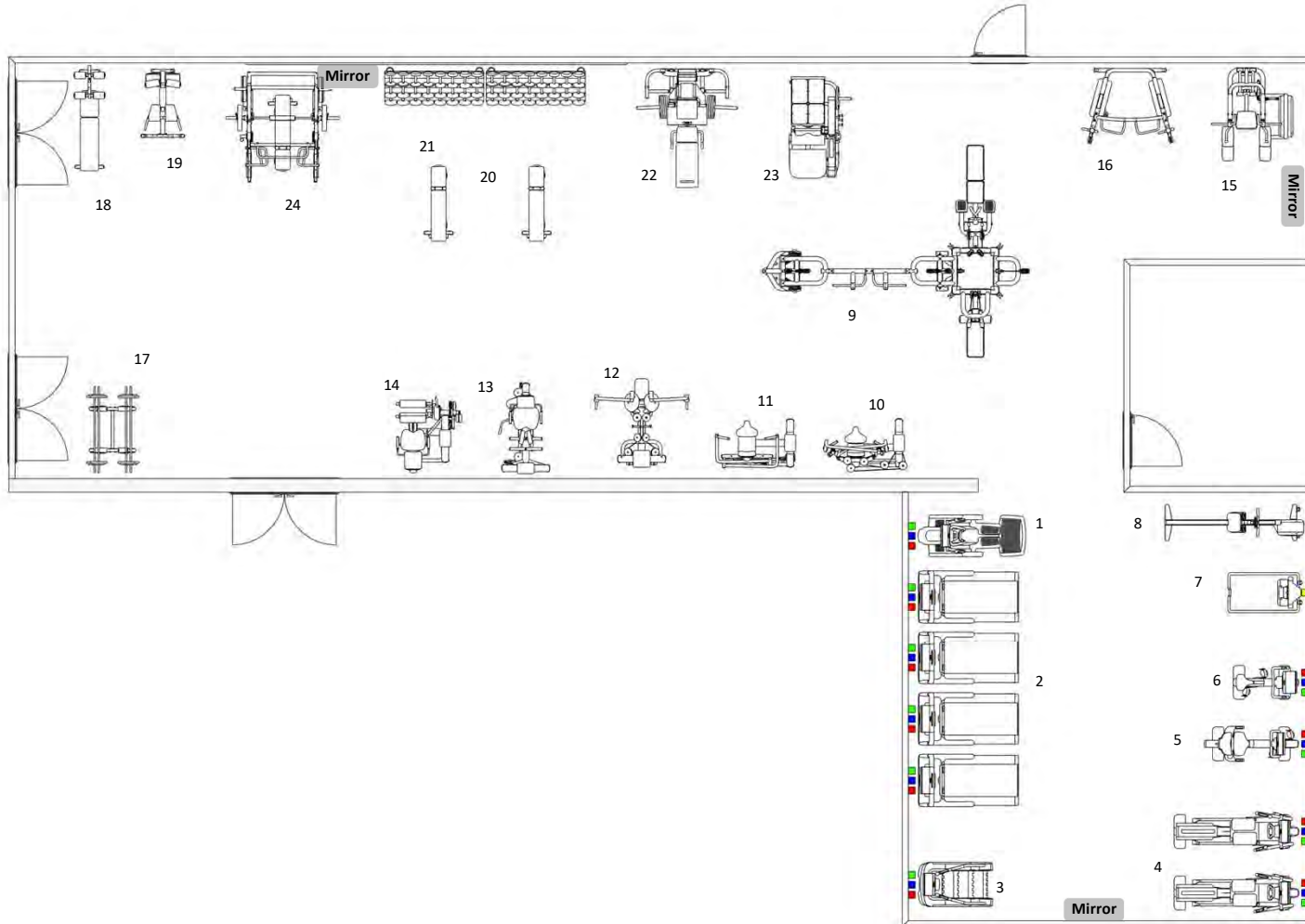
Solution: **2.5**

## CARDIO

- 1 Excite Live Vario
- 2 Excite Live Run
- 3 Excite Live Climb
- 4 Excite Live Synchro
- 5 Excite Live Recline
- 6 Excite Live Bike
- 7 Skillup
- 8 Skillrow

## STRENGTH AND PERFORMANCE

- 9 Cable Station 5
- 10 Sel 700 Chest Press
- 11 Sel 700 Shoulder Press
- 12 Sel 700 Dual Pec/Fly
- 13 Sel 700 Dual Abd/Add
- 14 Sel 700 Dual Leg Curl/Ext
- 15 Kneeling Assisted Chin Dip
- 16 Dual Adj Pulley
- 17 Pure 10Place Bar Rack
- 18 Pure Ab Decline Bench
- 19 Pure Lower Back Bench
- 20 Pure Adj Bench
- 21 Hampton 3T 10Pr DB Rack
- 22 Pure Leg Press
- 23 Pure Hip Thrust
- 24 Universe Multirack



**Sampson Creek**  
2D Wireframe – Equipment list  
Designer: **KH**  
Interior Design Dpt.

Date: Dec 19 2024  
Area: 2190 sf  
Scale: Fit to page

■ Power  
■ TV  
■ Lan

Note:



Interior Design

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Solution: **1.2**

## CARDIO

### RUN (ARTIS & EXCITE LIVE)

110 VAC 20 AMP 60 HERTZ NEMA 5-20R  
OR  
220 VAC 20 AMP 60 HERTZ NEMA 6-20R

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH  
THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

COAXIAL FOR CABLE/SATELLITE OR CAT 6 FOR DATA AND/OR IPTV

### CARDIO (NON TREADMILL – ARTIS, EXCITE LIVE & SKILL)

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

## SKILLRUN

110 VAC 20 AMP 60 HERTZ NEMA 5-20R

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH  
THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

COAXIAL FOR CABLE/SATELLITE OR CAT 6 FOR DATA AND/OR IPTV

## STRENGTH

### UNITY MINI FOR ARTIS OR SELECTION 900

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

### BIOSTRENGTH

LEG PRESS -

110 VAC 20 AMP 60 HERTZ NEMA 5-20R

REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL  
AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

OTHER BIOSTRENGTH (NON LEG PRESS)

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

REQUIRES ONE CIRCUIT FOR EVERY TWO PIECES OF STRENGTH

ELECTRICAL SPECIFICATIONS

Designer:  
Interior Design Dpt.

Date:

Area:

Scale:

 Power  
 TV  
 Lan

Note:



Interior Design

Solution:



Where to find us

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Your Wellness Business Partner

Technogym for

**TROON- ST. JOHNS GOLF & COUNTRY CLUB -  
SAMPSON CREEK AMENITY CENTER**

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Prepared by  
**Douglas Reeder**



## PROPOSAL SUMMARY

### CUSTOMER DETAILS

Customer name	TROON- ST. JOHNS GOLF & COUNTRY CLUB - SAMPSON CREEK AMENITY CENTER
Billing Address	
Contact	Haley Hadd
Telephone	+1 407-765-2844
VAT Code	
Fiscal Code	
Customer Code	AC-348412
Order Confirmation Email	hhadd@vestapropertyservices.com
Invoice Email	hhadd@vestapropertyservices.com

### DESTINATION DETAILS

Address	219 ST. JOHNS GOLF DRIVE SAINT AUGUSTINE Florida 32092 United States
Customer Code	AC-348412

### PROPOSAL DETAILS

Technogym Ref.	Douglas Reeder dreeder@technogym.com
Ref #	Q-00586248 / 0002826965 ST. JOHNS SAMPSON CREEK AMENITY CENTER
Proposal created on:	4/1/2025
Proposal valid until:	04/26/2025

### LOGISTIC DETAILS









Pedestrian Zone	No	Drop off point distance to gym (m)	
Floor number of the gym		Doors min Dim L x H (cm)	
Suitable lift available	No	Ceiling min. height (cm)	
Electricity available		Floor protection required	No
Phone contact	+1 407-765-2844	Site inspection required	NO
Mandatory delivery date	NO	Road constraints	NO

## SMART EQUIPMENT



### STRENGTH

	PRODUCT	QTY	NET AMOUNT USD
	<b>SELECTION 700</b> <b>DUAL ABDUCTOR_ADDUCTOR 700</b> <b>METEOR BLACK</b> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <b>CODE: MNOCNNMCANFMAN10</b>	1	6,613.00 1 x 6,613.00
	<b>SELECTION 700</b> <b>DUAL LEG CURL_EXTENSION 700</b> <b>METEOR BLACK</b> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <b>CODE: MNMCNNMCANFMAN10</b>	1	6,613.00 1 x 6,613.00
	<b>SELECTION 700</b> <b>DUAL PECTORAL_REVERSE FLY 700</b> <b>METEOR BLACK</b> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <b>CODE: MNNCNNMCANFMAN10</b>	1	6,613.00 1 x 6,613.00
	<b>SELECTION 700</b> <b>LOW ROW 700</b> <b>METEOR BLACK</b> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <b>CODE: MNHCNNMCANFMAN10</b>	1	4,930.00 1 x 4,930.00
	<b>KNEELING EASY CHIN DIP</b> <b>Anthracite - Black - Black [D0]</b> <ul style="list-style-type: none"> <li>Weight Stack: Standard</li> <li>Color Option: Anthracite - Black - Black [D0]</li> <li>Frame: Anthracite (AN), Cover: Textured Black (B) , Upholstery: Black (V0)</li> </ul> <b>CODE: MB910N0-ANV0GGBL</b>	1	6,791.50 1 x 6,791.50
	<b>LOWER BACK BENCH PURE</b> <b>Black - Black [A9]</b> <ul style="list-style-type: none"> <li>Color Option: Black - Black [A9]</li> <li>Frame: Black (NB) , Upholstery: Black (V0)</li> </ul> <b>CODE: PG05-NBV000</b>	1	0.00 1 x 0.00
	<b>ADJUSTABLE BENCH</b> <b>Anthracite - Black [55]</b> <ul style="list-style-type: none"> <li>Color Option: Anthracite - Black [55]</li> <li>Frame: Anthracite (AN), Cover: Graphite Grey (GG) , Upholstery: Black (V0)</li> </ul> <b>CODE: PA04-ANV0GG</b>	4	6,680.00 4 x 1,670.00

## STRENGTH

	PRODUCT	QTY	NET AMOUNT USD
	<b>CRUNCH BENCH</b> <b>Anthracite - Black [55]</b> <ul style="list-style-type: none"> <li>Color Option: Anthracite - Black [55]</li> <li>Frame: Anthracite (AN), Cover: Graphite Grey (GG) , Upholstery: Black (V0)</li> </ul> <b>CODE: PA03-ANV0GG</b>	1	1,980.50 1 x 1,980.50
	<b>Cable Station 5</b>	1	19,873.00 1 x 19,873.00
	<b>CABLE STATIONS 4 CONNECTOR</b> <b>Anthracite - Black [55]</b> <ul style="list-style-type: none"> <li>Weight Stack: +110 kg/220 lbs</li> <li>Color Option: Anthracite - Black [55]</li> <li>Frame: Anthracite (AN), Cover: [None 0] , Upholstery: Black (V0)</li> </ul> <b>CODE: MB87CNO-ANV0GG0L</b>	1	
	<b>CABLE ST. 5 PLUS WEIGHT STACK</b> <ul style="list-style-type: none"> <li>Color Option:</li> <li>Frame: Anthracite (AN)</li> </ul> <b>CODE: A0000786-ANGGL</b>	1	
	<b>PURE STRENGTH</b> <b>HIP THRUST</b> <b>Black - Black - Black [27]</b> <ul style="list-style-type: none"> <li>Color Option: Black - Black - Black [27]</li> <li>Frame: Black (NB) , Upholstery: Black (V0)</li> </ul> <b>CODE: MG8000-NBNBV0</b>	1	5,312.50 1 x 5,312.50
	<b>UNIVERSE MULTIRACK</b> <b>UNIVERSE Black</b> <ul style="list-style-type: none"> <li>Color Option: UNIVERSE Black</li> <li>Frame: Black (NB), Cover: Black (NB)</li> </ul> <b>CODE: MPJ00000NBNBDK10</b>	1	11,687.50 1 x 11,687.50
	<b>SCOTT BENCH PURE</b> <b>Black - Black [A9]</b> <ul style="list-style-type: none"> <li>Color Option: Black - Black [A9]</li> <li>Frame: Black (NB) , Upholstery: Black (V0)</li> </ul> <b>CODE: PG06-NBV000</b>	1	2,136.00 1 x 2,136.00
	<b>SELECTION 700</b> <b>LEG PRESS 700</b> <b>METEOR BLACK</b> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <b>CODE: MNACNNMNANFMAN10</b>	1	0.00 1 x 0.00

## STRENGTH

PRODUCT	QTY	NET AMOUNT
		USD
 <p><b>SELECTION 900</b> <b>CHEST PRESS 900</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> </ul> <p>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</p> <p><b>CODE: MNFPNNMCANFMAN10</b></p>	1	6,511.00 1 x 6,511.00
 <p><b>SELECTION 900</b> <b>SHOULDER PRESS 900</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> </ul> <p>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</p> <p><b>CODE: MNEPNNMCANFMAN10</b></p>	1	6,511.00 1 x 6,511.00
<b>TOTAL STRENGTH</b>	20	92,252.00

## OTHERS

PRODUCT	QTY	NET AMOUNT
		USD
 <p><b>Plate Holder Set 1 pin</b></p> <p><b>CODE: A0000844</b></p>	1	90.00 1 x 90.00



TOTAL WELLNESS SOLUTION SUMMARY

		TOTAL AMOUNT
		USD
PRODUCTS		
Products		92,342.00
Delivery & Installation		14,946.72
Total		107,288.72
		Cheque, at Invoice Date

Any sales tax, use tax, exercise tax, or any other tax of any nature used in the preparation of this proposal are indicative and they should not be considered final or bidding.  
All taxable sales and uses taxes will be computed in the invoice, reflecting the current rates at the time of the transaction



## DELIVERY TERMS

**Delivery Terms:** Delivered at place

**Delivery week:** Delivery date is intended as any working day included in the "week" starting from **Monday [7/14/2025]** to **Friday [7/18/2025]**

The delivery date is binding as soon as it is confirmed by Technogym.

*The delivery date cannot be earlier than 9" weeks of the date of receipt of this signed proposal and will be binding only upon payment of the deposit, if required. Please note that the delivery date may vary during peak periods. Technogym will always communicate the final delivery date within the order confirmation. The delivery day is defined as every working day that falls within the communicated "delivery week"*

For ACH/Wires	For CHECKs
JPMorgan Chase New York, NY 10017 <b>Bank Routing Number:</b> 021000021 <b>Account Number:</b> 593828616 <b>Account Name:</b> Technogym USA Corp <b>SWIFT Code:</b> CHASUS33	Please send your CHECK to the lockbox: <b>Technogym USA Corp.</b> <b>PO BOX 23802</b> <b>New York, NY 10087-4602</b>

This proposal is subject to the attached General Sale Terms and Conditions and/or - where applicable - the Maintenance Services Agreement - Terms and Conditions and/or – where applicable - the Master Subscription Agreement and related Data Processing Agreement:

Place and Date:

Name and title:

Signature:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Images and any other figurative representation of the products included within this offer are indicative only and may contain inaccuracies. For more precise details on each product, please refer to single descriptions.*





## INSTALL REQUIREMENTS

### ■ MINIMUM CEILING HEIGHTS

*For the below items, these include an additional 0.98 ft, the minimum recommended height for chin-up functionality:*

CHIN UP LEG RAISE DIP – 9.02ft	OLYMPIC HALF RACK – 8.86ft	CABLE CROSSOVER – 8.86ft
DUAL ADJUSTABLE PULLEY – 8.69ft	KNEELING EASY CHIN DIP – 9.02ft	POWER PERSONAL – 8.37ft
OLYMPIC POWER RACK – 9.19ft	OMNIA3 AND OMNIA8 – 8.69ft	CABLE STATIONS 5 – 9.02ft
UNIVERSE – 6.56ft ( -10.83ft with A0001399)		

*For the following items, consider the minimum height required during operation with an user 5.91ft tall:*

RUN – 8.04ft	SYNCHRO – 7.87ft	STEP – 8.04ft
VARIO – 8.04ft	CLIMB – 9.51ft	CROSSOVER – 7.71ft

### ■ ACCESS FOR INSTALLATION

*Note that these are large items and therefore require a site visit if installed through narrow access or stairs:*

DUAL ADJUSTABLE PULLEY; VARIO; ARTIS SYNCHRO; CABLE TOWER; CABLE STATIONS; LEG PRESS  
SELECTION/ARTIS/BIOSTRENGTH/BIOCIRCUIT; KINESIS PERSONAL; KINESIS ONE; UNIVERSE;

### ■ FOOTPRINT REQUIREMENTS

SKILLMILL, SKILLRUN, ALL TREADMILLS – in accordance with The General Product Safety Directive ISO 20957-1:2013 & UNI EN 957-6:2014 - a clearance of 6.56 feet space behind each treadmill is required.

KINESIS ONE and KINESIS CLASS – to maximize the functional capabilities of this product a working distance of 6.56 feet is recommended.

KINESIS STATIONS – to maximize the functional capabilities of this product a working distance of 3.28 to 5.25 feet is recommended.

OMNIA<sup>3</sup> – to maximize the functional capabilities a footprint of 12.47ft (L) x 9.51ft (W) is recommended.

OMNIA<sup>8</sup> – to maximize the functional capabilities a footprint of 18.37ft (L) x 21.33ft (W) is recommended.

UNIVERSE – from 1.97 to 6.56 ft

ADJUSTABLE PULLEY REV- 1.97 ft

### ■ FIXING AND SECURITY

The following products need to be fixed as specified in user manual, assembly instructions, safety information and warning stickers applied to the product.

**SELECTION:** Pectoral (C913) Multipower (C953, M853, M953), Chest press (C970), Crossover (M824, M924, M925), Ercolina (M828, M928, M929), Ercolina Rehab (M859, M959), Ercolina IFI (C959, D6959), Cable Jungle (M882, M982, C982), Radiant (M888, M988), Radiant IFI (C988)

**ELEMENT:** Ercolina (MA80, MB80), Ercolina Rehab (MA90, MB90), Ercolina MED (MB92), Multipower (MA83, MB83), Crossover Cables (MA85, MB85), Dual Adjustable Pulley (MB43, MB44)

**CABLE STATIONS:** Cable tower (MB89), Crossover Cables (MB93)

**KINESIS STATIONS:** Overhead Press (MH15, MH1A), Press (MH20, MH2A), High Pull (MH30, MH3A), Core Station (MH65, MH4A), Step/Squat (MH67, MH5A), Low Pull (MH95, MH6A)

**OMNIA:** Omnia8 (MJ05), Omnia3 (MJ10, MJ15, MJ20)

**PERSONAL:** Kinesis Personal (MD051, MD052, MD053), Rack Personal (A0000874)

**MY TOOLS** (A0000978, A0000979, A0000986, A0001014-\*), Arke (A0000573)

**UNIVERSE** Dual Adjustable Pulley (MPC), Half Rack (MPD), Standard column (A0001360), Flywheel column (A000136), Upper-Lower Wall set (A0001363, A0001365)

**BIOSTRENGTH REV:** Adjustable Pulley (MM97, MM98)

**LIFTING PLATFORMS** – install only on a firm, flat surface. Do not install on a soft or floating surface

Technogym accepts no liability for injuries or otherwise to any person/s or good/s resulting from insecurity of the machines which are not installed and used in compliance with the user manual, Assembly Instructions, any additional safety information and warning stickers.



REQUIREMENTS AND GUIDELINES FOR THE CUSTOMER RELATED TO IT INFRASTRUCTURE \*

GENERAL REQUIREMENTS

- 1. Use a **specific** Internet connection for Technogym equipment
- 2. If possible, connect the Technogym equipment preferably **via cable**
- 3. **Do not use a server proxy** to connect the Technogym equipment
- 4. If possible use the **DHCP** method to assign the IP address
- 5. Install the Wi-Fi access point in the **same room** where the equipment is located
- 6. **Do not disable the list of DNS names** supplied by Technogym

LIVE EXCITE/ARTIS/PERSONAL, SKILLRUN and UNITY SELF KIOSK

- 1. Supported Wi-Fi standards: IEEE 802.11a/b/g/n - 2,4 GHz and 5 GHz
- 2. LIVE with 10 inch display are compatible only with Wi-Fi networks, with Wireless standards IEEE 802.11 a,b,g,n - 2.4Ghz, 5 Ghz
- 3. The bandwidth requirements depend on the number and type of applications that can be configured by the "TECHNOGYM APP STORE"

UNITY NETWORK / INTERNET - Bandwidth requirements	5 devices		10 devices		20 devices		40 devices		60 devices		100 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
WORKOUT ONLY - MINIMUM requirements (workout only, no App installed e.g. 10" display)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>10Mbps	>1Mbps	>16Mbps	>2Mbps	>20Mbps	>2Mbps
WITHOUT STREAMING VIDEO - MINIMUM requirements (working, monitoring, searches, no streaming video)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>10Mbps	>1Mbps	>16Mbps	>2Mbps	>20Mbps	>2Mbps
STREAMING VIDEO - MINIMUM requirements (including streaming video, for example, YouTube)	>5Mbps	>512Kbps	>7Mbps	>512Kbps	>10Mbps	>1Mbps	>20Mbps	>1Mbps	>30Mbps	>2Mbps	>50Mbps	>2Mbps

TECHNOGYM BIKE/TECHNOGYM RIDE

- 1. TECHNOGYM BIKE and TECHNOGYM RIDE only support Wi-Fi networks and require a bandwidth of at least 10 Mbps for the streaming of video content.
- 2. Supported Wi-Fi standards: IEEE 802.11a/b/g/n - 2.4 GHz and 5 GHz

UNITY MINI

- 1. UNITY MINI supports only Wi-Fi networks and requires a bandwidth only for workout data.
- 2. Supported Wi-Fi standards: IEEE 802.11a/b/g/n - 2.4 GHz and 5 GHz

UNITY MINI – Wi-Fi only NETWORK / INTERNET - Bandwidth requirements	5 devices		10 devices		20 devices		40 devices		60 devices		100 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
MINIMUM requirements	>1Mbps	>512Kbps	>1Mbps	>512Kbps	>2Mbps	>1Mbps	>3Mbps	>1Mbps	>4Mbps	>2Mbps	>4Mbps	>2Mbps

TEAMBEATS (SKILLX – SKILLATHLETIC), GROUP CYCLE, SKILLROW, SKILLMILL, SKILLBIKE

- 1. Technogym equipment can be used with two configurations: for classes or as an individual device.

NETWORK / INTERNET - Bandwidth requirements	50 devices		100 devices		200 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
ONLY EQUIPMENT - MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>1Mbps	>1Mbps	>2Mbps	>2Mbps	>4Mbps	>4Mbps
DIGITAL CLASS - MINIMUM requirements (equipment connected directly to UNITY SELF)	>0.5Mbps	>0.5Mbps	>1Mbps	>1Mbps	>2Mbps	>2Mbps

- 2. If present, it is recommended to connect UNITY SELF to the Internet via a cable
- 3. GROUP CYCLE, SKILLROW, SKILLMILL are compatible only with Wi-Fi networks and with Wireless standards IEEE 802.11 b,g,n - 2.4Ghz
- 4. SKILLBIKES are compatible only with Wi-Fi networks and with Wireless standards IEEE 802.11 a,b,g,n - 2.4Ghz, 5 Ghz
- 5. All equipment and UNITY SELF must be connected to the same network (subnet)

SKILLRUN CLASS

- 1. It is strongly recommended to use a completely cabled network both for connecting the machines as well as UNITY SELF. If it is not possible to use a cabled network it must always be ensured that UNITY SELF is connected via an Ethernet cable and the rest of the machines are connected wirelessly in compliance with the requirements in point 2.
- 2. If the machines connected wirelessly, the supported Wi-Fi standards are: IEEE 802.11a/b/g/n - 2.4 GHz and 5 GHz. It is mandatory to use a professional dedicated single Access Point for each SKILLRUN CLASS, a single and non-hidden SSID (Service Set Identifier);
- 3. Internet band compliant with the following table

NETWORK / INTERNET - Bandwidth requirements	10 devices		20 devices		50 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>16Mbps	>2Mbps

BIOCIRCUIT/BIOSTRENGTH/BIOSTRENGTH REV

For proper operation of the Biocircuit/Biostrength/Biostrength Rev, it is essential that a data network is installed that complies with the following requirements:

- 1. It is strongly recommended to use a completely cabled network both for connecting the machines as well as UNITY SELF BIOCIRCUIT. If it is not possible to use a cabled network it must always be ensured that UNITY SELF is connected via an Ethernet cable and the rest of the machines are connected wirelessly in compliance with the requirements in point 3.
- 2. The Biocircuit data network must be dedicated to it. Dedicated data networks indicate that only the machines and the UNITY SELF of the circuit are connected to the network devices (dedicated switch, isolated IP class, dedicated Access Point if necessary)
- 3. If the machines connected wirelessly, the supported Wi-Fi standards are: IEEE 802.11a/b/g/n - 2.4 GHz and 5 GHz (recommended). It is mandatory to use a professional dedicated single Access Point for each BIOCIRCUIT/BIOSTRENGTH/BIOSTRENGTH REV, a single and non-hidden SSID (Service Set Identifier);
- 4. Internet band compliant with the following table

NETWORK / INTERNET - Bandwidth requirements	5 devices		10 devices		20 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps

\* FOR FURTHER TECHNICAL DETAILS, CONTACT TECHNOGYM TECHNICAL SUPPORT AT THE NUMBER: 855-426-0421



## GENERAL TERMS & CONDITIONS FOR SALES OF PRODUCTS AND PROVISION OF SERVICES

### 1. AGREEMENT, DEFINITIONS:

Unless a written agreement is executed between any customer ("**Customer**") and TECHNOGYM USA CORP. (directly or through any of its Affiliates) ("**Seller**" or "**Technogym**"), any purchase order covering the sale of the goods manufactured and/or commercialized by the Seller ("**Goods**") as described in the relevant purchase order to which these General Conditions are attached, and identified by the Technogym® trademark and/or by the other trademarks owned by the Seller or by its Affiliates ("**Trademarks**") will be governed solely by these General Terms & Conditions ("**Condition of Sale**"). These Condition of Sale will replace in full the general terms & conditions of purchase issued by the Customer, even if not expressly objected to by Technogym, and will govern any future sale of Goods between the Seller and the Customer, even if concluded orally, by letter, by means of other printed forms or otherwise. Any and all amendments of these Condition of Sale shall result from a written agreement between the Seller and the Customer, duly signed. The description of Goods can be found in the Technogym® catalogue in force at the day of issuance of the purchase order. In case of inconsistency, these Condition of Sale will prevail on the provisions provided by the purchase order and/or on any other document that may be issued by the Customer. For the purpose hereof, "**Affiliates**" shall mean parents, subsidiaries, partnership, joint ventures and any entity(ies) that directly or indirectly controls or is controlled by a party or which a party shares common control. A party "controls" another entity when the party, through ownership of the voting stock or other ownership interest of that entity, or by contract or otherwise, has the power to direct its management.

### 2. GOODS

Good(s) may be:

- (i) new equipment for physical activities and wellness lifestyle bearing one of the Trademarks;
- (ii) used equipment for physical activities and wellness lifestyle refurbished by Technogym ("**Technogym Refurbished**");
- (iii) hardware products manufactured by third parties and sold by the Seller;
- (iv) spare parts of the Goods sold by the Seller;
- (v) any other good or service provided by the Seller.

Such Goods shall be identified in the relevant purchase order and in the order confirmation issued by the Seller. The Customer acknowledges and accepts that the Goods may have an internet connection and may transfer automatically their data to a database managed by the Seller through a software for the Equipment Asset Management ("**EAM**"). The deactivation of the EAM may be charged to the Customer. In case the Goods identified in the purchase order are (a) a complete software or a software update, or the provision of web services supplied by the Seller or (b) the provision of services supplied by the Seller through its subcontractors, the agreement between the Seller and the Customer may also be governed (i) by any terms and conditions of subscription or license, or (ii) by any terms and conditions of services which the Seller shall propose to the Customer for acceptance at the time of the issuance of the purchase order and that form substantial and integral part of these Condition of Sale. In case of any inconsistency between these Condition of Sale and any other Seller's contractual document, the latter shall prevail only with reference to the software products, web-based services and any other service supplied by the Seller.

### 3. PURCHASE ORDER

The purchase order ("**Purchase Order**") that the Customer may send to the Seller shall constitute a binding proposal for a period of 6 (six) months starting from the date of receipt by the Seller of such Purchase Order. Within such period, the Seller shall have the right to accept said proposal by sending a written order confirmation ("**Order Confirmation**") or refuse, including the date of delivery of Goods ("**Confirmed Delivery Date**"). The contract shall be deemed to be executed even without the issuance of the Order Confirmation by the Seller, through the execution of the Purchase Order by means of delivery of the Goods to the Customer, or to the carrier possibly appointed, within the same period of 6 (six) months.

In the event that the Order Confirmation is not consistent with the Purchase Order, for what concerns elements other than object, quantity, price and Goods return terms, it shall be deemed as accepted by the Customer if the Customer does not notify in writing a claim to the Seller within the 8 (eight) days following the delivery of the Order Confirmation.

The Customer shall have the right to request a total or partial variation of the Goods under the Purchase Order no later than 24 (twenty-four) hours from receipt of the Order Confirmation. Once this term is expired, the Purchase Order shall no longer be modifiable, unless agreed in writing between the parties. The Seller reserves the right to accept or refuse the request for modification received from the Customer within the above term by sending the relative written confirmation.

### 4. RIGHT TO SUSPEND THE ORDER EXECUTION. TERMINATION

The Seller reserves the right (a) to suspend or cancel the execution of the Purchase Order, even if already confirmed by the Seller, or (b) to deliver the Goods to the Customer only upon receipt of the full advance payment of the price and of any other amount which might be due by the Customer to the Seller or upon the issuance and provision of appropriate guarantees, in case of (i) non-fulfilment or delays by the Customer, regarding both previous orders and those under execution, or (ii) changes regarding the person/legal entity of the Customer, its structure or in case of change of control, its financial situation or its reputation, as well as in case of protesting of bills, pending executive proceedings and preliminary injunctions, suspensions, difficulties or delays in the fulfilment of its obligations towards third parties; and (iii) in case the Customer become insolvent, files a petition of bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganisation or assignment for the benefit of creditors. All deliveries of Goods suspended for the above-mentioned reasons and/or subject to the conditions indicated above shall be postponed to the first available date as determined by the Seller at its sole and exclusive discretion. Should the situation which caused the suspension last more than 3 (three) months, the Seller shall have the right to fully or partially terminate the agreement.

### 5. RETENTION OF TITLE

Notwithstanding the provision of the following art. 6, with reference to the delivery and transfer of risks, the Goods shall remain property of the Seller until full payment of any amount due by the Customer under the Purchase Order, including any default interest and any expense incurred by the Seller for the recovery of the credit. The Customer undertakes to notify the Seller any action for the repossession of the Goods eventually requested by any third party on the Goods not fully paid by the Customer. Such notice shall be executed in due time in order to allow the Seller to take action against any third party, without any prejudice to the Customer's liability in case of actions by the third party which may affect the Seller's rights.

Should the Customer be subject to any insolvency proceedings, the Customer undertakes to allow the Seller to get back the Goods without any prior notice and undertakes to allow the Seller to access its warehouses, bearing all the expenses related to the collection of the Goods.

The Customer shall refrain from engaging in any activity or behaviour that could prevent the Seller from identifying and recovering the property on the Goods as a consequence of the provisions of this article on the retention of title and shall enter into all the necessary insurance policies to hold the Seller indemnified against any possible damage to the Goods or to third parties.

### 6. FREIGHT AND INSTALLATION OF GOODS

The Goods shall be delivered by the Seller on "Ex Works" (Incoterms 2020) basis at the Seller's warehouse. Notwithstanding the "Incoterms 2020" rules, the freight and installation may be organised by the Seller, but at the Customer's expenses, without prejudice for any other Incoterm 2020 rule concerning the "Ex Works" term and, thus, the Customer shall bear all the costs and risks of loss or damage to the Goods, from the moment in which the Seller made the Goods available to the carrier at its premises, without any obligation for the Seller to load the Goods on the vehicle.

Freight and installation are intended only for the USA territory only. For freight and installation to be performed outside the above-mentioned territories, the Parties shall enter into specific written agreements. It is understood that the freight and installation additional costs, not calculated in the Order Confirmation, if necessary for deliveries to be made in extra-urban and/or not easily accessible areas, or during non-working time and days, shall be communicated to the Customer and shall remain at the Customer's sole charge.

The Seller may, freely and without exception, use subcontractors for the performance of the delivery service and freight and/or installation services and/or of any other service described in the Purchase Order.

### 7. DELIVERY TERMS

The delivery terms specified in the Purchase Order, in the Order Confirmation, or anywhere else, must be considered merely indicative and not essential. The Seller, thus, has the right to reasonably anticipate or postpone the Confirmed Delivery Date of the Goods, in full or in part, and such anticipation or postponement cannot be considered as a cause for the termination of the agreement by the Customer, nor the right to claim any compensation, restoration or damages, or a cause for claiming the liability of the Seller, unless the anticipation or postponement of the Confirmed Delivery Date is higher than 4 (four) weeks. In such latter case, should the Customer notify in writing not to be interested any more in the purchase, the Seller shall not deliver the Goods and it shall pay back the down payment paid by the Customer to the Seller.



Without prejudice to Article 3 above, if on the Confirmed Delivery Date Customer is unable to receive the Goods due to unavailability of its premises or for any reasons beyond Seller's control, resulting in Seller's inability to make the immediate installation of the Goods, Customer shall indicate to Seller a location where the purchased Goods may, however, be delivered. In this case, installation of the said Goods may take place on a date subsequent to the delivery date, to be agreed with Seller, without prejudice to the application of Article 9 of these Conditions of Sale. The Seller shall have the right to charge any transport costs from the location where Goods have been delivered and the final destination to the Customer.

The Customer may request to postpone the Confirmed Delivery Date by informing the Seller in writing about the new delivery date subject to the condition that such request is made: as for orders to be delivered in Europe, at least 6 (six) weeks before the Confirmed Delivery Date; as for orders to be delivered outside Europe, at least 12 (twelve) weeks before the Confirmed Delivery Date. The delivery can be postponed only once and up to a maximum of 4 (four) months from the original Confirmed Delivery Date. For the first 4 (four) weeks of delay running from the Confirmed Delivery Date, it shall not be applied any sanction against the Customer (the "Grace Period"). Any delay(s) subsequent to the Grace Period shall be treated as follows: (a) if the delay is between 4 (four) and 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to apply a delay liquidated damage equal to 0.5% (zero point five per cent) of the overall amount of the Purchase Order for each week of postponement of the delivery (except for the Grace Period); (b) if the delay is equal to 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to (i) deliver Goods to the warehouse communicated by the Customer and invoice the relevant cost or (ii) cancel the Purchase Order and retain the down payment. In case no down-payment has been paid by the Customer, the latter shall pay an amount equal to 20% (twenty per cent) of overall amount of the Purchase Order as cancellation fee, with no right to claim for damages.

Should a new price list be announced between the Order Confirmation and the delivery date, the new price list shall be applied only after 6 (six) months for delivery in Europe and 8 (eight) months for delivery overseas running from the date of the Order Confirmation.

**8. FORCE MAJEURE EVENT**

The Seller shall not be liable for any failure to meet its obligations, including delays in the delivery, beyond its reasonable control including, but not limited to: government embargoes or any other government acts that interfere with performance, seizure or freeze of assets, delays or refusal to grant an export license or the suspension or revocation thereof, wars, natural disasters, lockouts, shortages of raw materials or electricity, mechanical breakdowns, interruption of rail services, shortages of road or rail transport vehicles and other disturbances in the company's operations, non-fulfilments by third parties of their obligations, strikes, public policy measures, epidemic and/or pandemic . The due date of any performance affected by such an event will be extended by the period of time the Seller is actually delayed and shall not give rise to compensation for damages or to termination, even partial, of the agreement. If the inability to perform continues for more than ninety (90) calendar days, either party may terminate the agreement and cancel the relevant Purchase Order by providing written notice to the other party.

**9. LIMITED WARRANTY**

The warranty of the Seller is limited to the replacement or repair, at the Seller's sole discretion, of the parts of the Goods that may be affected by original defects, either physical or related to the manufacture, and the Customer, for this reason, waives any claim for the termination of the agreement or for a price reduction.

The Goods are covered by a warranty of 12 (twelve) months from the Confirmed Delivery Date and by a further conventional warranty period of additional 12 (twelve) months (i.e. second year starting from the Confirmed Delivery Date), during which calls for assistance by Customer will be charged for a fixed fee including labour and travel costs, being the spare parts free of charge, with the sole exception of the parts subject to wear and tear (such as - but not limited to - treadmill rubber and tapes). The Seller will not be liable under this warranty if Goods have been exposed or subjected to any: (i) installation by unauthorized third parties, (ii) positioning of the Goods in outdoor locations or in humid areas, (iii) refusal of returning Goods and/or spare parts of the components of the replaced Goods, and (iv) defects, damages and flews deriving from improper usage and/or maintenance and/or not in compliance with the instructions given in the handbook or installation guide or any other instructions delivered to the Customer with Goods and including the instructions for the right use and maintenance. This provision applies also in case of installation of the Goods executed by the Customer itself, or by third parties not previously authorized by the Seller.

Any intervention performed under the warranty shall be performed by the Seller only within the United States territory and shall be limited to the restoration of the functioning of the Goods including the replacement, free of charge, of any defective parts of the Goods, unless the Seller, at its own discretion, deems more appropriate the integral replacement of the Good. In any case, the Seller represents and warrants that it will perform the interventions under the warranty for Goods located outside the territory of United States charging the related costs (including shipping charges, duties, taxes and any other charge) to the Customer, with an advanced reimbursement obligation on the Customer. The Seller represents and warrants the conformity of the Goods to any mandatory security standard provided for by any applicable law and regulation in force in the United States. The handbook related to the instructions for the use and installation of the Goods may be supplied by the Seller on any electronic or computer device; in such case, the Customer may also request, free of charge, a paper copy of the above-mentioned handbook, by sending a written request to the Seller's Customer Service.

With regard to the Technogym™ Refurbished Goods sub Article 2 (ii), the Seller furthermore represents that they comply with the laws in force in the year of manufacture of such Goods, regardless of the date of re-introduction in the market as a used product. The warranty for the Technogym™ Refurbished Goods is 18 (eighteen) months starting from the Confirmed Delivery Date, being understood that starting from the thirteenth month, any travel and labour costs will be borne by the Customer and the assistance calls will be charged for a fixed call fee. The Seller, moreover, declares that the "Home" and "Consumer" Goods were conceived so as to limit their weight and amount of space, guaranteeing at the same time easy handling and use, so as to make its positioning easier, as well as its use within domestic environments and its management with a non-intense use (the use of the above Goods in hotels, private houses and corporate shall not be considered intense); for these reasons the warranty of such Goods is not valid if they are used within fitness centers, or anyway used for a professional purpose.

In case of failure of payment by the Customer of the price of the Goods, the Seller may refuse the performance of the conventional warranties, the performance of which has been requested by the Customer, and in such cases, the supply of any spare parts may take place only upon full advance payment by the Customer or by mean of cash on delivery.

Should the Customer require an intervention which is later found not to be justified by a real functioning issue of the Goods, or anyway by a problem which is not caused by the Seller, the Seller shall have the right to charge the Customer with the costs of the call, even if the Good is covered by the warranty.

With regard to spare parts which are produced by the Seller, the warranty given by the Seller is valid for 12 (twelve) months from the Confirmed Delivery Date. With regard to spare parts produced by third parties, and only commercialized by the Seller, the warranty shall be given by the manufacturer itself of such Goods and it shall be the one provided and described in the documents associated with such Goods.

**10. COMPLAINTS. LIMITATION PERIOD AND PROHIBITION OF COMPENSATION**

Any claim for defects, failures, flews of the Goods shall be communicated within 8 (eight) calendar days from the delivery of the Goods, subject to the limitation period, by registered letter with return receipt and/or communication to be sent by certified e-mail to the address: (technogym.amministrazione@legalmail.it). The existence of pending claim cannot justify any delay or suspension, in full or partially, of any due payment. The Customer shall not be entitled to make a claim to the Seller for the compensation of whatsoever credit that it may have towards the Seller.

**11. PRICE AND PAYMENTS TERMS**

The price of the Goods is the one indicated in the Order Confirmation ("Price").

The Price shall be paid by the Customer according to the following payment terms: (i) down-payment equal to 20% (twenty per cent) of the Price upon confirmation of the Purchase Order; (ii) the remaining part of the Price by the Confirmed Delivery Date of the Goods, regardless of the of the date of installation of the Goods at the premises indicated by the Customer, including the case provided for in Article 6 above. In case of non-fulfilment of its obligations by the Customer, the Seller retains the down payment as a compensation for damages. Should the down payment not be made by the Customer, the Seller shall have the right to consider the Purchase Order as null and void.

All the payments must be made without set-off, counterclaim, withholding or other deduction.

All payments shall be made by the Customer only by bank transfer to the following bank:

Bank Data
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<b>General Bank Reference Address:</b>	JPMorgan Chase New York, NY 10017
<b>Bank Routing Number:</b>	021000021
<b>Account Number:</b>	593828616
<b>Account Name:</b>	Technogym USA Corp
<b>SWIFT Code:</b>	CHASUS33

In order to avoid any attempt of fraud by third parties, in no case will the Customer be requested to pay the Price to a bank account other than those indicated above. In the light of the foregoing, the Customer who makes payment through a bank account other than those indicated above shall not be released from payment of the Price to the Seller.

In case of delay of payment or non-fulfilment of the payment of even one instalment of the price, interests of delay shall apply, in the Euribor rate of three months/365, increased of 6 (six per cent) percentage points, or the highest interest rate applicable according to law, without prejudice to any greater damage that may be suffered by the Seller. The Seller, in such case, shall have the right to accelerate all the remaining payments scheduled and declare the total outstanding balance then due and owing and/or terminate the agreement within the limits provided by law, without prejudice for the compensation of any further damage.

The Goods may be equipped with a software allowing the Seller to prevent their usage in case of delayed or failed payment of the price by the Customer, so as to safeguard the retention of title provided by Article 5. In case of payment of the Price through instalments paid by credit card, through payment networks and methods expressly authorised by the Seller, the Customer shall, as an essential condition, fill in and sign a specific form which shall be made available by the Seller. In case of failure to do so, the Seller shall consider the Purchase Order as ineffective. The failure of the Customer to pay the Price (even only one instalment), or the failure to pay the part of the Price due after the delivery of the Goods, shall allow the Seller to prevent the use of the Goods through the activation of the software or to request the immediate return of the Goods and/or to suspend the performance of services until the receipt of the payment due (including interests for the delay and the expenses incurred by the Seller for the recovery of the credit). No claim for compensation based on the assumption of the impossibility to use the Goods due to the interruption of the use and/or suspension of the supply of the services may be carried out by the Customer.

In case of financial leasing, the Purchase Order of the financial leasing company shall be sent to the Seller at least 15 (fifteen) days before the expected date for the delivery of the Goods, together with all the documents related to the financial leasing agreement. Should such documentation be sent to the Seller after the above-mentioned term, the Confirmed Delivery Date may be postponed as a consequence. In case of failure to present the documentation due for the payment by means of the financial leasing, the Seller shall have the right to consider the order as ineffective or claim the performance of the agreement by the final Customer.

#### **12. PROHIBITION OF PURCHASE ORDER ASSIGNMENT. PRIOR AUTHORIZATION IN CASE OF SUBCONTRACT**

The Customer shall not transfer or assign, in whole or in part, the Purchase Order without the prior written consent of the Seller; in case of breach of such obligation by the Customer, the Seller shall have the right to terminate the agreement, without prejudice to the compensation of any further damage that may be suffered by the Seller.

#### **13. TRADEMARKS AND INTELLECTUAL PROPERTY**

The Customer acknowledges that the Seller and/or its Affiliates, is the owner of the Trademarks. Therefore, the Customer shall not reproduce or use in any way the Trademarks and other distinctive signs on the Goods, without the prior written consent of Seller or the holder of the related intellectual property rights. The Customer shall not remove, cancel or alter the Trademarks and/or whatsoever label or logo on the Goods, as well as not put on the Goods whatsoever new brand, label or distinctive sign. Any violation of its own intellectual property rights will be prosecuted by the Seller.

In case the Customer exposes or gives visibility to the Goods, the Customer undertakes to show an image of the Goods and the Trademarks consistent with the marketing strategy of the Seller and shall refrain from sharing news and information which may cause damages to the Seller's reputation.

Any intellectual property rights on the Goods (and future modifications and variations made on Goods) are and shall vest only in Technogym or its licensors.

Certain Goods may include software; with respect to any such software the Seller grant to the final end-user a non-exclusive, non-transferable limited license, without the right to sub license. The Customer may not directly or indirectly make any efforts to deconstruct the software provided, included but not limited to translating, disassembling, reverse engineering or performing any other operation to obtain any portion of its content.

#### **14. PATENT AND COPYRIGHT INFRINGEMENT INDEMNIFICATION**

Technogym will have no obligation or liability with respect to: (i) Goods used other than for their ordinary purposes, (ii) claims of infringements resulting from combining any Goods furnished by the Seller with any article not furnished by Technogym, or (iii) any modification of the Goods other than a modification by the Seller.

Notwithstanding the foregoing, the Customer shall indemnify and hold Technogym harmless from any claim, loss, damage, suit, liability, fees or expenses (reasonable attorney's fees) which may be suffered by Technogym on account of (i) the modified Goods which become infringing as a consequence of Customer's modification, (ii) the use of the Goods in infringing combination or systems and (iii) the use of Goods in association with third parties' trademarks or distinctive signs.

#### **15. PROCESSING OF PERSONAL DATA**

According to the applicable laws in terms of personal data processing, the Seller informs the Purchaser that any personal data will be processed according to the Technogym privacy policy available as a link in the footer of the Technogym website at [www.technogym.com](http://www.technogym.com)

#### **16. HEALTH AND SAFETY AT WORK**

The Customer undertakes to take any measure necessary to grant the Goods' safety and to prevent any risk to health and physical integrity, when they are used, installed, cleaned or during a maintenance work.

The Customer undertakes to give the Seller any measure and information regarding any risk in order to guarantee that the installation of the Goods is in compliance with the applicable health and safety at work laws and regulations, with reference to the areas of work used by the Customer to carry out the installation services, (ii) and is safe and not generating risks for the health of the personnel involved in the installation process. For this purpose, the Customer shall hold the Seller harmless from any responsibility, regarding damages to things or people, which might take place in connection with the installation process, unless in case of wilful misconduct or gross negligence of the Seller or of its subcontractors. The Customer undertakes to enter insurance policies to cover the risks of civil liability in relation to any accident that may happen to the Seller's employees or to its subcontractors' employees during the performance of the installation of the Goods.

#### **17. RIGHT TO ACCESS**

The Customer shall guarantee the Seller and/or its subcontractors, free and timely access to the premises and/or sites where the installation services must be performed. In case of failure by the Customer to grant the access or in case of delays, caused or attributable to the Seller, the Customer shall pay the price of any unperformed activity and any other costs and expenses incurred by the Seller in connection with the non-performance of the services, without prejudice to the compensation of any further damage that may be suffered by the Seller.

#### **18. TRACEABILITY. RECALL OF THE GOODS**

In case the Customer re-sells the Goods to third parties, the Customer itself shall guarantee the full traceability of such Goods and, should the Goods be recalled, either mandatory or voluntary, due to serial defects, the Customer shall fully collaborate with the Seller, and comply with any other decision or action that the Seller may take.

#### **19. LIMITATION OF LIABILITY**

EXCEPT AS PROVIDED BY LAW AND IN CASE OF WILFUL MISCONDUCT OR GROSS NEGLIGENCE, IN NO EVENT TECHNOGYM SHALL BE LIABLE TO CUSTOMER OR THIRD PARTIES FOR ANY LOSS OF USE, REVENUES OR PROFIT, LOSS OF ANY PERSONAL DATA OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE OR NOT AND WHETHER OR NOT TECHNOGYM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TECHNOGYM AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNT PAID TO TECHNOGYM FOR THE GOODS SOLD HEREUNDER WHICH ORIGINATED THE CLAIM OR DAMAGE.



TECHNOGYM SHALL HAVE NO LIABILITY FOR WHATSOEVER DAMAGE TO PROPERTY AND/OR PERSONS ARISING OR DERIVING FROM THE USE OF THE GOODS NOT IN ACCORDANCE WITH THE INSTRUCTIONS SPECIFIED IN THE HANDBOOK, AND IN ANY OTHER DOCUMENT OR WARNING ASSOCIATED WITH THE GOODS OR FOR ANY DAMAGE ARISING FROM THE USE OF GOODS NOT FIXED TO THE GROUND (OR ON THE WALL OR ON THE CEILING) IN ACCORDANCE WITH THE PROVISIONS IN THE HANDBOOK AND/OR IN ANY OTHER DOCUMENT OR WARNING SUPPLIED TOGETHER WITH THE GOODS, AS WELL AS IN RELATION TO ANY DAMAGE TO PROPERTY AND/OR PERSONS ARISING FROM THE EXECUTION OF DELIVERY, FREIGHT AND/OR INSTALLATION ACTIVITIES AND/OR THE EXECUTION OF ANY OTHER SERVICE DESCRIBED IN THE PURCHASE ORDER AND PERFORMED BY SUBCONTRACTORS OF THE SELLER. TECHNOGYM SHALL HAVE NO LIABILITY FOR ANY DAMAGE ARISING FROM THE USE OF THE GOODS BY PEOPLE IN NO GOOD PHYSICAL CONDITIONS; BEING AN OBLIGATION OF THE USER TO OF THE GOODS TO VERIFY IN ADVANCE THE COMPATIBILITY BETWEEN HIS/HER HEALTH STATUS AND THE USE OF THE GOODS. THE SELLER SHALL EXPRESSLY INVITE ANY USER OF THE GOODS CAREFULLY READ THE HANDBOOK BEFORE USING THE GOODS AND TO COMPLY WITH THE INSTRUCTIONS AND SAFETY RULES DESCRIBED IN THE HANDBOOK.

THE PERSONAL TRAINING SERVICES SHALL BE PROVIDED ONLY WITH REGARD TO THE PSYCHOLOGICAL AND PHYSICAL CONDITIONS INDICATED FROM TIME TO TIME BY THE FINAL USERS OF SUCH SERVICES; THEREFORE, THE CUSTOMER UNDERTAKES TO CAUSE THAT THE FINAL USERS OF THE PERSONAL TRAINING SERVICES PROVIDE IN ADVANCE A MEDICAL CERTIFICATE ASSESSING THEIR GOOD HEALTH STATUS VALID FOR THE CURRENT YEAR AND SHALL HOLD HARMLESS TECHNOGYM FROM ANY KIND OF LIABILITY RELATED TO THEIR HEALTH STATUS. TECHNOGYM MAY SUSPEND THE SUPPLY OF PERSONAL TRAINING SERVICES IN THE EVENT THAT THE FINAL USERS OF THE PERSONAL TRAINING SERVICES IS IN NO GOOD HEALTH CONDITION OR HAVE NOT NOTIFIED ANY CHANGES IN THEIR HEALTH STATUS. TECHNOGYM DOES NOT CARRY OUT MEDICAL ACTIVITY AND THEREFORE SHALL HAVE NO LIABILITY IN RELATION TO THE VERIFICATION OF THE HEALTH STATUS OF THE ABOVE-MENTIONED INDIVIDUALS.

#### **20. APPLICABLE LAW. EXCLUSIVE JURISDICTION**

These Condition of Sale, as well as the contracts entered into between the Seller and the Customer following the Purchase Order, shall be governed by and construed in accordance with the laws of the state of New York, exclusive of any conflict of law provisions.

The Parties expressly exclude the application of the United Nations Convention on contracts for the international sale of goods (1980). Any dispute arising between the Seller and the Customer, either referred to these Condition of Sale or to any other contract the Parties may have executed, Any dispute, disagreement or controversy between the parties arising out or relating to this Agreement shall be submitted to the exclusive jurisdiction of the Courts of State of New York, and of the United States District Court of New York. However, the Seller retains the right to sue the Customer before the courts of the Customer's place of business.

#### **21. INTEGRITY / CONVERSION OF NULL PROVISIONS**

In the event that any provisions of this Conditions of Sale are deemed null and void or inapplicable, the validity of the remaining provisions of this Conditions of Sale will not in any way be affected. Provisions found to be invalid or ineffective will be amended to comply with applicable law to the fullest extent permitted by law.



***THANK YOU FOR YOUR INTEREST  
IN TECHNOGYM'S PRODUCTS AND SOLUTIONS.***

---

***JOIN OUR WELLNESS COMMUNITY***



**#TECHNOGYM  
#LETSMOVEFORABETTERWORLD**

**TECHNOGYM USA**  
70 Hudson St., Suite 610  
Jersey City, NJ 07302  
Toll free: 800-804-0952  
Fax: 206-623-1898  
Email: [info@technogymusa.com](mailto:info@technogymusa.com)



# WARRANTY REFUND TABLE FOR TECHNOGYM EQUIPMENT

Revision

0

Date

20/06/2019

	Product type	Product line	Functional Mechanical & Electrical parts	Main motor	Painting, oxidation excluded	Frames & other structural parts	Cosmetic/ Wear & Tear parts	See details in dedicated table
BTC	CARDIOVASCULAR	FORMA LINE	2 Years	2 Years	2 Years	5 Years	3 months	
		PERSONAL LINE	2 Years	2 Years	2 Years	5 Years	3 months	
		MYRUN	2 Years	2 Years	2 Years	5 Years	3 months	
		MYCYCLING	2 Years	2 Years	1 Year	5 Years	3 months	X
	STRENGTH	PERSONAL LINE	2 Years		2 Years	5 Years	3 months	
		PLURIMA	2 Years		2 Years	5 Years	3 months	
		KINESIS HOME	2 Years	2 Years	2 Years	5 Years	3 months	
		POWER PERSONAL	2 Years		2 Years	5 Years	3 months	X
		UNICA	2 Years		2 Years	5 Years	3 months	
		WELLNESS TOOLS	2 Years				3 months	
BTB	CARDIOVASCULAR	ARTIS LINE NEW ARTIS LINE	2 Years	10 Years	2 Years	10 Years (Run only) 5 Years other	3 months	
		EXCITE + LINE (DA)	2 Years	10 Years (Run Now only) 2 Years (on other)	2 Years	10 Years (Run Now only) 5 Years (on other)	3 months	
		EXCITE 2016 VERSION (DE)		10 Years (Run 1000 only) 2 Years (on other)		10 Years (Run 1000 only) 5 Years (on other)	12 months or 20000 km (running belt only) 3 m others	
	STRENGTH	ARTIS LINE NEW ARTIS LINE	2 Years		2 Years	5 Years	3 months	
		BIOCIRCUIT LINE	2 Years	2 Years	2 Years	5 Years	3 months	
		EASY LINE	2 Years		2 Years	5 Years	3 months	
		ELEMENT LINE	2 Years		2 Years	5 Years	3 months	
		FLEXABILITY LINE	2 Years		2 Years	5 Years	3 months	
		KINESIS KINESIS STATION	2 Years		2 Years	5 Years	3 months	
		PURE STRENGTH	2 Years		2 Years	5 Years	3 months	
		SELECTION LINE SELECTION PRO SELECTION 700 SELECTION 900	2 Years		2 Years	5 Years	3 months	
	SKILLATHLETIC	SKILLRUN	2 Years	2 Years	2 Years	see det.		X
		SKIIMILL	2 Years		2 Years	see det.		X
		SKILLROW	2 Years		2 Years	see det.		X
		SKILLBIKE	2 Years		2 Years	see det.		X
		SKILLTOOLS						X
	FUNCTIONAL	ARKE'	2 Years				3 months	
		OMNIA	2 Years		2 Years	5 Years	3 months	X
	FREE WEIGHTS	DUMBELLS & BARS				2 Years		
	GROUP CYCLE	GROUP CYCLE (D91)	2 Years		3 Years	8 Years	3 months	
		NEW GROUP CYCLE (D92)	2 Years		2 Years	5 Years	3 months	X
	WELLNESS SYSTEM	SOFTWARE	6 months on the magnetic support (CD-DVD)					
		HARDWARE	2 Years		2 Years	5 Years		

4.

# PRO COURT SURFACING LLC



March 26, 2025  
Sampson Creek CDD  
219 St. John's Golf Drive  
St. Augustine, FL 32092  
Haley Wyckoff, MPH  
(407) 765-2844 [hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)

**General Conditions:** All pricing and scope of work is subject to change pending Contractors formal site visit and inspection of surface and court location.

**Standards:** The Contractor shall perform all work in a thorough, workmanlike manner and conform to the standards for composition court construction as prescribed by the American Sports Builders Association and the manufacturer's specifications.

**Contract Price and Payment Schedule:** The Customer agrees to pay the contract price listed below in progress payments. All materials shall remain the property of the Contractor until the Customer pays the Contract in full.

**Successors:** The terms and conditions contained herein shall apply to and bind the heirs, successors, executors, and administrators of the parties.

**Attorney's Fees:** In the event the Contractor pursues any of his remedies under the Mechanic's lien laws or any other laws of the State of Florida because of the Customer's failure to make payment, the prevailing party shall be awarded reasonable attorney's fees.

**Provisions:** The Customer will provide and maintain reasonable access to the construction site for vehicles and equipment; an area adjacent to the site for storage and preparation of materials; suitable power; adequate water outlets within one hundred feet of the site, and use of the onsite dumpster for disposal of work debris. The Customer will keep all sprinkler systems off for the duration of work, and for 24 hours after completion. The ground on the low end of the court shall be lower than the court surface and the court surface must have a 1% slope in one plane to guarantee proper removal of water.

**Contractor's Notes:** Installation commences once the surface is available and accepted by the Contractor. The Contractor will complete the project within reasonable limits notwithstanding delays due to weather and/or force majeure. Unless otherwise stated, damaged asphalt removal and replacement not included. Depression patching may not eliminate all standing water due to ground elevation at the low-end court perimeter. The Contractor makes no guarantee against the return of cracks on the court surface. The Contractor is not responsible for replacement of sod or other vegetation damaged gaining access to the court area for services provided. All other work not specifically stated in this proposal is to be done by others.

# PRO COURT SURFACING LLC



## PROPOSAL

Pro Court Surfacing LLC, hereinafter called “Contractor,” shall furnish all materials, labor, travel, and equipment necessary for the resurfacing of two tennis courts, for Sampson Creek CDD, hereinafter called “Customer”, as set forth in these general conditions and specifications.

### SCOPE OF WORK: (2) 108' x 120' double tennis courts with “California Corner”

- Mobilize material, equipment, and personnel.
- Grind all raised ridges and other anomalies in the asphalt base.
- Clean court as necessary to remove material and other debris.
- Flood courts to locate “Birdbath” depressions holding water on the court surface.
- Patch “birdbath” depressions holding water using acrylic patch binder mix as per ASBA and USTA guidelines.
- Fill open cracks using acrylic crack filler or acrylic patch binder mix as needed.
- Sand all patched and repaired areas.
- Apply (1) coats of **Plexipave Acrylic Resurfacer** over the entire court area to provide a uniform base.
- Apply (2) coats of **Plexipave Acrylic Color** to provide vibrant color and texture.
- **Surface Color Choice: In-Bounds** BLUE **Apron** GREEN
- Mark, apply, and seal striping tape for tennis playing lines.
- Apply line primer to ensure proper paint adhesion.
- Apply (2) coats of textured white line paint for tennis. (4) 36' x 78'

**PRICE: \$36,000.00**

### **Option 1: Complete Fiberglass membrane – Add \$20,000.00\_\_\_\_\_initial**

- Apply a fiberglass membrane over the entire court area to aid in the prevention of cracks reappearing on the court surface. Includes (1) additional coat of acrylic resurfacer to conceal fiberglass membrane.

### Payment Schedule:

- 50% due upon execution of agreement
- Balance due upon completion

**Agreed and accepted of all terms and conditions by:**

Company: \_\_\_\_\_ Company: **Pro Court Surfacing LLC**

Printed Name - Title: \_\_\_\_\_ Representative Name: **Phillip Tannoya**

Authorized Signature: \_\_\_\_\_ Signature: \_\_\_\_\_





## Blisters or Bubbles

Blisters or bubbles in the color coating on asphalt and concrete courts most often are caused by moisture between the pavement and the coating material, within or beneath the pavement. Since both asphalt and concrete are permeable pavements, moisture trapped below the slab can be drawn up through the pavement or moisture may come from the pavement itself if the slab is incompletely dried or is experiencing severe drainage issues prior to the application of coating materials.

Whenever water is present on, in or beneath a tennis court pavement, heat from a warm day can draw the moisture upward to the surface where, if trapped, it vaporizes and expands. Most modern tennis court coatings are semi-permeable and allow a small amount of moisture to escape. However, if larger amounts of moisture are present, if too many coats of surfacing have been applied, if the coats are too thick or if impermeable coating materials have been used, the water cannot escape and the trapped vapor breaks the bond between the coating and slab, forming a bubble. Bubbles also may form between layers of coating.

Rarely, bubbles may be caused by salt contamination during construction (from airborne salt, ground salt or salt in ground water) or by microbial action in which microscopic organisms produce carbon dioxide and/or methane gases, forming bubbles. Blisters may also occur if a surface is not properly cleaned prior to application of color coatings and, therefore, the new coatings do not properly adhere to the surface.

When recoating an existing court, it is important to note how many coats of surfacing already are present, and if there are many layers, to consider removing the old coats before applying a new surface. Where many layers of coating are present, each additional layer of coating reduces the permeability of the surface and increases the likelihood of bubbling. An experienced contractor will be able to determine whether there are excess coatings present and/or whether the existing coatings are still well bonded to the surface.

Small bubbles may be punctured with an ice pick or nail and pressed down, which may make them re-adhere if there is still liquid or semi-dry binder under the bubble. If not, adhesive must be injected with a syringe to facilitate bonding. Large bubbles may be cut open and reattached to the pavement with an adhesive.

In most cases, installation of a vapor barrier in construction, proper drainage, adequate curing of the slab prior to coating and proper installation of coatings should prevent formation of blisters. In rare cases, however, even when permeable materials and proper methods are used, environmental conditions may result in the formation of an occasional blister.

Differences in site, weather and soil conditions require variations in construction and repair methods and materials. Readers are advised to consult a qualified contractor or design professional before undertaking construction or repair of a court. Rev. 01/04



## **Cracking of Asphalt Tennis Courts**

The most common problem with asphalt tennis courts is pavement cracking. Cracking in asphalt is caused, at least in part, by the natural tendency of asphalt to shrink as it weathers, oxidizes and ages. In addition, asphalt loses its flexibility as it ages, making it more brittle. Since shrinking and becoming more brittle with age are properties of the material, cracking in asphalt tennis courts is inevitable.

Quality design and construction can minimize or delay cracking but cannot eliminate it. Once cracking begins, no matter which method is used for the potential exists for cracks to reappear.

There are many types of asphalt cracks. Surface cracks include hairline cracks (small irregular cracks present over large areas of the court), alligator cracks (a pattern of interlocking cracks over the surface resembling an alligator hide) and shrinkage cracks (a random pattern of interconnected cracks with irregular angles and sharp corners). In most cases, surface cracks do not affect the play of the game; however, if untreated, they will develop into more serious cracks and will require more extensive repair.

Pavement cracks include heat checking (a hairline crack pattern which follows the direction of rolling), structural cracks (large cracks which penetrate the asphalt pavement), reflection cracks (which occur in asphalt surface overlays and mirror a crack pattern in the pavement underneath), radial cracks (which appear at the point where the concrete net post, light pole or fence post footings meet the asphalt court surface) and settlement cracks (which result from paving over a poorly compacted or poorly drained subbase).

There are at least four methods of crack repair – crack filler, infrared patching, proprietary fabric repair system and full depth repair with either crack filler or hot mix asphalt. Repairing many cracks may leave the court with an unattractive, freckled appearance; however, resurfacing will correct this unsightly condition.

Because there are various causes of cracking, differences in sizes and numbers of cracks, and various options for crack repair, an owner would be wise to consult an experienced contractor or design professional to determine the best options for repair. It is important to note, however, that eventually cracks will reappear or new cracks will form. All methods of repair will provide some additional life for the court and some methods will extend the useful life of the court by many years, but if the owner is seeking a long term solution, the court should be reconstructed.

*Differences in site, weather and soil conditions require variations in construction and repair methods and materials. Readers are advised to consult a qualified contractor or design professional before undertaking construction or repair of a court. Rev.11/10*

5.



# PRO COURT SURFACING LLC



April 4, 2025  
Sampson Creek CDD  
219 St. John's Golf Drive  
St. Augustine, FL 32092  
Haley Wyckoff, MPH  
(407) 765-2844 [hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)

**General Conditions:** All pricing and scope of work is subject to change pending Contractors formal site visit and inspection of surface and court location.

**Standards:** The Contractor shall perform all work in a thorough, workmanlike manner and conform to the standards for composition court construction as prescribed by the American Sports Builders Association and the manufacturer's specifications.

**Contract Price and Payment Schedule:** The Customer agrees to pay the contract price listed below in progress payments. All materials shall remain the property of the Contractor until the Customer pays the Contract in full.

**Successors:** The terms and conditions contained herein shall apply to and bind the heirs, successors, executors, and administrators of the parties.

**Attorney's Fees:** In the event the Contractor pursues any of his remedies under the Mechanic's lien laws or any other laws of the State of Florida because of the Customer's failure to make payment, the prevailing party shall be awarded reasonable attorney's fees.

**Provisions:** The Customer will provide and maintain reasonable access to the construction site for vehicles and equipment; an area adjacent to the site for storage and preparation of materials; suitable power; adequate water outlets within one hundred feet of the site, and use of the onsite dumpster for disposal of work debris. The Customer will keep all sprinkler systems off for the duration of work, and for 24 hours after completion. The ground on the low end of the court shall be lower than the court surface and the court surface must have a 1% slope in one plane to guarantee proper removal of water.

**Contractor's Notes:** Installation commences once the surface is available and accepted by the Contractor. The Contractor will complete the project within reasonable limits notwithstanding delays due to weather and/or force majeure. Unless otherwise stated, damaged asphalt removal and replacement not included. Depression patching may not eliminate all standing water due to ground elevation at the low-end court perimeter. The Contractor makes no guarantee against the return of cracks on the court surface. The Contractor is not responsible for replacement of sod or other vegetation damaged gaining access to the court area for services provided. All other work not specifically stated in this proposal is to be done by others.

# PRO COURT SURFACING LLC



## PROPOSAL

Pro Court Surfacing LLC, hereinafter called “Contractor,” shall furnish all materials, labor, travel, and equipment necessary for the resurfacing of two double tennis courts and one double basketball court, for Sampson Creek CDD, hereinafter called “Customer”, as set forth in these general conditions and specifications.

### SCOPE OF WORK: (2) 108’ x 120’ double tennis courts & (1) 94’ x 105’ double basketball

- Mobilize material, equipment, and personnel.
- Grind all raised ridges and other anomalies in the asphalt base.
- Clean court as necessary to remove material and other debris.
- Flood courts to locate “Birdbath” depressions holding water on the court surface.
- Patch “birdbath” depressions holding water using acrylic patch binder mix as per ASBA and USTA guidelines.
- Fill open cracks using acrylic crack filler or acrylic patch binder mix as needed.
- Sand all patched and repaired areas.
- Apply (1) coats of **Plexipave Acrylic Resurfacer** over the entire court area to provide a uniform base.
- Apply (2) coats of **Plexipave Acrylic Color** to provide vibrant color and texture.
- **Surface Color Choice: In-Bounds** BLUE **Apron** GREEN
- Mark, apply, and seal striping tape for tennis playing lines.
- Apply line primer to ensure proper paint adhesion.
- Apply (2) coats of **textured white line paint** for tennis. (4) 36’ x 78’

**PRICE: \$49,000.00**

### **Option 1: Complete Fiberglass membrane – Add \$27,000.00 \_\_\_\_\_ initial**

- Apply a fiberglass membrane over the entire court area to aid in the prevention of cracks reappearing on the court surface. Includes (1) additional coat of acrylic resurfacer to conceal fiberglass membrane.

### Payment Schedule:

- 50% due upon execution of agreement
- Balance due upon completion

**Agreed and accepted of all terms and conditions by:**

Company: \_\_\_\_\_ Company: **Pro Court Surfacing LLC**

Printed Name - Title: \_\_\_\_\_ Representative Name: **Phillip Tannoya**

Authorized Signature: \_\_\_\_\_ Signature: \_\_\_\_\_



# PRO COURT SURFACING LLC



April 4, 2025  
Sampson Creek CDD  
219 St. John's Golf Drive  
St. Augustine, FL 32092  
Haley Wyckoff, MPH  
(407) 765-2844 [hhadd@vestapropertyservices.com](mailto:hhadd@vestapropertyservices.com)

**General Conditions:** All pricing and scope of work is subject to change pending Contractors formal site visit and inspection of surface and court location.

**Standards:** The Contractor shall perform all work in a thorough, workmanlike manner and conform to the standards for composition court construction as prescribed by the American Sports Builders Association and the manufacturer's specifications.

**Contract Price and Payment Schedule:** The Customer agrees to pay the contract price listed below in progress payments. All materials shall remain the property of the Contractor until the Customer pays the Contract in full.

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**Attorney's Fees:** In the event the Contractor pursues any of his remedies under the Mechanic's lien laws or any other laws of the State of Florida because of the Customer's failure to make payment, the prevailing party shall be awarded reasonable attorney's fees.

**Provisions:** The Customer will provide and maintain reasonable access to the construction site for vehicles and equipment; an area adjacent to the site for storage and preparation of materials; suitable power; adequate water outlets within one hundred feet of the site, and use of the onsite dumpster for disposal of work debris. The Customer will keep all sprinkler systems off for the duration of work, and for 24 hours after completion. The ground on the low end of the court shall be lower than the court surface and the court surface must have a 1% slope in one plane to guarantee proper removal of water.

**Contractor's Notes:** Installation commences once the surface is available and accepted by the Contractor. The Contractor will complete the project within reasonable limits notwithstanding delays due to weather and/or force majeure. Unless otherwise stated, damaged asphalt removal and replacement not included. Depression patching may not eliminate all standing water due to ground elevation at the low-end court perimeter. The Contractor makes no guarantee against the return of cracks on the court surface. The Contractor is not responsible for replacement of sod or other vegetation damaged gaining access to the court area for services provided. All other work not specifically stated in this proposal is to be done by others.

# PRO COURT SURFACING LLC



## PROPOSAL

Pro Court Surfacing LLC, hereinafter called “Contractor,” shall furnish all materials, labor, travel, and equipment necessary for the resurfacing of two basketball courts, for Sampson Creek CDD, hereinafter called “Customer”, as set forth in these general conditions and specifications.

### SCOPE OF WORK: (1) 94' x 105' double basketball court

- Mobilize material, equipment, and personnel.
- Grind all raised ridges and other anomalies in the asphalt base.
- Clean court as necessary to remove material and other debris.
- Flood courts to locate “Birdbath” depressions holding water on the court surface.
- Patch “birdbath” depressions holding water using acrylic patch binder mix as per ASBA and USTA guidelines.
- Fill open cracks using acrylic crack filler or acrylic patch binder mix as needed.
- Sand all patched and repaired areas.
- Apply (1) coats of **Plexipave Acrylic Resurfacer** over the entire court area to provide a uniform base.
- Apply (2) coats of **Plexipave Acrylic Color** to provide vibrant color and texture.
- **Surface Color Choice: In-Bounds GREEN Lane/Center circle BLUE**
- Mark, apply, and seal striping tape for tennis playing lines.
- Apply line primer to ensure proper paint adhesion.
- Apply (2) coats of **textured white line paint** for tennis. (2) 50' x 94'

**PRICE: \$16,000.00**

### **Option 1: Complete Fiberglass membrane – Add \$8,000.00\_\_\_\_\_initial**

- Apply a fiberglass membrane over the entire court area to aid in the prevention of cracks reappearing on the court surface. Includes (1) additional coat of acrylic resurfacer to conceal fiberglass membrane.

### Payment Schedule:

- 50% due upon execution of agreement
- Balance due upon completion

**Agreed and accepted of all terms and conditions by:**

Company: \_\_\_\_\_ Company: **Pro Court Surfacing LLC**

Printed Name - Title: \_\_\_\_\_ Representative Name: **Phillip Tannoya**

Authorized Signature: \_\_\_\_\_ Signature: \_\_\_\_\_



*EIGHTH ORDER OF BUSINESS*

### **Consideration of YMCA Summer Camp Summary**

Vesta has partnered with the YMCA for kids programming for selected communities in Northeast Florida. This includes after school programs and most notably, Summer camps. The YMCA has one of the most reputable Summer camps in the state, and they provide programming for the camp that we just cannot accomplish ourselves. It has become a huge benefit to us as a company, as well as to the communities that we manage. We currently are partnering with them at Heritage Landing and Tamaya (Beach CDD) and both camps are almost at full capacity. This partnership allows our smaller on-site management teams to focus more directly on maintenance, landscaping, events, and the overall operations of the community.

Currently our Summer camp has 23 participants signed up for the Summer, for a camp that has a capacity of 30 kids per week. We would like to request that we switch from providing our Summer camp for Sampson Creek CDD in-house to providing it through the YMCA. The benefits to the district for partnering with the YMCA for Summer camp include:

- Pricing: \$225.00 per person (same as Vesta) as well as a discounted rate for any YMCA members.
- 10 percent revenue sharing to the district (same as Vesta)
- Educational based programming within the camp itself including: Arts and humanities, extensive STEM and educational activities and character development.
- Allows the General Manager to focus more on the operations, landscaping and maintenance since the only involvement of Vesta staff would be monitoring the schedule for camp. The YMCA would handle all communication and interaction with parents, staffing, activity planning and anything else associated with the camp.
- Opens the door to working the YMCA on other after school programs for children of all ages which historically Vesta has trouble staffing on it's own due to the hours.
- Virtual Camp Orientation and a YMCA representative available to answer all camp questions and concerns at any time.

To accomplish this as quickly and efficiently as possible as soon as we get approval we are prepared to do the following:

- Communicate immediately with the families that have already registered their kids for camp via email, along with a follow up phone call from our Regional Lifestyle Director.
- Transfer the enrolled families over to the YMCA, including transferring the funds from the weeks already paid for. This way, families will not have to re-register.
  - HOWEVER, if a family requests a refund and wants to make their own decision to re-register, we are happy to honor that.
- Market the changeover to the YMCA camp ASAP and open their registration.
  - The YMCA has requested that the camp be open to friends and family to register also, which we are doing at their other camp locations. What this entails is ONLY

non-residents directly referred to the YMCA by a Sampson Creek Resident, would be allowed to register for the camp. This assists with filling capacities and is a service to the residents whose kids are used to attending camps with cousins and other family members.



## *TENTH 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>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 Fitness Equipment</b>	Upgrade old fitness equipment with new moder machines	To be Determined
<b>Pool Area Enhancement</b>	Remodel pool area deck to utilize more space that is currently not being used	\$165,000
<b>Tennis Court Enhancement</b>	Add pass through between courts as well as shaded seating area	To Be Determined
<b>Pickleball Courts</b>	Construct pickleball courts within the community	\$259,699 - \$293,940

# 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:

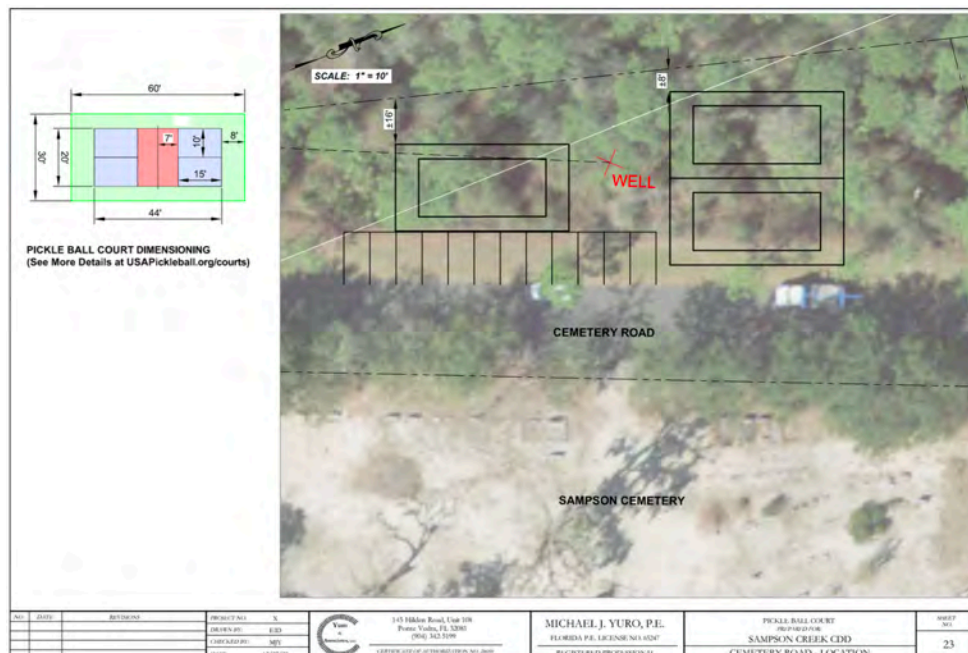
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along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

<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'	
120 Bags	Concrete - Bagged	
2	Diamond Blade	
	* Cat Skid Steer	
1	Pavers Block Polysand Caps Delivery	
48 tube	PL Landscape Adhesive - 28oz	

3 triaxle	18 ton 57 recycled - 3/4
1 triaxle	18 ton paver base - 3/8 minus

<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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**Subtotal****\$179,006.79****Taxes****\$700.00**

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**Estimate Total****\$179,706.79**

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

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

Total	\$79,405.00
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Note to customer

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

Expiry date	01/12/2025
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Accepted date	Accepted by
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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.*

CB

Chris Boggess

Yesterday at 4:31PM

RE: Sampson Creek Amenity Room - B105 Contract

To: Daniel Laughlin, Cc: David Shively

[Details](#)



Thank you Daniel,

We just want to confirm if you will be the point of contact for this project. If not, can you let us know who we need to send the deliverables and any questions that may come up too.

Also, please see below for the dates of the deliverables based upon the contract.

<b>Notice to proceed</b>	<b>April 9, 2025</b>
<b>30% Schematic Design</b>	<b>April 30, 2025</b>
<b>60% Design Development</b>	<b>May 21, 2025</b>

Let us know if you have any questions

Thanks

## *ELEVENTH 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.

## *TWELFTH ORDER OF BUSINESS*

# Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Total Projected Variance	Proposed Budget FY 2026	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<b>Revenues</b>										
Maintenance Assessments	\$965,283	\$1,109,669	\$1,158,783	\$1,104,267	\$54,517	\$1,158,783	\$0	\$1,235,646	\$76,862	7%
Interest Income	\$75	\$75	\$5,000	\$9,018	\$9,018	\$18,035	\$13,035	\$15,000	\$10,000	200%
Youth Programs Income	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Clubhouse Income	\$250	\$250	\$1,000	\$1,015	\$1,015	\$2,030	\$1,030	\$1,000	\$0	0%
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Carryforward Surplus	\$101,609	\$163,315	\$125,091	\$125,091	\$0	\$125,091	\$0	\$67,196	(\$57,895)	-46%
<b>TOTAL REVENUES</b>	<b>\$1,112,217</b>	<b>\$1,318,310</b>	<b>\$1,289,874</b>	<b>\$1,239,390</b>	<b>\$64,549</b>	<b>\$1,303,940</b>	<b>(\$14,370)</b>	<b>\$1,318,842</b>	<b>\$533</b>	<b>0%</b>
<b>Expenditures</b>										
<u>Administrative</u>										
Supervisor Fees	\$12,000	\$12,000	\$12,000	\$4,600	\$6,000	\$10,600	(\$1,400)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$918	\$352	\$459	\$811	(\$107)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$15,000	\$11,182	\$11,182	\$22,364	\$7,364	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$2,226	\$1,113	\$1,113	\$2,226	(\$0)	\$2,337	\$111	5%
Arbitrage	\$1,200	\$1,200	\$1,200	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0	0%
Assessment Roll	\$5,000	\$5,300	\$5,565	\$5,565	\$0	\$5,565	\$0	\$5,843	\$278	5%
Attorney	\$30,000	\$30,000	\$23,963	\$5,577	\$11,154	\$16,731	(\$7,232)	\$23,963	\$0	0%
Annual Audit	\$3,615	\$3,715	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0	0%
Trustee Fees	\$9,750	\$8,500	\$8,500	\$0	\$8,405	\$8,405	(\$95)	\$8,869	\$369	4%
Management Fees	\$56,286	\$62,600	\$65,730	\$32,865	\$32,865	\$65,730	(\$0)	\$69,017	\$3,286	5%
Information Technology	\$1,000	\$1,060	\$1,113	\$557	\$557	\$1,113	\$0	\$1,169	\$56	5%
Telephone	\$300	\$400	\$400	\$393	\$393	\$786	\$386	\$400	\$0	0%
Postage	\$1,000	\$500	\$600	\$242	\$242	\$485	(\$115)	\$600	\$0	0%
Printing & Binding	\$1,500	\$500	\$400	\$110	\$110	\$221	(\$180)	\$400	\$0	0%
Insurance	\$8,751	\$10,200	\$11,037	\$11,037	\$0	\$11,037	\$0	\$12,692	\$1,655	15%
Legal Advertising	\$1,350	\$1,350	\$1,350	\$0	\$1,137	\$1,137	(\$213)	\$1,350	\$0	0%
Other Current Charges	\$1,350	\$1,500	\$1,000	\$389	\$389	\$778	(\$222)	\$1,000	\$0	0%
Office Supplies	\$500	\$100	\$100	\$26	\$26	\$52	(\$48)	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	0%
<b>TOTAL ADMINISTRATIVE</b>	<b>\$151,695</b>	<b>\$157,138</b>	<b>\$155,277</b>	<b>\$74,182</b>	<b>\$79,231</b>	<b>\$153,413</b>	<b>(\$1,863)</b>	<b>\$161,032</b>	<b>\$5,756</b>	<b>4%</b>
<u>Field</u>										
Field Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
General Manager*	\$0	\$0	\$183,369	\$92,885	\$92,885	\$185,769	\$2,400	\$193,091	\$9,722	5%
Landscape Maintenance (Brightview Landscape)*	\$102,552	\$158,472	\$166,398	\$82,538	\$82,538	\$165,077	(\$1,321)	\$166,398	\$0	0%
Landscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$57,000	\$27,199	\$38,078	\$65,277	\$8,277	\$67,000	\$10,000	18%
Landscape Maintenance Contingency	\$52,000	\$52,000	\$52,000	\$21,197	\$21,197	\$42,394	(\$9,606)	\$52,000	\$0	0%
Lake Maintenance	\$26,460	\$30,000	\$30,000	\$14,160	\$14,160	\$28,320	(\$1,680)	\$30,000	\$0	0%
Amenities and Recreation Management*	\$76,387	\$76,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Amenities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Security	\$59,854	\$73,514	\$79,888	\$41,079	\$41,079	\$82,158	\$2,269	\$83,500	\$3,612	5%
Lifeguards/Pool Monitors	\$40,892	\$46,434	\$46,434	\$0	\$46,434	\$46,434	\$0	\$46,434	\$0	0%
Pool Maintenance	\$35,000	\$35,000	\$35,000	\$23,835	\$23,835	\$47,670	\$12,670	\$35,000	\$0	0%
Splash Pad Maintenance/Chemicals	\$6,000	\$6,000	\$6,000	\$3,000	\$3,000	\$6,000	\$0	\$6,000	\$0	0%
Janitorial Maintenance	\$22,500	\$22,500	\$22,500	\$10,666	\$10,666	\$21,332	(\$1,168)	\$22,500	\$0	0%
Electric	\$68,000	\$76,500	\$80,000	\$39,123	\$39,123	\$78,245	(\$1,755)	\$82,500	\$2,500	3%
Water	\$16,000	\$16,000	\$18,500	\$8,370	\$8,370	\$16,740	(\$1,760)	\$18,500	\$0	0%
Refuse Service	\$500	\$500	\$500	\$0	\$500	\$500	\$0	\$500	\$0	0%

Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Total Projected Variance	Proposed Budget FY 2026	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<i>Field - continued</i>										
Permits	\$2,000	\$2,000	\$2,000	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$32,849	\$5,501	\$5,501	\$11,003	(\$21,846)	\$32,849	\$0	0%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$8,281	\$1,013	\$1,013	\$2,026	(\$6,255)	\$5,000	(\$3,281)	-40%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$20,000	\$5,626	\$5,626	\$11,252	(\$8,748)	\$20,000	\$0	0%
Tennis Court Maintenance	\$7,500	\$7,500	\$3,897	\$757	\$757	\$1,513	(\$2,384)	\$2,500	(\$1,397)	-36%
Supplies	\$12,500	\$20,000	\$16,563	\$5,044	\$5,044	\$10,088	(\$6,475)	\$12,500	(\$4,063)	-25%
Special Events	\$25,000	\$25,000	\$25,000	\$14,214	\$10,786	\$25,000	\$0	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$15,000	\$11,947	\$0	\$11,947	(\$3,053)	\$15,000	\$0	0%
Workers Compensation Insurance	\$2,000	\$2,000	\$2,000	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	0%
Property Insurance*	\$24,902	\$41,298	\$45,947	\$40,983	\$0	\$40,983	(\$4,964)	\$47,131	\$1,184	3%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$7,000	\$6,564	\$6,564	\$13,128	\$6,128	\$7,000	\$128	0%
Website Maintenance	\$5,040	\$5,040	\$1,000	\$440	\$616	\$1,056	\$56	\$1,056	\$56	6%
Office Supplies	\$500	\$700	\$700	\$70	\$70	\$139	(\$561)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Youth Programs	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
<b>TOTAL FIELD</b>	<b>\$877,043</b>	<b>\$985,255</b>	<b>\$957,826</b>	<b>\$456,209</b>	<b>\$461,841</b>	<b>\$918,050</b>	<b>(\$39,776)</b>	<b>\$976,159</b>	<b>\$18,332</b>	<b>2%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,028,738</b>	<b>\$1,142,394</b>	<b>\$1,113,103</b>	<b>\$530,391</b>	<b>\$541,072</b>	<b>\$1,071,463</b>	<b>(\$41,640)</b>	<b>\$1,137,191</b>	<b>\$24,088</b>	<b>2%</b>
								<b>Total Expenditure Increase</b>		<b>\$24,088.35</b>
<i>Other Sources/(Uses)</i>										
Capital Reserve Transfer		(\$200,000)	(\$200,000)	(\$200,000)	\$0	(\$200,000)	\$0	(\$200,000)	\$0.00	0%
Interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$34,720	\$0	\$34,720	\$11,492	\$18,349	\$4,880	14%
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$175,916)</b>	<b>(\$176,771)</b>	<b>(\$165,280)</b>	<b>\$0</b>	<b>(\$165,280)</b>	<b>\$11,492</b>	<b>(\$181,651)</b>	<b>\$4,880</b>	
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$543,719</b>	<b>(\$476,523)</b>	<b>\$67,196</b>	<b>\$38,761</b>		<b>\$0</b>	<b>(\$18,676)</b>	
			<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>		
Net Assessment			\$965,414.03	\$965,283.04	\$965,283.04	\$1,108,803.61	\$1,158,783.40	\$1,235,645.84		
Net Golf Course			\$13,256.58	\$13,256.58	\$13,256.58	\$13,705.90	\$14,323.65	\$15,273.74		
Net to Residential			\$952,157.45	\$952,026.46	\$952,026.46	\$1,095,097.71	\$1,144,459.75	\$1,220,372.10		
No. of Residential Units			799	799	799	799	799	799		
Net Residential Unit Assessment			\$1,191.69	\$1,191.52	\$1,191.52	\$1,370.59	\$1,432.37	\$1,527.37	\$80,757.82	
Gross Residential Unit Assessment			\$1,267.75	\$1,267.75	\$1,267.75	\$1,458.07	\$1,523.79	\$1,624.87		
Gross Golf Course Assessment			\$12,677.52	\$12,677.50	\$12,677.50	\$14,580.70	\$15,237.93	\$16,248.66		
Assessment Increase per unit compared to prior FY			\$0	\$0	\$0	\$190.32	\$65.72	\$166.80		
							4.51%	11.44%		

\* Causes for Increase-FY25

\$101.07

Sampson Creek Entered into a contract with Vesta Property Services for onsite management. This removed the Field Operations Manager, Amenity Manager, and Facility staff and added a full time General Manager and Assistant Hours to those roles. Total for previous contract amount was \$167,593 (Total for Field Ops, Amenity Manager, and Facility Staff). New contract amount is \$183,369.

Landscape Maintenance Increase per Contract

Increase in Property Insurance Premium

*FIFTEENTH ORDER OF BUSINESS*



*A.*

*1.*

**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, **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.

Present and constituting a quorum were:

Mike Yuro	Chairman
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>(via phone)</i>	Kutak Rock, LLP
John Westcott	Matthews Design Group
Haley Wyckoff	Vesta Property Services
Jason Davidson	Vesta Property Services
Residents	

*The following is a summary of the actions taken at the March 20, 2025 Board of Supervisors of the Sampson Creek Community Development District meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS****Public Comment** *(regarding agenda items listed below)*

Mr. Laughlin opened the Public Comment Period. Ms. Danna Carpenter of 846 Hampton Crossing Way addressed the Board in 2016 regarding trespassing that was taking place on Hampton Crossing Way, which had increased over the years. The Board agreed to erect a black PVC fence, which was effective for a while, but the topography of the land changed over time and there was now an unprecedented amount of people getting access to the Glen St. Johns subdivision all hours of the day and night. When confronted, the violators were aggressive. Mr. Yuro asked if the fence was still there. Ms. Carpenter confirmed that it was still in place. The adjoining areas were submerged by water, but it was now dry. People were accessing Glen St. Johns through a cul-de-sac. Ms. Weitzel asked if there were people hanging out in the wooded area. Ms. Carpenter noted an accumulation of trash, indicating that something was occurring back there, but there were people walking through yards and riding electric bikes and scooters.

Mr. Keven Glover of 850 Hampton Crossing Way sent an email to the Board, pointing out, when he and his wife moved into the community in September of 2020, they were immediately informed by the neighbors that it was a frequent cut through. People would access their property on the west side and go onto their driveway. At 1:00 a.m. to 2:00 a.m., they were awoken by five or six older teens on their bedroom side. They installed a fence, which they had to pay for, which reduced the traffic on the west side, but despite the No Trespassing signs, their Ring camera was going off at all hours of the night, which was a nuisance. As Ms. Carpenter stated, people were going through with e-bikes and the topography changed, as there were less trees. There was also something occurring in the preserve area. They were the last house in the subdivision and expected privacy, but there was no privacy, as people were looking in their windows. They tried not to be confrontational, but people were cursing at them. People were also fishing, which he asked them nicely to stop, but there was no signage. Ms. Carpenter's husband asked that the fence be extended. Mr. Laughlin indicated that there would be further discussion under this agenda item. There being no further comments, Mr. Laughlin closed the Public Comment Period.

**FOURTH ORDER OF BUSINESS****Amenities Booking Request**

Mr. Sean Spicer, an Assistant Coach for the Liberty Pines Academy (LPA) middle school football team, submitted a request for use of the athletic field for tackle football, from March 31<sup>st</sup>

to May 9<sup>th</sup>. Mr. Yuro asked if there were any issues with their use of the field, such as upset residents or damage to the field, as football puts more wear and tear on the field. Ms. Wyckoff confirmed that LPA requested use of the field on Mondays and Tuesdays for the Fall season, from August 1<sup>st</sup> to October 31<sup>st</sup>. They allowed residents to use one of the goals and did not see any significant damage but asked them to stay off the field when it was wet or raining. Mr. Davis recalled that this was on a trial basis. Ms. Weitzel pointed out that they were in a bind and when this was discussed at the last meeting, they were told to contact St. Johns Forest for use of their soccer field, because their request for four days per week, was going to be difficult. Mr. Spicer confirmed that he reached out to one of the offensive coordinators of the varsity team, who lived in that neighborhood, but there was a logistical issue, because each resident could only have six guests, and the space was smaller than this one. This year the JV and varsity games were moving to Wednesdays, but requested Monday, Tuesday, Thursday and Friday for practices. However, once the games start, they would only practice three days per week. They currently had 54 kids in grades six through eight, mainly 11- and 13-year-olds, split between the JV and varsity teams and would practice from 5:30 p.m. to 7:30 p.m.

Mr. Yuro questioned what other requests they had for teams using the field and the policy that they had. Ms. Wyckoff reported that half of the field was permitted to be used on Mondays, Tuesdays and Thursdays, once per week for two hours, with 50% of the team being made up of residents. There were no active teams at this time. Mr. Leary observed through the Winter and part of the Spring, that the field had a great deal of use in the afternoon and evening. One resident whose son was playing flag football, had major concerns, such as the use of strong language. Mr. Yuro questioned the issue with using space at Liberty Pines. Mr. Spicer indicated that although they were part of the Saint Johns Middle School Athletic Association (SJMSAA), there was no mutual relationship with the various middle schools and the Association promoted indoor sports only. They could only use the county fields, which was split between all of the Academies, but field space on County Road (CR) 210, was hard to come by. Mr. Yuro did not support the request for four days. Mr. Davis agreed, adding that there was a complaint from a resident. Ms. Wyckoff explained that the resident wanted to rent the field on days that it was not available to be rented. Mr. Davis felt that it was reasonable to continue what they did last year, by allowing the LPA to use it for a day or two, but not for four days. Ms. Weitzel and Mr. Geary agreed that four days was not reasonable and preferred allowing LPA to use it for two days. Mr.

Leary felt that two days was too much and was in favor of allowing them to use half of the field. Mr. Spicer requested use of the field on Mondays and Tuesdays, from March 31<sup>st</sup> to May 9<sup>th</sup> from 5:30 p.m. to 7:30 p.m.

Mr. Yuro MOVED to approve the Liberty Pines Academy middle school football team use of half of the athletic field on Mondays and Tuesdays from March 31, 2025 to May 9, 2025 from 5:30 p.m. to 7:30 p.m. and Mr. Leary seconded the motion.

Mr. Davis clarified that the Board met every month, and Mr. Spicer could come back to the Board and the Board could re-evaluate it. Mr. Spicer pointed out that on May 9<sup>th</sup>, there was a scrimmage and then a two-month hiatus and after May, they could come back to the Board.

On VOICE VOTE with all in favor the Liberty Pines Academy middle school football team use of half of the athletic field on Mondays and Tuesdays from March 31, 2025 to May 9, 2025 from 5:30 p.m. to 7:30 p.m. was approved.

Mr. Spicer questioned the details of the complaint from the resident, so that he could address it. Mr. Leary did not have any additional information other than residents were alarmed that the entire field would be used four times per week. Mr. Davis pointed out when he brought his children to the tennis courts for tennis lessons, cheerleaders were on the edges of the field and the football team in the middle to one side of the field, which was good to see and hear. If residents had legitimate concerns, they could show up at a Board meeting to discuss it, but having a trial concept was in everyone's best interest. Mr. Laughlin would provide an agreement to Mr. Spicer.

## **SIXTH ORDER OF BUSINESS**

### **BrightView Landscape Update**

#### **A. Annual Operations Calendar**

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

Mr. Laughlin stated that an annual calendar of tasks was included in the agenda package, along with BrightView's Quality Site Assessment (QSA). Mr. Yuro noticed that there was a seasonal color change coming up in March and wanted to ensure that their flowers were not shrinking, there were different colors at all of the entrances, and it looked like St. Johns Forest.

Ms. Wyckoff recalled that BrightView agreed to extend the front island on St. John's Golf Drive. Mr. Davidson met with BrightView following the last meeting; to discuss the expansion of that specific area and they planned to plant the flowers on March 31<sup>st</sup>. However, prior to them doing so, he planned to be out there to see what they were going to expand and how they were going to expand it, to ensure that it was sufficient, and that each entranceway had the same color flowers. Mr. Yuro pointed out that the area had bare dirt, with no pine straw or mulch, which did not look good with the flowers and suggested that Mr. Davidson look at Google Earth for drive throughs that occurred five to ten years ago. Ms. Weitzel questioned whether their budget changed. Mr. Yuro was aware of any budget change. Mr. Laughlin pointed out the flowers were in the RFP, which BrightView should be following. Mr. Yuro wanted BrightView to know that the flowers were reduced and wanted to get back to where they were. Mr. Davidson had some communities that he could use as a reference point.

Mr. Davidson reported that the mulching was scheduled to be completed in April at the Amenity Center and at the main entrances. Following that, BrightView would place pine straw throughout the remainder of the community. The Magnolia trees at the entrance of Eagle Point would be raised by April 14<sup>th</sup>, at no charge. BrightView removed 8 cubic yards of leaves from around the amenities on March 17<sup>th</sup>. They probably would have removed 10 to 12 cubic yards, had there not been a northeastern blowing 30 miles per hour. Mr. Yuro asked if they were coming back. Mr. Davidson stated according to Mr. Bauman; they would be coming back. For the bulk sod and potential top dressing of areas, staff was reviewing the older proposals and identified the corresponding areas on the map to align with the proposals. They would be brought back to the April meeting. There was a mainline break near the intersection of Leo McGuire Parkway and St. Johns Golf Drive, which was currently affecting the soccer field. BrightView provided a proposal for the repair, which had been approved, and they were waiting for it to be scheduled. He would talk with Mr. Bauman tomorrow to see how long it was going to take and if it takes a substantial amount of time, they may look at hand watering, to keep up with the standards of the community. He also asked BrightView to include quality assurances with their wet checks and if there were issues, they were to include it with their Quality Assessment Report, in order to keep track of it and ensure that it was done efficiently. Mr. Leary voiced concern that no one was aware of it until the Board started talking about it. Mr. Davidson

explained that Mr. Bauman was out for those two days but provided a proposal to get everything up and running as quickly as possible.

Mr. Leary questioned Item 5 on the QSA, regarding the Bermuda grass between the road and the pond by #17 and if there was a solution. Mr. Davidson indicated that they were working on it, but the slope would not allow them to top dress accordingly and wanted to better understand why. Those questions were provided to them this morning and they were waiting for a response. Mr. Leary pointed out that this item was on the agenda for quite some time. They were not looking to put grass right against the base of the trees, as there would be clearance of 4 to 6 feet. The picture showed that there was plenty of sunlight, but there was no reason why they could not grow grass on a slope and felt that they should find a couple of spots that were reasonably similar, put down fill and grass seed, make sure that it received water and fertilizer and see what results they received. Mr. Davidson was questioning the same, but BrightView claimed it looked like that when they started, which was why they were going through these sections, to see whether it could be top dressed or if it had to be resodded. Mr. Davis asked if BrightView would be reaching out to a third party. Mr. Davidson replied affirmatively. Mr. Davis recalled that it was in this condition for the two plus years that he lived in the community and there was an agreement with the golf course, to take care of the grass on the other side of St. Johns Golf Drive and BrightView would figure out how to resolve the grass problem on the CDD side. Ms. Wyckoff pointed out that there was a new Superintendent and General Manager and BrightView agreed to handle both sides of St. Johns Golf Drive. Mr. Davis was in favor of it, as it had been brown for too long. Mr. Davidson drove through an area that Mr. Leary pointed out to him. Mr. Leary indicated that the area had Oaks with similar grass that was beautiful and green in the middle of Winter. Mr. Davidson would find out who did their landscaping and how they were maintaining it.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney – Update on Soft Crete Response**

Mr. Haber recalled that the Board directed that he send a letter to Soft Crete to demand payment of \$7,000, to cover the cost of the removal of the Soft Crete product, so the new product could be installed and their response was included in the agenda package. Soft Crete provided a great deal of pushback on why the District was entitled to the payment and offered to remove the product, in order to save the CDD \$7,000. However, when staff spoke to the new contractor,



Specialty Services, the \$7,000 included the removal, as well as the preparation of the surface for the installation of their material. Therefore, the offer to remove, would only save the District \$3,000. At this time, Mr. Haber was looking for direction from the Board on whether to accept the present offer and have them remit a check for \$4,000 or push to get more from the contractor. Mr. Yuro was in favor of accepting Soft Crete's offer to remove the product, but after hearing the breakdown of \$3,000 to remove the product and \$4,000 to prep it, it did not seem right for the prior vendor to be responsible for prepping it for the new vendor. In addition, it should be done as soon as possible, so they did not delay the next project. Mr. Laughlin recalled that Ms. Nikki Mejia of Specialty Services had concerns about the actual work. Ms. Wyckoff pointed out that it would be \$2,900 for Specialty Services to remove the material. It would take a day or two to complete it, because they would have to grind down the paint and texture off of the concrete, which should have been done originally. Mr. Davis felt that it did not make sense to have two vendors involved and Specialty Services should not start until Soft Crete removed their product. From a business perspective, if they had a job that was worth \$20,000 to do a clean installation elsewhere, versus a job that would cost them money with no revenue coming in and doing it on someone else's schedule, the businessman would choose the new job over the old job. Furthermore, Mr. Davis did not see Soft Crete's response as credible, as their product was ideal for wet areas and not for the surface that it was actually used for and felt that it was reasonable to seek compensation from Soft Crete to offset the cost of the new installation and no longer do business with them.

Mr. Haber pointed out that the purpose of the demand letter, was to make a claim against them for the entire cost of the contract, as their product failed, but to resolve this matter quickly, recommended that the District not take less than \$7,000, as the entire project was a failure. Mr. Laughlin recalled that the entire project originally cost \$12,000 to \$13,000 and since Ms. Mejia scheduled the work, recommended accepting the offer to remove the product, but they must do before Specialty Services installed the new product. Mr. Yuro pointed out if they went that route and Soft Crete did not remove it by that date, they should have the new vendor remove it and execute a Change Order for the \$7,000 and go after Soft Crete. Mr. Haber explained that any claim against Soft Crete, would be conditioned on them doing the removal within the timeframe that it needed to be done. Mr. Wyckoff pointed out if Soft Crete did not meet the timeframe, it would push back the installation of the new product, as they must cancel the reservation for the

equipment to do the job. Mr. Leary voiced concern about having two vendors involved on the same project and in order to move from this issue quickly, as legal fees were involved, recommended accepting \$3,000 from Soft Crete for the removal of the product and not spending any more time on this matter. Mr. Haber pointed out that Soft Crete may not be aware of the fact that the cost of the removal was \$3,000 instead of \$7,000. Mr. Laughlin reported that the proposal from Specialty Services was \$6,900, for the removal and preparation of the surface for the installation of their material. Mr. Haber understood where the Board was going and was not planning on belaboring this matter to push up legal fees, but felt that one additional communication with Soft Crete, was appropriate, informing them that their offer did not work for this project and the District's demand was unchanged and to see what they say. If they say no, he will inform them, that the Board would accept \$3,000. *There was Board consensus.* Mr. Yuro asked if there needed to be an amendment to Specialty Services contract. Ms. Wyckoff confirmed that it was already in their contract. Mr. Laughlin recommended not doing anything with the scheduling until the check was cut. Ms. Weitzel questioned the process from start to finish. Ms. Wyckoff indicated that it would start on April 30<sup>th</sup> and they would finish by May 2<sup>nd</sup>. With a three-day cure time, the Splash Pad could be turned on by May 6<sup>th</sup>.

#### **B. Engineer**

Mr. Westcott did not have anything to report other than the Hole #7 sinkhole repair and the resolution regarding the three companies that provided proposals for the repair. Ms. Wyckoff recalled that they were going to wait until the golf course closed, to make the repair. Mr. Yuro believed that the closure was going to be much shorter than originally planned, as they would have temporary greens, to allow people to play, while the new greens were growing in. Mr. Laughlin suggested meeting with the golf course, in order to have a rough plan, so the CDD was ready when the golf course was.

#### **C. Manager**

Mr. Laughlin did not have anything other than the budget process would start next month, in order to approve the Proposed Budget at the May meeting and adopt it at the July meeting. He would have a rough budget for the next meeting, so there could be discussion and then the Board could make changes at the May meeting.

**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. There was a revised report, as some items did not make it. Mr. Laughlin confirmed that a revised agenda was provided to the Board. Ms. Wyckoff received a request from the Stingrays Swim Team to host a swim meet at the pool on May 31<sup>st</sup>, in addition to what was approved at the last meeting. However, since it was a change to their contract, it must be approved by the Board.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor allowing the Stingrays Swim Team to host a swim meet on May 31, 2025 was approved.

Ms. Wyckoff recalled in her report saying that previous vendor that worked on the tennis courts, were unable to come onsite, but they were able to come on Tuesday and took pictures of the tennis courts to prepare a quote for all of the cracking. In addition, they evaluated the basketball courts, as they were experiencing significant fading and cracking and would provide two separate proposals with those repairs with multiple options, such as just going over the cracks or providing a membrane for the entire court. Mr. Yuro did not want them to provide a proposal for a full repair, when they did not do it right the first time, because there was severe cracking within six months of their application and they had to call a special meeting. They promised to come back out in the Summer to look at it, but this never happened. Mr. Davis agreed and suggested reviewing the prior contract. Mr. Davison would inform the contractor and obtain a timeline for when the work would be completed. Ms. Wyckoff reported that Precision Sidewalks had a start date of March 31<sup>st</sup> to finish all of the improved work.

**3. Fitness Equipment (to be provided under separate cover)**

Ms. Wyckoff requested that this item be tabled until the April meeting, due to all of the fitness vendors being at a week-long conference. However, they did narrow it down to two vendors and were waiting for their leasing options and buy back opportunities. Mr. Leary asked if there were preliminary lease numbers. Ms. Wyckoff could not speak on one of them, as the total price had changed, but the other one was between \$2,500 and \$2,900. Mr. Laughlin pointed

out in many of the newer communities, developers were leasing their equipment in the \$2,000 per month range. Ms. Wyckoff reported that staff was informed about the condition of an area near Hole #13 and spent about three hours cleaning up that area the following day. They were not able to pull out all of the large trash items at their last visit but would continue their efforts to get all of the trash out of there. Ms. Weitzel asked if it was CDD property. Ms. Wyckoff confirmed that it was CDD property. Mr. Yuro indicated that they were accessing it through golf course property. Ms. Wyckoff drove the golf cart further back, because there was a notable trail that had two tire marks, but did not know where it officially ended. Mr. Yuro was 90% certain that it ended at the billboards, believed that a part of the road was golf course property and suggested asking the rangers on the golf course to monitor it.

- **Discussion of Pedestrian Cut Through Traffic on Hampton Crossings Way**  
(Item 8)

Mr. Davis pointed out that the pedestrian cut through on Hampton Crossings Way, was related to the prior discussion. In his opinion, there were a number of issues related to people behaving well, while using the space as intended, which was what Hampton Crossings residents were expressing. A resident in Glenfield, allowed their kids to make use of the space inside of the forest, which was visible from Hole #5 and recommended reminding residents what the forest spaces were there for, including the easements around the ponds. Mr. Yuro explained that both of those were conservation easements that were supposed to be undisturbed and suggested sending out an email blast to the community and including photos, in order for the parents to step up and stop it. Mr. Glover did not think it would stop them, because as soon as one area was blocked off, the kids would go to another area and recommended posting on Facebook, to get parents attention. Mr. Yuro suggested reaching out to the management company for Glen St. Johns, the adjoining CDD to that cul-de-sac, to provide assistance. Mr. Leary recommended informing them that the CDD must pay for a fence that they should not have to pay for. Mr. Yuro did not want to put up a fence, as the kids would just go around it or jump over it. Mr. Glover suggested planting something, as it would create a barrier, instead of a fence, as the conservation area was diminishing, but there were trees on the bank, which was CDD property.

Mr. Davis questioned the legal requirements for the maintenance of spaces like the berm on the back of the pond, Glen St. Johns legal requirements for maintenance of the green space on the far side of the berm and what legal responsibilities the CDD had for the Hole #13 area, to

ensure that it remained clean. Mr. Haber indicated that the first step was to determine whether or not there was a conservation easement, as there were wooded areas. Mr. Yuro pointed out the pond was not likely in a conservation easement, but the CDD would be responsible for maintenance of the pond bank, which would include routine mowing, to ensure that the pond bank did not collapse and the pond functioned as designed. However, if there was a conservation easement behind it, it was supposed to be undisturbed, but if people were disturbing it, perhaps the CDD could post No Trespassing. Mr. Laughlin pointed out that the requirements for trespassing signage was strict, such as posting a sign every 50 feet. In one CDD, the police caught kids on dirt bikes on a trail within CDD property that was fenced in, but a judge did not uphold it, because there were not enough trespassing signs. Regarding the legal responsibilities that the CDD had for the Hole #13 area, to remain clean, the Water Management District would come to the District, if it needed to be maintained. Mr. Davis questioned who they needed to reach out to. Mr. Laughlin believed that it was the entire community, because if the CDD had to repair the conservation easement, it affected everyone and would work with the District Engineer to look at the plat, to determine where the conservation easements were. Mr. Davis suggested taking into consideration, the area next to 1944 Glenfield Crossing Court and sending out a communication in the near future, to help ensure that the neighborhood understood their share of the responsibility, to keep their space clean and keep their kids out of it. In addition, they should look into the space behind the Hampton Crossings pond, particularly the part owned by Glen St. Johns, because it was thinner and drier than it used to be, as it was wet on the other side of the fence and questioned whether Glen St. John had a requirement to maintain it.

Mr. Leary agreed that Glen St. John needed to get involved, as the kids were coming from that community, to meet up with their friends or taking a shortcut to Tropical Smoothie and Glen St. John needed to build a track or bicycle path running from their Amenity Center to Leo Maguire Parkway. Mr. Glover noticed kids on CR 210 and some that came in back of the community to use the pool. Mr. Yuro asked if he called the police. Mr. Glover called his friend who was a St. Johns Police Officer, who claimed by the time they reached back there, the kids were gone. Mr. Yuro did not know what the CDD Board could do to stop them. Mr. Laughlin pointed out that they could not trespass them, because they were not CDD residents, but would reach out to the Glen St. Johns management company regarding this matter. Mr. Davis suggested that Mr. Glover attend their meetings and provide public comments, including providing

photograph evidence to the Board. Ms. Danna Carpenter of 846 Hampton Crossing Way recalled in 2016, at least one resident on the Board, lived in Hampton Crossing and was very supportive and helpful and trusted the Board's ingenuity in helping Hampton Crossing residents develop a solution, as this was a bad situation. Mr. Yuro sympathized with the residents, but questioned what the Board could do. Mr. Laughlin was in contact with the North Regional Commander for St. Johns, for another District and would contact them tomorrow about this matter.

Mr. Davis felt that it was not unreasonable for the CDD to hire an off-duty police officer to sit in an unmarked car in the cul-de-sac on a Saturday night. Mr. Yuro requested that Mr. Laughlin send an email blast to the community, speak to the Sheriff's Deputy and Glen St. Johns management company and look into off-duty deputies. Mr. Glover requested that someone look at the reduction of trees in the conservation area, as it was barren. Mr. Laughlin pointed out that the CDD did not maintain wooded areas. Mr. Davis pointed out that there were a number of avenues to explore and requested that Ms. Carpenter and Mr. Glover keep the Board apprised of any developments. Ms. Wyckoff questioned whether a Board Member wanted to work with her on the language for the e-blast to the community regarding the trash in the area near Hole #13. Mr. Davis volunteered to work with Ms. Wyckoff and suggested including other areas, as he was picking up several Sutter Home Wine bottles scattered along one of the forest areas in Eagle Point and Forest Glen.

#### **SEVENTH ORDER OF BUSINESS**

#### **Acceptance of Audit Committee's Recommended Auditor Evaluation Criteria and Authorizing Staff to Issue an RFP for Audit Services**

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor accepting the Audit Committee's recommendation for the Auditor Evaluation Criteria and authorization for staff to Issue an RFP for audit services was approved.

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

#### **Discussion of Pedestrian Cut Through Traffic on Hampton Crossings Way**

This item was discussed.

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

Mr. Laughlin presented the Future Amenity Capital Improvement List, which was included in the agenda package. Ms. Weitzel requested under the playground enhancements, fencing be added to list and was in favor of having new equipment, as their maintenance person was tightening bolts and screws on the wood equipment, every single day. Mr. Yuro agreed as the playground equipment was 24 years old. Mr. Davidson would provide a proposal. Mr. Laughlin would include it on the Future Amenity Capital Improvement List for the next meeting.

**A. Pool Deck Renovations**

Mr. Laughlin reported that they still had the four proposals for the pool deck renovation. Mr. Davis wanted to proceed, but they needed to discuss what to do with the amenity meeting room first, to ensure that they were able to do both projects. Mr. Yuro wanted the Board to agree to remove pickleball from the Future Amenity Capital Improvement List, at this point in time. Mr. Davis requested that it remain on the list, because it showed the community that it was being addressed. Mr. Yuro did not object to upgrading the amenity meeting room and to proceed with a contract, felt that Ms. Weitzel's point about the playground equipment, was valid and maintaining their current infrastructure, before including amenities like pickleball. Ms. Weitzel agreed, as it was great to have all of these projects, but they needed to have an end goal on what was actually feasible, but like Mr. Yuro stated, they exhausted the discussion of having pickleball courts, as it was not feasible for their community. Mr. Davis felt it was important to keep it on the list, as there was enough interest in the community to discuss it. At last month's meeting, residents were informed that if enough residents were interested, they should take all of the materials and proposals, review it and come back to the Board with recommendations. Mr. Leary was interested to see residents concern about spending a great deal of money and whether it would add to their assessments. The fact that it was explained to them that there was enough money to do some of these projects, was helpful.

Mr. Leary further pointed out that there was a strong interest in upgrading the fitness equipment, as it would only cost \$2,000 to \$3,000 per month through a lease, which would not have a huge impact on their budget. Mr. Yuro asked if they owned the current equipment. Ms. Wyckoff confirmed that all of the equipment was owned. Mr. Yuro felt that this should be included into the budget. Ms. Weitzel asked if most developments were moving toward leases

versus buying. Mr. Laughlin indicated that he was seeing mostly leases. Mr. Yuro asked if the lease included upgraded equipment every few years. Mr. Laughlin explained that there was a buyout at the end. Mr. Leary requested all of the details. Mr. Laughlin pointed out that maintenance was not covered in the lease and there would be a separate agreement with a company that would perform quarterly maintenance, but typically, after the life of the lease, the equipment could be purchased for \$1. Mr. Yuro felt that having a lease was great, but they needed more information. They could fine tune the costs on the pool area enhancement and suggested obtaining some options from a playground vendor, so there were ballpark costs. Ms. Weitzel recalled discussion about combining the playground enhancement with the playground equipment and preferred doing it all at once. Mr. Leary asked if it was upgraded in the last 10 years. Mr. Yuro indicated that it was refurbished with new panels and a new slide, but the wooden structure was the original from 24 years ago.

Mr. Davis felt that the quote from Urban Edge for the pool was the most reasonable and should be the price point. Mr. Geary questioned how long the quote was good for. Mr. Yuro recalled that quotes were good for 30 days. Mr. Laughlin asked if the pool deck should be listed separately on the agenda or included on the Future Amenity Capital Improvement List. Mr. Davis preferred to keep it on the agenda separately, as it was a key project, along with the amenity meeting room upgrade and upgrade to the playground. Mr. Yuro agreed, as these were the items receiving the most attention. The gym equipment was already being upgraded, but there was a second phase. Ms. Wyckoff pointed out that she started the process and originally had three vendors, but one was removed, because it was not the best option, but was unable to obtain the update leasing and buy back information. Mr. Laughlin was confirming whether bond funds could be used to lease the equipment. If not, operation and maintenance (O&M) funds could be used.

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

Mr. Laughlin reported that a proposal was provided from bhide & Hall Architects for the planning work for the amenity meeting room upgrade, including a 200-foot storage room, additional windows, new cabinetry for the food area, and updated interior color scheme, which was in the amount of \$20,000. Mr. Yuro asked if they would provide the documents needed for permitting. Mr. Laughlin confirmed that it included the schematics, design development, pre-



final construction documents and then final design permit plans. Mr. Yuro recalled that it was the same as what Matthews provided for the pool upgrades. At any point, they could pull it, if the Board decided that this was not the best use of the money, but they needed to spend some money to get to that point. Mr. Laughlin indicated that it could be paid out of the bond funds or capital reserve. Mr. Leary asked if they had to commit to the full \$20,000 or if they could just pay for Task #1. Mr. Laughlin pointed out that the schematic design was \$3,600 and design development was \$6,300. Mr. Yuro recommended spending up to 60% of the amount, to get the design plans, in order to receive decent pricing. Mr. Geary felt this made sense. Mr. Davis felt that this was reasonable, in order to drive this project forward. Mr. Leary did not want to spend the money, unless they were proceeding with the project. Mr. Yuro proposed approving the contract, as they would only be billed as tasks were complete and having Mr. Haber writing something in the contract, so that they could reserve the right to stop at any point. If they stopped at 60%, the architect was not doing any extra effort. Mr. Laughlin would inform the architect to start on a task, bill the District, receive further approval and proceed to the next task.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Bhide & Hall for architectural services for the Amenity Meeting Room enhancement up to 60% and further work to be approved by the Board was approved.
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Mr. Leary requested a discussion to define their vision and requirements for the amenity meeting room enhancement. He reviewed the photographs of South Hampton, which had doors that matched the walls, which he liked and felt if they placed these types of doors on the storage area, it would cover it up and look good. They discussed raising the ceiling, but this would be difficult to do and would be expensive, but they could install some modern looking ceiling tiles, light fixtures, tables and chairs and flooring, as well as some nice wall décor. In the kitchen, there would be a refrigerator, microwave and warmer. Ms. Weitzel pointed out that her number one item was the storage of the furniture during Summer Camp. Mr. Davis felt that there must be storage, windows looking out to the pool, floors and ceilings. Mr. Yuro was in favor of the same and requested that they move forward with it. Mr. Davis recalled that one of the swim teams requested a scoreboard. Ms. Wyckoff had not found a vendor. Mr. Davis requested that she research this and provide some options and that the Future Amenity Capital Improvement List

reflect for pickleball, that the project was shelved and that the pool project and amenity meeting room, were ready to go out for contract.

**TENTH ORDER OF BUSINESS****Contracts Reviews**

Mr. Leary recalled two meetings ago, meeting with Mr. Dan Zimmer, the Regional Vice President of the golf course and Mr. Chris Reinhardt, who performed golf course maintenance, on the athletic field maintenance contract. They were supposed to provide maintenance for 15 hours per day, but they were actually providing maintenance of 30 minutes per week. They discussed the existing contract and what they believe should be included going forward and reviewing the services, as he believed that the District was being significantly overcharged. They also discussed sod, which the District was paying for, according to the contract, but was not receiving it. Mr. Zimmer and Mr. Reinhardt committed to providing a revised proposal next week. The District was currently paying \$65,000 and Ms. Wyckoff reached out to Agra Pro for a proposal and they provided a price of \$24,000. From a benchmark standpoint, the \$24,000 was more in line with what they should be paying and requested discussing it at the next meeting, when they had the golf course proposal. Mr. Laughlin would include this item on the agenda, along with the two proposals.

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

Mr. Davis felt that the Board needed to have a clear understanding of the CDD's responsibility to maintain the forest in the common spaces and the requirements for the county or state to maintain it. Mr. Laughlin offered to discuss this with Mr. Davis in his office. Mr. Davis felt that there should be an email reminder to residents to stop the behavior of residents misusing these areas. Mr. Leary pointed out that the email should clarify to residents what security was responsible and not responsible for, as an incident occurred this week when there was a porch pirate. Security was not responsible for private residences. They were only responsible for the amenities and community property. Mr. Davis wanted to inform residents that the CDD helped to maintain the streets and amenities but were not an enforcement authority. If there was criminal activity, they needed to contact the Police Department. In the meantime, they should keep all miscreant behavior down to a minimum. Ms. Weitzel asked if there was a sign at the soccer field with policies, as there were repeated issues with a specific resident. Ms. Wyckoff indicated that

there was sign saying that the field was only open to residents and that it was open from sunrise to sunset. Mr. Geary pointed out that sunset was different than dusk. Mr. Laughlin recalled using dusk to dawn in many Districts, which did not work, but sunset was a specific time. Ms. Wyckoff indicated the policy stated sunrise to sunset.

Mr. Yuro understood there was some history between the resident who complained and security, but the notes from security was from 7:41 p.m. and sunset was at 7:31 p.m. Therefore, if the incident already occurred and security wrote this report, less than 10 minutes from sunset, it looked like the resident was not given the 20-minute grace period and requested that this be pointed out to them. Mr. Laughlin believed that residents must be off the field by sunset. Mr. Yuro did not want to instigate or provoke this resident, as they may be a problem resident. Ms. Weitzel pointed out that security was doing staff a favor, by getting the resident off of the field. Mr. Davis indicated that security was polite when he was playing flag football and pointed out to them that they needed to get off of the field and that what happened was personal to this resident. Mr. Yuro agreed, as the resident was making this an issue, but did not want the security guard to be provoking them and contributing to the issue. Ms. Wyckoff confirmed that the hours were sunrise to sunset, residents could book it on certain days and staff would ask Officer McKenzie to provide a 20-minute grace period to residents. Mr. Davis did not believe that there needed to be a sign and a communication should be sent to residents reminding them of the rules. If it becomes an issue, Ms. Weitzel requested that a sign be posted. Mr. Leary requested follow-up with the resident to explain that the purpose of the policy, was for a safety and liability standpoint, as they could not guarantee safe play on an unlit field.

## **TWELFTH ORDER OF BUSINESS**

### **Public Comments**

There being no comments, the next item followed.

## **THIRTEENTH ORDER OF BUSINESS**

### **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**

Mr. Laughlin presented the Minutes of the February 20, 2025 meeting, Financial Statements as of February 28, 2025 and Check Register for March 20, 2025 in the amount of

\$290,503.25. It included transfer of \$195,000 from the General Fund into the capital reserve account.

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

**FOURTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 17, 2025  
@ 6:00 p.m. @ St. Johns Golf & Country  
Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for April 17, 2025 at 6:00 p.m. at this location.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

2.

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

The Audit Committee meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on 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.

Present were:

Mike Yuro	Chairman
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>via phone</i>	Kutak Rock, LLP

*The following is a summary of the discussions and actions taken at the March 20, 2025 Sampson Creek Community Development District's Audit Committee Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the Audit Committee meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Approval of Auditor Selection Evaluation Criteria**

Mr. Laughlin recalled that the Board appointed themselves as the Audit Committee and at this time, was approving the Auditor Selection Evaluation Criteria. This would be scoring criteria used when the Request for Proposals (RFPs) were received at the next meeting. It awarded up to 100 points for Ability of Personnel (20 points), Proposers Experience (20 points), Understanding Scope of Work (20 points), Ability to Furnish the Required Services (20 points) and Price (20 points). Mr. Yuro asked if this was standard. Mr. Laughlin confirmed that it was

the blanket review for different audits throughout the District. The Board had the ability to change them, if some weighed more importantly than others, but this worked well in the past.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the Auditor Selection Evaluation Criteria was approved.
---

**THIRD ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the Audit Committee 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 March 31, 2025 ]



*Tuesday, April 8, 2025*

## Financial Services Dashboard Status Report - March 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: 4/8/25  
 % of Fiscal Year Completed: 50.00%

Topic

Status

### Financial State Of The Union:

[ PERIODS INCLUDED: October 01, 2024 thru March 31, 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	\$	418,628.44
<b>Current Ending Fund Balance/Cash &amp; Cash Equivalents</b>	<b>\$</b>	<b>822,525.93</b>

10) In Good Order

10) In Good Order

10) In Good Order

FYTD Tax Assessments Collected \$ 1,699,207 95.00%

10) In Good Order

#### General Fund

Category	Budget	Actuals	Actuals % Budget
Total Revenues	\$ 1,164,783	\$ 1,114,299	96%

10) In Good Order

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

Total	\$ 1,113,103	\$ 530,391	48%
Administrative	\$ 155,277	\$ 74,182	48%
Field Operations	\$ 957,826	\$ 456,209	48%

10) In Good Order

10) In Good Order

10) In Good Order

#### General Fund - Material Line Items

##### Administrative

Engineer	\$ 15,000	\$ 11,182	75%
Attorney	\$ 23,963	\$ 5,577	23%

20) Watch Item

10) In Good Order

##### Field Operations

Security Operations	\$ 79,888	\$ 41,079	51%
Repairs & Maintenance	\$ 32,849	\$ 5,501	17%
Electric	\$ 80,000	\$ 39,123	49%
Landscape	\$ 275,398	\$ 130,934	48%

10) In Good Order

10) In Good Order

10) In Good Order

10) In Good Order

##### Recreation Facility

Onsite Staffing	\$ 183,369	\$ 92,885	51%
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10) In Good Order

##### Long Term Debt

	10/1/24	Principal Payments	3/31/25
Series 2016	\$ 4,620,000	\$ -	\$ 4,620,000
Series 2020	\$ 2,480,000	\$ -	\$ 2,480,000
	<b>\$ 7,100,000</b>	<b>\$ -</b>	<b>\$ 7,100,000</b>

10) In Good Order

10) In Good Order

#### Capital Reserve

	Budget	Actual to Date	Encumbered	Variances
Capital Outlay	\$ 63,797	\$ 54,455	\$ -	\$ 9,342
Funding <sup>(1)</sup>	\$ 200,000	\$ 200,000	\$ -	\$ -
Account Balance	\$ 299,666	\$ 304,238	\$ -	\$ 4,572

10) In Good Order

10) In Good Order

10) In Good Order

#### Series 2020 Construction Account

	10/1/24	Actual to Date	Interest Income	3/31/25
Account Balance	\$ 574,025	\$ 42,948	\$ 10,479	\$ 541,557

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 - March 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: 4/8/25  
 % of Fiscal Year Completed: 50.00%

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***  
***March 31, 2025***



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**Sampson Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 87,523	\$ -	\$ -	\$ 87,523
Petty Cash Account	\$ 9,057	\$ -	\$ -	\$ 9,057
Capital Projects Account	\$ -	\$ -	\$ 5,987	\$ 5,987
Due from Capital Projects	\$ 2,509	\$ -	\$ -	\$ 2,509
Deposits	\$ 820	\$ -	\$ -	\$ 820
<u><b>Investments:</b></u>				
US Bank Custody	\$ 746,535	\$ -	\$ -	\$ 746,535
State Board of Administration	\$ -	\$ -	\$ 303,643	\$ 303,643
<u><b>Series 2016</b></u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 532,083	\$ -	\$ 532,083
Construction	\$ -	\$ -	\$ 6,883	\$ 6,883
<u><b>Series 2020</b></u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 94,630	\$ -	\$ 94,630
Construction	\$ -	\$ -	\$ 544,065	\$ 544,065
<b>Total Assets</b>	<b>\$ 846,444</b>	<b>\$ 932,805</b>	<b>\$ 860,578</b>	<b>\$ 2,639,826</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 23,918	\$ -	\$ 5,392	\$ 29,310
Due to General Fund	\$ -	\$ -	\$ 2,509	\$ 2,509
<b>Total Liabilities</b>	<b>\$ 23,918</b>	<b>\$ -</b>	<b>\$ 7,900</b>	<b>\$ 31,818</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 725,465	\$ -	\$ 725,465
Debt Service - Series 2020	\$ -	\$ 207,340	\$ -	\$ 207,340
Capital Projects - Series 2016	\$ -	\$ -	\$ 6,883	\$ 6,883
Capital Projects - Series 2020	\$ -	\$ -	\$ 541,557	\$ 541,557
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 304,238	\$ 304,238
Unassigned	\$ 821,706	\$ -	\$ -	\$ 821,706
<b>Total Fund Balances</b>	<b>\$ 822,526</b>	<b>\$ 932,805</b>	<b>\$ 852,678</b>	<b>\$ 2,608,008</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 846,444</b>	<b>\$ 932,805</b>	<b>\$ 860,578</b>	<b>\$ 2,639,826</b>

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

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

	<b>Adopted</b>	<b>Prorated Budget</b>	<b>Actual</b>	
	<b>Budget</b>	<b>Thru 03/31/25</b>	<b>Thru 03/31/25</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,158,783	\$ 1,104,267	\$ 1,104,267	\$ -
Interest Income	\$ 5,000	\$ 2,500	\$ 9,018	\$ 6,518
Clubhouse Income	\$ 1,000	\$ 500	\$ 1,015	\$ 515
<b>Total Revenues</b>	<b>\$ 1,164,783</b>	<b>\$ 1,107,267</b>	<b>\$1,114,299</b>	<b>\$ 7,033</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
FICA Expense	\$ 918	\$ 459	\$ 352	\$ 107
Engineering	\$ 15,000	\$ 7,500	\$ 11,182	\$ (3,682)
Dissemination	\$ 2,226	\$ 1,113	\$ 1,113	\$ 0
Arbitrage	\$ 1,200	\$ 600	\$ -	\$ 600
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 23,963	\$ 11,982	\$ 5,577	\$ 6,405
Annual Audit	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 8,500	\$ 4,250	\$ -	\$ 4,250
Management Fees	\$ 65,730	\$ 32,865	\$ 32,865	\$ 0
Information Technology	\$ 1,113	\$ 556	\$ 557	\$ (0)
Telephone	\$ 400	\$ 200	\$ 393	\$ (193)
Postage	\$ 600	\$ 300	\$ 242	\$ 58
Printing & Binding	\$ 400	\$ 200	\$ 110	\$ 90
Insurance	\$ 11,037	\$ 11,037	\$ 11,037	\$ -
Legal Advertising	\$ 1,350	\$ 675	\$ -	\$ 675
Other Current Charges	\$ 1,000	\$ 500	\$ 389	\$ 111
Office Supplies	\$ 100	\$ 50	\$ 26	\$ 24
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,277</b>	<b>\$ 86,027</b>	<b>\$ 74,182</b>	<b>\$ 11,844</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field</b>				
General Manager (Vesta)	\$ 183,369	\$ 91,685	\$ 92,885	\$ (1,200)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 83,199	\$ 82,538	\$ 661
Landscape Maintenance (St Johns Golf)	\$ 57,000	\$ 28,500	\$ 27,199	\$ 1,301
Landscape Maintenance Contingency	\$ 52,000	\$ 26,000	\$ 21,197	\$ 4,803
Lake Maintenance	\$ 30,000	\$ 15,000	\$ 14,160	\$ 840
Security	\$ 79,888	\$ 39,944	\$ 41,079	\$ (1,135)
Lifeguards/Pool Monitors	\$ 46,434	\$ 23,217	\$ -	\$ 23,217
Pool Maintenance	\$ 35,000	\$ 17,500	\$ 23,835	\$ (6,335)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 3,000	\$ 3,000	\$ -
Janitorial Maintenance	\$ 22,500	\$ 11,250	\$ 10,666	\$ 584
Electric	\$ 80,000	\$ 40,000	\$ 39,123	\$ 877
Water	\$ 18,500	\$ 9,250	\$ 8,370	\$ 880
Refuse Service	\$ 500	\$ 250	\$ -	\$ 250
Permits	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Repairs & Maintenance	\$ 32,849	\$ 16,425	\$ 5,501	\$ 10,923
Street & Tennis Court Lighting Maintenance	\$ 8,281	\$ 4,141	\$ 1,013	\$ 3,128
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 10,000	\$ 5,626	\$ 4,374
Tennis Court Maintenance	\$ 3,897	\$ 1,949	\$ 757	\$ 1,192
Supplies	\$ 16,563	\$ 8,282	\$ 5,044	\$ 3,238
Special Events	\$ 25,000	\$ 14,214	\$ 14,214	\$ -
Holiday Decorations	\$ 15,000	\$ 11,947	\$ 11,947	\$ -
Workers Compensation Insurance	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Property Insurance	\$ 45,947	\$ 45,947	\$ 40,983	\$ 4,964
Telephone/Internet/Cable TV	\$ 7,000	\$ 3,500	\$ 6,564	\$ (3,064)
Website Maintenance	\$ 1,000	\$ 500	\$ 440	\$ 60
Office Supplies	\$ 700	\$ 350	\$ 70	\$ 280
<b>Subtotal Field Expenditures</b>	<b>\$ 957,826</b>	<b>\$ 508,047</b>	<b>\$ 456,209</b>	<b>\$ 51,838</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 957,826</b>	<b>\$ 508,047</b>	<b>\$ 456,209</b>	<b>\$ 51,838</b>
<b>Total Expenditures</b>	<b>\$ 1,113,103</b>	<b>\$ 594,074</b>	<b>\$ 530,391</b>	<b>\$ 63,682</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 51,680</b>		<b>\$ 583,908</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>\$ 418,628</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 125,091</b>		<b>\$ 403,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 822,526</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	\$ 2,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,018
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015
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>\$ 2,952</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,114,299</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
Engineering	\$ 4,965	\$ 2,825	\$ -	\$ 2,093	\$ 65	\$ 1,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,182
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,113
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	\$ 5,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,865
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389
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>\$ 8,169</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,182</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	\$ 15,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,885
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$ 13,866	\$ 13,866	\$ 13,866	\$ 13,866	\$ 13,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,538
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	\$ -	\$ 2,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,197
Lake Maintenance	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,160
Security	\$ 6,849	\$ 7,104	\$ 6,419	\$ 7,428	\$ 6,152	\$ 7,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,079
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 3,545	\$ 2,862	\$ 3,290	\$ 3,768	\$ 2,657	\$ 7,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,835
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Janitorial Maintenance	\$ 1,811	\$ 2,236	\$ 1,611	\$ 1,786	\$ 1,611	\$ 1,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,666
Electric	\$ 6,405	\$ 6,313	\$ 6,538	\$ 6,764	\$ 6,528	\$ 6,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,123
Water	\$ 1,177	\$ 1,358	\$ 1,444	\$ 1,473	\$ 1,102	\$ 1,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,370
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 2,103	\$ 2,048	\$ 233	\$ -	\$ 884	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,501
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ 1,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,013
Repairs & Replacements-Amenity Center	\$ 405	\$ 487	\$ 408	\$ 596	\$ 1,929	\$ 1,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,626
Tennis Court Maintenance	\$ -	\$ 757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Supplies	\$ 982	\$ 660	\$ 323	\$ 290	\$ 673	\$ 2,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,044
Special Events	\$ 3,591	\$ 3,658	\$ 2,950	\$ 448	\$ 890	\$ 2,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,214
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	\$ 1,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,564
Website Maintenance	\$ 88	\$ 88	\$ -	\$ -	\$ 88	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440
Office Supplies	\$ -	\$ 51	\$ -	\$ -	\$ -	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
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>\$ 67,826</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456,209</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>\$ 67,826</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456,209</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>\$ 75,995</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 530,391</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>\$ (73,043)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 583,908</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>\$ (73,043)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 418,628</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 03/31/25</b>	<b>Actual Thru 03/31/25</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 552,515	\$ 524,851	\$ 524,851	\$ -
Interest	\$ 2,500	\$ 1,250	\$ 7,617	\$ 6,367
<b>Total Revenues</b>	<b>\$ 555,015</b>	<b>\$ 526,101</b>	<b>\$ 532,469</b>	<b>\$ 6,367</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>\$ 465,441</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>\$ 430,721</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 95,119</b>		<b>\$ 294,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,850</b>		<b>\$ 725,465</b>	

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 03/31/25</b>	<b>Actual Thru 03/31/25</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 73,780	\$ 70,088	\$ 70,088	\$ -
Interest	\$ 750	\$ 375	\$ 3,080	\$ 2,705
<b>Total Revenues</b>	<b>\$ 74,530</b>	<b>\$ 70,463</b>	<b>\$ 73,168</b>	<b>\$ 2,705</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>\$ 41,574</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,343</b>		<b>\$ 41,574</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,436</b>		<b>\$ 165,766</b>	
<b>Fund Balance - Ending</b>	<b>\$ 52,778</b>		<b>\$ 207,340</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 250	\$ 4,009	\$ 3,759
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 250</b>	<b>\$ 4,009</b>	<b>\$ 3,759</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 63,797	\$ 31,899	\$ 54,455	\$ (22,557)
<b>Total Expenditures</b>	<b>\$ 63,797</b>	<b>\$ 31,899</b>	<b>\$ 54,455</b>	<b>\$ (22,557)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (63,297)</b>		<b>\$ (50,446)</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>\$ 149,554</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 162,963</b>		<b>\$ 154,684</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,666</b>		<b>\$ 304,238</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 126	\$ 126
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 126</b>	<b>\$ 126</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>\$ 126</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>\$ 126</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 6,757</b>	
<b>Fund Balance - Ending</b>			<b>\$ 6,883</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 10,479	\$ 10,479
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,479</b>	<b>\$ 10,479</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 42,948	\$ (42,948)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,948</b>	<b>\$ (42,948)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (32,469)</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>\$ (32,469)</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 574,025</b>	
<b>Fund Balance - Ending</b>			<b>\$ 541,557</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		
Stated:	\$ 7,595,000.00	\$ 2,156,730.51	\$ 9,751,730.51	\$ 2,520,000.00	\$ 1,080,046.24	\$ 3,600,046.24
		\$ 0.28			\$ 0.43	

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

**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%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2019A-1 Debit				2019A-2 (A1)
							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	
TOTAL		\$ 1,801,806.84	\$ 71,856.60	\$ 34,598.98	\$ 3,855.92	\$ 1,699,207.18	\$ 1,104,267.43	\$ 524,851.75	\$ 70,088.00	\$ 1,699,207.18	

<b>94.69%</b>	<b>Gross Percent Collected</b>
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*C.*

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

***Check Run Summary***

April 17, 2025

**GENERAL FUND**

<b><u>DATE</u></b>	<b><u>CHECK NUMBERS</u></b>	<b><u>AMOUNT</u></b>
03/20/2025	8780-8789	\$14,221.14
03/31/2025	8790	\$231.00
04/03/2025	8791-8799	\$27,997.58

<b>Total</b>	<b>\$42,449.72</b>
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**CAPITAL RESERVE FUND**

<b><u>Date</u></b>	<b><u>Check Numbers</u></b>	<b><u>Amount</u></b>
03/20/2025	264	\$1,200.00

<b>Total</b>	<b>\$1,200.00</b>
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AP300R  
\*\*\* CHECK NOS. 008780-050000

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

RUN 4/08/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/25	00443	2/28/25 9279638	202502 320-54100-46202		*	709.02	
		SVCS 02/25					
		3/10/25 9284674	202503 320-54100-46202		*	850.00	
		SVCS 03/25					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,559.02 008780
3/20/25	00048	3/11/25 52584698	202503 320-57200-54600		*	70.86	
		FIRST AID SUPPLIES 03/25					
				CINTAS CORPORATION			70.86 008781
3/20/25	00487	3/11/25 10845348	202503 320-57200-54600		*	1,209.31	
		FIRE EXTINGUISHERS 03/25					
				CINTAS FIRE 636525			1,209.31 008782
3/20/25	00319	2/28/25 1110618-	202503 320-57200-41000		*	393.03	
		SVCS 03/25					
		3/04/25 1110956-	202503 320-57200-41000		*	704.66	
		SVCS 03/25					
				COMCAST			1,097.69 008783
3/20/25	00016	3/06/25 FEB25	202502 320-54100-43000		*	6,527.56	
		SERVICE THRU 3/6/2025					
				FLORIDA POWER & LIGHT			6,527.56 008784
3/20/25	00285	3/01/25 JAK03250	202503 320-57200-45300		*	1,611.00	
		SVCS 03/25					
				JANI-KING OF JACKSONVILLE			1,611.00 008785
3/20/25	00340	3/10/25 192809	202503 310-51300-31100		*	1,172.50	
		SVCS 03/25					
		3/10/25 192809	202503 310-51300-31100		*	38.64	
		SVCS 03/25					
		3/10/25 192809	202503 310-51300-31100		*	22.56	
		SVCS 03/25					
				MATTHEWS DESIGN GROUP, INC.			1,233.70 008786
3/20/25	00482	2/17/25 12944280	202503 320-57200-49400		*	450.00	
		EVENT 03/18/25					
				PROGRESSIVE ENTERTAINMENT SERVICES			450.00 008787
3/20/25	00467	3/10/25 1242132	202503 320-57200-34500		*	231.00	
		OFF DUTY OFFICER 03/25					
				ROLLKALL TECHNOLOGIES LLC			231.00 008788
3/20/25	00467	3/20/25 1263780	202503 320-57200-34500		*	231.00	
		OFF DUTY OFFICER 03/25					
				ROLLKALL TECHNOLOGIES LLC			231.00 008789
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 008780-050000

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

RUN 4/08/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/31/25	00467	3/23/25 1270741	202503 320-57200-34500	OFF DUTY OFFICER 03/25	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008790
4/03/25	00416	4/04/25 04042025	202504 320-57200-49400	OUTDOOR MOVIE 04/25	*	350.00	
		4/12/25 04122025	202504 320-57200-49400	EVENT 04/25	*	1,200.00	
				BOUNCERS, SLIDERS, AND MORE INC.			1,550.00 008791
4/03/25	00443	3/24/25 9291450	202503 320-54100-46202	SVCS 03/25 WIRE ISSUE	*	680.00	
		3/24/25 9297453	202503 320-54100-46202	SVCS 03/25 MAINLINE LEAK	*	415.00	
		4/01/25 9293565	202504 320-54100-46200	MAINT 04/25	*	13,866.49	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			14,961.49 008792
4/03/25	00469	3/25/25 3327	202503 320-57200-45200	POOL SVCS 03/25	*	4,627.76	
				CBUSS ENTERPRISES			4,627.76 008793
4/03/25	00334	3/19/25 2356477-	202503 320-57200-54502	SUPPLIES 03/25	*	342.13	
				CRYSTAL SPRINGS			342.13 008794
4/03/25	00461	3/19/25 7612-1	202503 320-57200-54502	REPAIRS 03/25	*	155.00	
				FITNESS MACHINE TECHNICIANS OF			155.00 008795
4/03/25	00022	3/19/25 14873242	202503 320-54100-43100	SVCS 03/25	*	143.27	
		3/20/25 82743242	202503 320-54100-43100	SVCS 03/25	*	1,672.93	
				JEA			1,816.20 008796
4/03/25	00031	4/01/25 262483B	202504 320-54100-46300	WATER MGMT 04/25	*	2,360.00	
				THE LAKE DOCTORS, INC.			2,360.00 008797
4/03/25	00019	3/21/25 61003476	202503 320-57200-54500	SVCS 03/25	*	75.00	
		3/21/25 61003512	202503 320-57200-54500	SVCS 03/25	*	158.00	
				NADER'S PEST RAIDERS, INC.			233.00 008798
				SAMC SAMPSON CREEK SHENNING			

AP300R  
\*\*\* CHECK NOS. 008780-050000

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

RUN 4/08/25

PAGE 16

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/03/25	00482	2/06/25 12944278	202502 320-57200-49400		*	1,502.00	
		EVENT 04/12/25					
		2/23/25 12944288	202502 320-57200-49400		*	450.00	
		EVENT 04/12/25					
PROGRESSIVE ENTERTAINMENT SERVICES							1,952.00 008799
TOTAL FOR BANK A						42,449.72	
TOTAL FOR REGISTER						42,449.72	

SAMC SAMPSON CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATEINVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/25	00090	2/26/25 001-SJGC 202502 600-53800-60000 SVCS 02/25		2 MEN CONCRETE, INC.	*	1,200.00	
							1,200.00 000264
						TOTAL FOR BANK B	1,200.00
						TOTAL FOR REGISTER	1,200.00





# INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9279638  
**Invoice Date:** 2/28/2025  
**Sales Order:** 8599736  
**Cust PO #:**

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

**Project Description:** Irrigation inspection completed on 01/31/2025

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	12" Spray head	8.000	EA	47.75	382.00
	6" Spray head	3.000	EA	41.66	124.98
	Rotor	2.000	EA	51.00	102.00
	Nozzle	10.000	EA	10.00	100.04
Total Invoice Amount					709.02
Taxable Amount					
Tax Amount					
Balance Due					709.02

**Terms:** Net 15 Days

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

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 14846146  
Invoice #: 9279638  
Invoice Date: 2/28/2025

GL 1.320 54100.46262  
HTT Pub 3-12-25

**Amount Due: \$ 709.02**

*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

# BrightView

Landscape Services

## INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9284674  
**Invoice Date:** 3/10/2025  
**Sales Order:** 8599749  
**Cust PO #:**

**Project Name:** Sampson Creek - Proposal to repair and relocate irrigation lateral line break at tree  
**Project Description:** Located on Zone 21 (Turf area)

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

**Terms:** Net 15 Days

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14846146  
Invoice #: 9284674  
Invoice Date: 3/10/2025

Amount Due: \$ 850.00

Thank you for allowing us to serve you

GL 1.320.54100-46202

HH Sub 3-12-25

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



SVC/BILLING QUESTIONS: (904)562-7000

FAX: (904)562-7020

PAYMENT INQUIRY: (877)275-4933

ROUTE #: LOC #0292 ROUTE 0009 T026

VIEW & PAY YOUR BILLS ONLINE [WWW.CINTAS.COM/MYACCOUNT](http://WWW.CINTAS.COM/MYACCOUNT)

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

INVOICE  
PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog



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

INVOICE #: 5258469806  
DATE: 2025-03-11  
PO #: N/A  
STORE #:  
CUSTOMER #: 10552255  
PAYER #: 10552255  
SVC ORDER #: 8041656896  
CREDIT TERMS: NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
<b>5150417 OFFICE 02635588</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132	BBP KIT CHECKED	1	\$0.00	\$0.00	N
62029	BURN CARE PUMP 2 OZ	1	\$18.37	\$18.37	N
163021	BURN RELIEF DRESSING 4"X4"	1	\$29.54	\$29.54	N
	COMPONENT SUBTOTAL:			\$47.91	
<b>17631113 FITNESS AX22K141422</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
160	AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N
	COMPONENT SUBTOTAL:			\$0.00	
<b>17631116 OFFICE HALLWAY AX22K142978</b>					
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
160	AED CHECKED (NO CHARGE)	1	\$0.00	\$0.00	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N
	COMPONENT SUBTOTAL:			\$0.00	
<b>999900999 Other</b>					
400	SERVICE CHARGE	1	\$22.95	\$22.95	N

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

SUB-TOTAL: \$70.86  
TAX: \$0.00  
TOTAL: \$70.86

GL 1.320.57200.54600 HH Sub 3-12-25

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

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

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

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

# Service Receipt

**Location:** CINTAS FIRE 636525  
**LOC:** 00F61  
**Route:** 14  
**Acct#:** 32499  
**Acct zip:** 32092

**Receipt No:** 0F61664852  
**Receipt Date:** 03/11/2025  
**Payment Term:** NET 10 DAYS  
**Customer No:** 32499  
**Receipt Type:** CHG-S  
**PO Number:**  
**Service Visit No:** 10845348

**Remit To:**  
CINTAS FIRE 636525  
P.O. BOX 636525,  
CINCINNATI, OH 452636525  
9045627000

**Bill To:**  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR,  
ST AUGUSTINE, FL 32092

**Serviced:**  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR, SAMPSON CREEK COMMUNITY  
ST AUGUSTINE, FL 32092

Item	Qty	Description	Unit Price	Net Amount	Tax
EEWHOOK	2	EXTINGUISHER WALL BRKT	9.95	19.90	Y
EEOR	1	O RING ASSEMBLY	9.70	9.70	Y
IN	5	INSPECTION, EXTINGUISHER ANNUAL	13.54	67.70	Y
SY	1	6 YEAR MAINTENANCE	43.00	43.00	Y
A442257	1	EXTINGUISHER, 5# ABC, 3A40BC RATED AA05S-1	148.00	148.00	Y
A436500	1	EXTINGUISHER, 10# ABC AA10S	255.00	255.00	Y
EEDISP	2	EXTINGUISHER DISPOSAL	27.00	54.00	Y
EEGAUGE	1	EXTINGUISHER PRESSURE GUAGE	19.95	19.95	Y
EEVSC	1	VERIFICATION SVC COLLAR	10.78	10.78	Y
EESEAL	5	FLAG SEAL/TAMPER INDICATOR	4.28	21.40	Y
INEL	5	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	30.30	151.50	Y
EEVSTEM	1	VALVE STEM ASSEMBLY	29.18	29.18	Y
FX	2	EXTINGUISHER INSTALLATION	36.00	72.00	Y
DC5	1	DRY CHEMICAL 5#	49.00	49.00	Y
INEX	4	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	30.30	121.20	Y
SC	1	Service Charge	137.00	137.00	Y

Sub Total: 1209.31

Tax: 0.00

Total: 1209.31

Amount  
Received: 0.00

Please pay =====>

Balance Due: 1209.31

GL 1.320.57200.54600

HH Sub 3-12-25



## Hello Office Sampson Creek Cdd,

MAR 10 2025

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		\$522.98
Payment - thank you	Feb 23	-\$522.98
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$387.85
Taxes, fees and other charges	Page 3	\$5.18
<b>New charges</b>		<b>\$393.03</b>

**Amount due Mar 21, 2025 \$393.03**

## Your bill explained

- Any payments received or account activity after Feb 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).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

## Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.001.320.57200.41000  
March 2025

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  
00330310 NO RP 28 20250228 NNNNNNNY 0000567 0003OFFICE SAMPSON CREEK CDD  
C/O HOME OFC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

Account number

8495 74 140 1110618

Payment due

Mar 21, 2025

Please pay

\$393.03

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

8495741401110618000393033



## Download the Comcast Business App

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

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

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



## Faster speeds. More solutions. Bigger savings.

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

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



## Need help? We're here for you



### Visit us online

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



### Call us anytime

800-391-3000

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.

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

### Accessibility:

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



## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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





Regular monthly charges		\$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
Voice Credit	-\$19.95	
Mobility Voice Line	\$44.95	
Business Voice.		
Service fees		\$16.00
Directory Listing Management Fee	\$8.00	
Voice Network Investment	\$8.00	
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.

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.

MAR 13 2025

Account Number  
8495 74 140 1110956

Billing Date  
Mar 04, 2025

Services From  
Mar 14, 2025 to Apr 13, 2025

Page  
1 of 5

# Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$704.66
Payment - thank you	Feb 25	-\$704.66
<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 Mar 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 Mar 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).

## Need help?

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001.320.57200.41000  
May 2025

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  
98330310 NO RP 04 20250304 NNNNNNNY 0000549 0003

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

Account number **8495 74 140 1110956**  
Payment due **Mar 25, 2025**  
**Please pay \$704.66**  
Amount enclosed \$

Make checks payable to Comcast  
Do not send cash



849574140111095600704668

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211





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- View upcoming appointments

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### Call us anytime

800-391-3000

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## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



Regular monthly charges		\$697.45
Comcast Business		\$681.45
Bundled services		\$314.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.		\$429.00
Bundle Discount		-\$144.00
Equipment Fee Voice and WiFi Pro Expanded Coverage.		\$29.95
TV services		\$316.50
TV Standard Business Video.		\$74.95
Public View Service Business Video.		\$25.00
Service Discount		-\$25.00
CableCARD Service To Additional TV.		\$43.50
Service Discount		-\$43.50
Digital Adapter		<input checked="" type="checkbox"/>
Equipment Fee TV Box.		\$200.00
Broadcast TV Fee		\$37.10
Regional Sports Fee		\$4.45
Voice services		\$50.00
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each		\$89.90
Voice Credit Qty 2 @ -\$19.95 each		-\$39.90
Service fees		\$16.00
Directory Listing Management Fee		\$8.00
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.



Account Number  
8495 74 140 1110956

Billing Date  
Mar 04, 2025

Services From  
Mar 14, 2025 to Apr 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.

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**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 855-653-4545 to chat with our business services team. We have plans available for you to choose from so you can continue to receive the best service at the best value.



Call **855-653-4545** 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:** 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. B6957A-ADP-FAR-4545 PA0242

## ***Sampson Creek CDD***

FPL Electric

Code to 001.320.54100.43000

### **February-25**

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,199.92
19350-09421	211 St. John's Golf Drive #LITES	\$	120.66
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.11
55613-33054	2125 County Road 210 W	\$	62.56
59216-52565	205 St. John's Golf Drive	\$	119.26
61084-35154	944 Leo Maguire Parkway #1	\$	27.62
80369-00598	205 St. John's Golf Drive #Swimclub	\$	466.22
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
33381-88364	1574 Drury Court #1	\$	258.86
Total		<hr/> <b>\$</b>	<hr/> <b>6,527.56</b> <hr/>

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

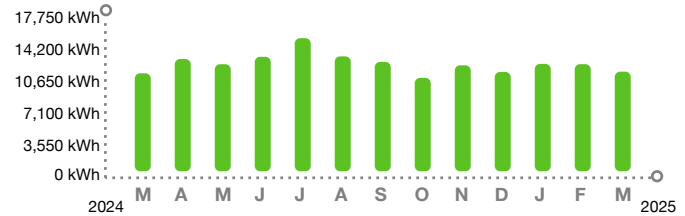
**\*\*\*PLEASE CODE TO MONTH ON SCHEDULE, NOT INVOICE DATE. THANKS!**

**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 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****\$1,199.92**

TOTAL AMOUNT YOU OWE

**Mar 27, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	1,270.55
Payments received	-1,270.55
Balance before new charges	0.00
Total new charges	1,199.92
<b>Total amount you owe</b>	<b>\$1,199.92</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

Customer Service: 1-800-375-2434  
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16229-99512

ACCOUNT NUMBER

\$1,199.92

TOTAL AMOUNT YOU OWE

Mar 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	1,270.55
Payment received - Thank you	-1,270.55
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$408.54
Fuel: (\$0.027180 per kWh)	\$327.65
Demand: (\$13.41 per KW)	\$402.30

Electric service amount 1,168.90

Gross receipts tax (State tax) 30.00

Taxes and charges 30.00

Regulatory fee (State fee) 1.02

Total new charges \$1,199.92

**Total amount you owe \$1,199.92**

## METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	61246		49191		12055
Demand KW	30.39				30

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	12055	12962	11858
Service days	28	30	29
kWh/day	430	432	408
Amount	\$1,199.92	\$1,270.55	\$1,141.22

## KEEP IN MIND

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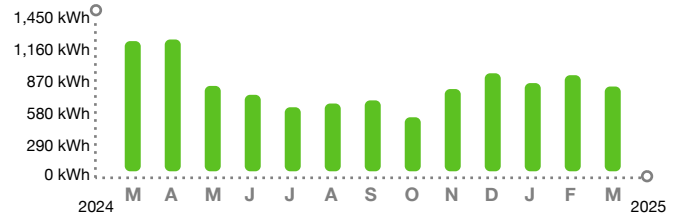
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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 6, 2025**Account Number:** 59216-52565**Service Address:**205 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$119.26**

TOTAL AMOUNT YOU OWE

**Mar 28, 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	133.44
Payments received	-133.44
Balance before new charges	0.00
Total new charges	119.26
<b>Total amount you owe</b>	<b>\$119.26</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
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59216-52565

ACCOUNT NUMBER

\$119.26

TOTAL AMOUNT YOU OWE

Mar 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	133.44
Payment received - Thank you	-133.44
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) \$80.53

Fuel: (\$0.027180 per kWh) \$22.78

Electric service amount 116.18

Gross receipts tax (State tax) 2.98

Taxes and charges 2.98

Regulatory fee (State fee) 0.10

Total new charges \$119.26

**Total amount you owe \$119.26**

### METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49723		48885		838

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	838	950	1287
Service days	28	30	29
kWh/day	29	31	44
Amount	\$119.26	\$133.44	\$178.64

### KEEP IN MIND

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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 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****\$258.86**

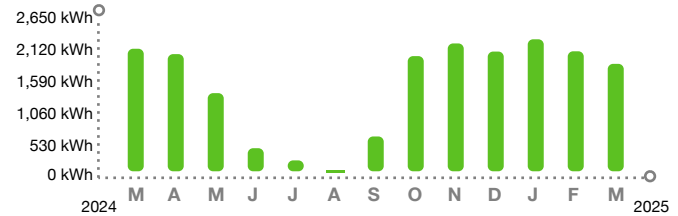
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**Mar 27, 2025**

NEW CHARGES DUE BY



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

Amount of your last bill	287.56
Payments received	-287.56
Balance before new charges	0.00
Total new charges	258.86
<b>Total amount you owe</b>	<b>\$258.86</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

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

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Hearing/Speech Impaired:

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

**Ways to Pay**

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33381-88364

ACCOUNT NUMBER

**\$258.86**

TOTAL AMOUNT YOU OWE

**Mar 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	287.56
Payment received - Thank you	-287.56
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) \$186.54

Fuel: (\$0.027180 per kWh) \$52.76

Electric service amount 252.17

Gross receipts tax (State tax) 6.47

Taxes and charges 6.47

Regulatory fee (State fee) 0.22

Total new charges \$258.86

**Total amount you owe \$258.86**

### METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	72659		70718		1941

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	1941	2168	2214
Service days	28	30	29
kWh/day	69	72	76
Amount	\$258.86	\$287.56	\$297.88

### 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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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 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

**Mar 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**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545Report Power Outages:  
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for ways to pay.

08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Mar 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 Apr 4, 2025.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	0	0	0
Service days	28	30	29
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

### KEEP IN MIND

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

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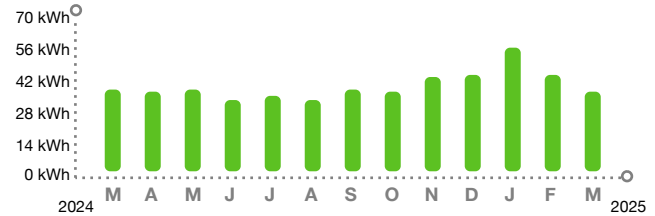
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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 6, 2025**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.62**

TOTAL AMOUNT YOU OWE

**Mar 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	28.04
Payments received	-28.04
Balance before new charges	0.00
Total new charges	27.62
<b>Total amount you owe</b>	<b>\$27.62</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

Customer Service: (386) 252-1541  
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61084-35154

ACCOUNT NUMBER

\$27.62

TOTAL AMOUNT YOU OWE

Mar 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	28.04
Payment received - Thank you	-28.04
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$9.36

Non-fuel: (\$0.096100 per kWh) \$3.65

Fuel: (\$0.027180 per kWh) \$1.03

Electric service amount 26.91

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.62

**Total amount you owe \$27.62**

## METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20144		20106		38

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	38	46	39
Service days	28	30	29
kWh/day	1	2	1
Amount	\$27.62	\$28.04	\$27.76

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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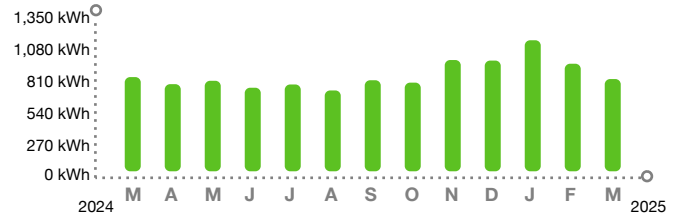
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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 6, 2025**Account Number:** 19350-09421**Service Address:**211 SAINT JOHNS GOLF DR # LITES  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$120.66**

TOTAL AMOUNT YOU OWE

**Mar 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	138.51
Payments received	-138.51
Balance before new charges	0.00
Total new charges	120.66
<b>Total amount you owe</b>	<b>\$120.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

Customer Service: 1-800-375-2434  
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19350-09421

ACCOUNT NUMBER

\$120.66

TOTAL AMOUNT YOU OWE

Mar 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	138.51
Payment received - Thank you	-138.51
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) \$81.59

Fuel: (\$0.027180 per kWh) \$23.08

Electric service amount 117.54

Gross receipts tax (State tax) 3.02

Taxes and charges 3.02

Regulatory fee (State fee) 0.10

Total new charges \$120.66

**Total amount you owe \$120.66**

### METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	55714		54865		849

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	849	990	867
Service days	28	30	29
kWh/day	30	33	29
Amount	\$120.66	\$138.51	\$124.65

### KEEP IN MIND

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

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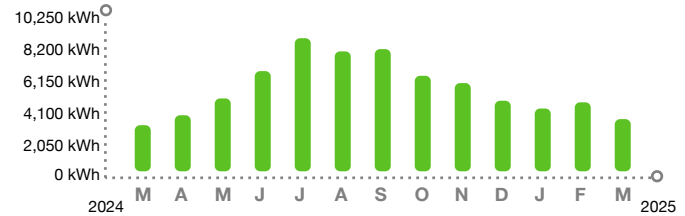
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**Electric Bill Statement****For:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 6, 2025**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB  
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$466.22**

TOTAL AMOUNT YOU OWE

**Mar 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	636.24
Payments received	-636.24
Balance before new charges	0.00
Total new charges	466.22
<b>Total amount you owe</b>	<b>\$466.22</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

Customer Service: 1-800-375-2434  
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for ways to pay.

80369-00598

ACCOUNT NUMBER

\$466.22

TOTAL AMOUNT YOU OWE

Mar 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	636.24
Payment received - Thank you	-636.24
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$123.53

Fuel: (\$0.027180 per kWh) \$99.07

Demand: (\$13.41 per KW) \$201.15

Electric service amount 454.16

Gross receipts tax (State tax) 11.66

Taxes and charges 11.66

Regulatory fee (State fee) 0.40

Total new charges \$466.22

**Total amount you owe \$466.22**

## METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	98920		95275		3645
Demand KW	14.83				15

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	3645	4820	3221
Service days	28	30	29
kWh/day	130	160	111
Amount	\$466.22	\$636.24	\$443.45

## 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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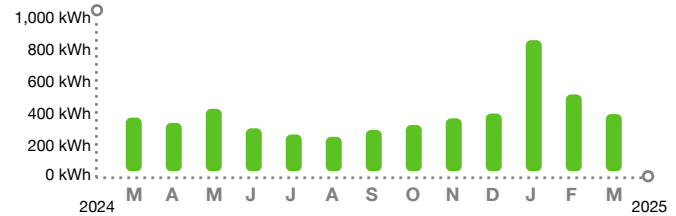
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 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****\$62.56**

TOTAL AMOUNT YOU OWE

**Mar 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	79.54
Payments received	-79.54
Balance before new charges	0.00
Total new charges	62.56
<b>Total amount you owe</b>	<b>\$62.56</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

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

/ 27

1304556133305426526000000

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

55613-33054

ACCOUNT NUMBER

\$62.56

TOTAL AMOUNT YOU OWE

Mar 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	79.54
Payment received - Thank you	-79.54
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) \$37.48

Fuel: (\$0.027180 per kWh) \$10.60

Electric service amount 60.95

Gross receipts tax (State tax) 1.56

Taxes and charges 1.56

Regulatory fee (State fee) 0.05

Total new charges \$62.56

**Total amount you owe \$62.56**

## METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	96336		95946		390

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	390	524	366
Service days	28	30	29
kWh/day	14	17	13
Amount	\$62.56	\$79.54	\$60.19

## 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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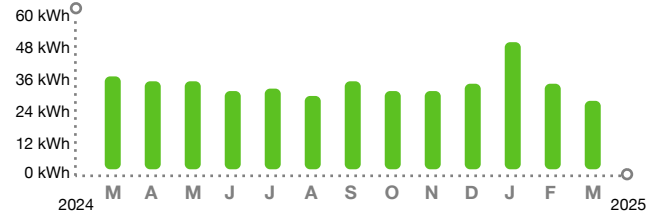
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Feb 6, 2025 to Mar 6, 2025 (28 days)**Statement Date:** Mar 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****\$27.11**

TOTAL AMOUNT YOU OWE

**Mar 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	27.47
Payments received	-27.47
Balance before new charges	0.00
Total new charges	27.11
<b>Total amount you owe</b>	<b>\$27.11</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.

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

/ 27

1304469744435601172000000

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

46974-44356

ACCOUNT NUMBER

\$27.11

TOTAL AMOUNT YOU OWE

Mar 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	27.47
Payment received - Thank you	-27.47
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$10.09

Non-fuel: (\$0.096100 per kWh) \$2.69

Fuel: (\$0.027180 per kWh) \$0.76

Electric service amount 26.41

Gross receipts tax (State tax) 0.68

Taxes and charges 0.68

Regulatory fee (State fee) 0.02

Total new charges \$27.11

**Total amount you owe \$27.11**

## METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Apr 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16616		16588		28

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	28	35	38
Service days	28	30	29
kWh/day	1	1	1
Amount	\$27.11	\$27.47	\$27.72

## KEEP IN MIND

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

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MAR 10 2025

## Electric Bill Statement

For: Feb 6, 2025 to Mar 6, 2025 (28 days)

Statement Date: Mar 6, 2025

Account Number: 72556-88074

## Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092SAMPSON CREEK CDD,  
Here's what you owe for this billing period.

## CURRENT BILL

**\$4,219.69**

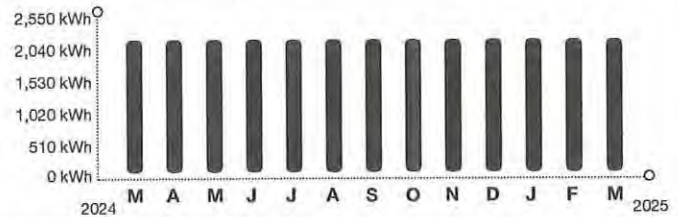
TOTAL AMOUNT YOU OWE

**Mar 27, 2025**

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.  
**FPL.com/eBill**

## ENERGY USAGE HISTORY



## BILL SUMMARY

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

(See page 2 for bill details.)

## KEEP IN MIND

- Payment received after May 27, 2025 is considered LATE; a late payment charge of 0.781667% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

Ways to Pay



/ 27

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0001 0004 046734

10

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

72556-88074

ACCOUNT NUMBER

\$4,219.69

TOTAL AMOUNT YOU OWE

Mar 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

0002 0004 046734 E001

### BILL DETAILS

Amount of your last bill	4,219.69
Payment received - Thank you	-4,219.69
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 Apr 4, 2025.

#### Usage Type

Total kWh used

Usage

2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2025	Feb 6, 2025	Mar 6, 2024
kWh Used	2302	2302	2302
Service days	28	30	29
kWh/day	82	77	79
Amount	\$4,219.69	\$4,219.69	\$4,183.44

### KEEP IN MIND

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

FPL.com Page 1

0003 0004 046734 ESLA

For: 02-06-2025 to 03-06-2025 (28 days)

kWh/Day: 82

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

### Detail of Rate Schedule Charges for Street Lights

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

\* 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 046734 ESLA

For: 02-06-2025 to 03-06-2025 (28 days)  
kWh/Day: 82  
Service Address:  
LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							71.20
Non-energy sub total							4,021.13
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



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

Invoice	
<b>Date</b> 03/01/2025	<b>Number</b> JAK03250016
<b>Due Date</b> 03/31/2025	<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	Sismn No	PO Number	Franchisee	Due Date	
JAK03250016	03/01/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	03/31/2025	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR MARCH				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

Project Manager      Alex Acree



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

March 10, 2025  
Invoice #                      192809

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

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 February 28, 2025**

Phase	0001	General Services			
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Professional Engineer		8.00	135.00	1,080.00	001.310.51300.31100
Sr. CAD		.75	90.00	67.50	
Administrative		.50	50.00	25.00	
<b>Total Labor</b>				<b>1,172.50</b>	

Phase	0003	Construction Services			
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Professional Engineer		26.00	135.00	3,510.00	Don't Pay
Sr. CAD		4.50	90.00	405.00	
<b>Total Labor</b>				<b>3,915.00</b>	

Phase                      0999                      Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls	38.64	
<b>Total Reimbursables</b>	<b>38.64</b>	<b>38.64</b>

Color 11 x 17	12.0 Copies @ 0.88	10.56	
Color 8.5 x 11	24.0 Copies @ 0.50	12.00	
<b>Total Reproductions</b>		<b>22.56</b>	<b>22.56</b>

**Total Due:**                      **5,148.70**

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
191864	9/13/2024	164.94

Project	0000020835.0000	Sampson Creek CDD	Invoice	192809
	192463	1/13/2025	64.72	
	192636	2/7/2025	4,777.50	
	<b>Total</b>		<b>5,007.16</b>	

**Billed to Date**

	<b>Current Due</b>	<b>Prior Billed</b>	<b>Billed to Date</b>
Labor	5,087.50	147,075.27	152,162.77
Expense	38.64	3,826.05	3,864.69
Unit	22.56	1,349.29	1,371.85
<b>Totals</b>	<b>5,148.70</b>	<b>152,250.61</b>	<b>157,399.31</b>



Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 2/17/2025

**Invoice #**12944280

**Terms:** Due at event

**PO#**

**Customer name:**

Sampsons Creek CDD

**Event type:** Pool Party

**Billing address:** 219 St. Johns Golf Drive, St. Augustine, FL 32092

**Original contact person:** Julie Tallaksen

**Wk:** 904-599-9093

**Cell:** 386-931-2990

**E-mail/ fax:** jtallaksen@vestapropertyservices.com

**At event contacts with cell:** Same

**Event date:** Tuesday March 18, 2025

**Hours of event:** 1:00 pm -4:00 pm

**Hours of service:** 3.0 hrs.

**Approximate set up time:** Between: 11:30 am -12:00 pm

**Location name and address:** Poolside

**Where to set up at location:**

**Set up-grass or pavement:** Concrete

**Power within 75': Yes**

**Covered area for entertainer:**

**Notes:**

**SERVICES NEEDED:**

\* Mobile DJ Service 3.0 hrs.with Tent

( free interactive game props and prizes bonus)

**Reg. Rate \$** 600.00

**Your Cost \$** 450.00

**Your Total Savings \$150.00**

**Sub Total:** \$ 450.00

**Sales Tax:** \$ -

**Invoice Total:** \$ 450.00

**50 % Deposit required** \$ Waived

**Balance due at set up** \$ 450.00

**Payments received** \$ -

**Current Balance** \$ 450.00

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

GL 1.320.57200.49400

444 Sub

3-13-25

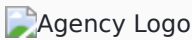
#### **CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY**

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by

Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. In advance to avoid labor costs.

No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

**Customer signature required x** \_\_\_\_\_ **Date:** \_\_\_\_\_



# Invoice

**INVOICE DATE**

3/10/2025

**INVOICE NUMBER**

1242132

**BILLED FROM**

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

**BILLED TO**

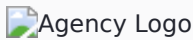
SHARYN HENNING  
5385 North Nob Hill Road  
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4686042			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
					0.00 M			
001.320.57200.34500								
\$231.00								
*Separate Check*								
					<b>TOTAL OFFICERS PAY</b>			<b>\$220.00</b>
					<b>SERVICE FEE</b>			<b>\$11.00</b>
					<b>TAX</b>			<b>\$0.00</b>
					<b>TOTAL DUE</b>			<b>\$231.00</b>

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

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





# Invoice

**INVOICE DATE**

3/20/2025

**INVOICE NUMBER**

1263780

**BILLED FROM**

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

**BILLED TO**

SHARYN HENNING  
5385 North Nob Hill Road  
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEE\$	HOURS	RATE	AMOUNT
4732798			St Johns Golf		0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
001.320.57200.34500					TOTAL OFFICERS PAY			\$220.00
\$231.00					SERVICE FEE			\$11.00
*Separate Check*					TAX			\$0.00
					TOTAL DUE			\$231.00

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

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

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

<b>Date</b>	2/26/2025
<b>Invoice #</b>	001-SJGCC70
<b>Customer #</b>	

# INVOICE

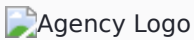
Customer	Project
Sampson Creek CDD 219 St Johns Golf Dr St. Augustine, FL 32092	Had to replace two additional slabs at 1869 Forest Glen Way

Description		Amount
1869 Forest Glen Way (2 slabs)		\$1,200.00
	<b>Subtotal</b>	
	<b>Taxes</b>	
	<b>Total</b>	\$1,200.00

Capital Reserve  
### 3-13-25

Send Checks to  
Amenity Office

034.600.53800.60000



# Invoice

**INVOICE DATE**

3/23/2025

**INVOICE NUMBER**

1270741

**BILLED FROM**

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


**BILLED TO**

SHARYN HENNING  
5385 North Nob Hill Road  
Sunrise, FL 33351


JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4750986			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
					0.00 M			
001.320.57200.34500								
\$231.00								
*Separate Check*								
TOTAL OFFICERS PAY								\$220.00
SERVICE FEE								\$11.00
TAX								\$0.00
TOTAL DUE								\$231.00

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

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: April 4th, 2025 Invoice Number: 04042025.11		
<u>Name / Address</u> Attn: Julie Tallaksen St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092		<b>Additional Details:</b>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Outdoor Movie (Mufasa)	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$350.00
		<b>Sales Tax (0.0%)</b>				n/a
		<b>Total</b>				\$350.00

GL 1.320.57200.49400  
 HW 3-27-25

		<b>Bouncers, Slides, and More Inc.</b> 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: April 12th, 2025 Invoice Number: 04122025.22		
<u>Name / Address</u> Attn: Julie Tallaksen St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092		<u>Additional Details:</u>				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Wrecking Ball	1	\$550.00		\$400.00	\$400.00
2	Wipeout Big Balls	1	\$550.00		\$400.00	\$400.00
3	Generator	1	\$150.00		\$100.00	\$100.00
4	Two stff onsite	2	\$150.00		\$150.00	\$300.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		<b>Subtotal</b>				\$1,200.00
		<b>Sales Tax (0.0%)</b>				n/a
		<b>Total</b>				\$1,200.00

GL 1.320.57200.49400  
 HW 3-27-25



# INVOICE



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

Customer #: 14846146  
Invoice #: 9293565  
Invoice Date: 4/1/2025  
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For April	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 #: 9293565  
Invoice Date: 4/1/2025

Amount Due: \$13,866.49

GLI.320 54100.46200  
HW 3-26-25

Thank you for allowing us to serve you

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

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

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

# BrightView

Landscape Services

## INVOICE

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

**Customer #:** 14846146  
**Invoice #:** 9291453  
**Invoice Date:** 3/24/2025  
**Sales Order:** 8626133  
**Cust PO #:**

**Project Name:** Sampson Creek - Mainline leak

**Project Description:** irrigation leak at the front entrance of the club at St. Johns Golf & Country Club.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Labor and material to repair 3" mainline break at the front	1.000	LS	415.00	415.00
Total Invoice Amount					415.00
Taxable Amount					
Tax Amount					
Balance Due					415.00

**Terms:** Net 15 Days

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

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14846146  
Invoice #: 9291453  
Invoice Date: 3/24/2025

GL 1.320.54100.46202  
HW sub 3-28-25

Amount Due: \$ 415.00

Thank you for allowing us to serve you

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

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

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

# INVOICE

**BrightView**  
Landscape Services

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

**Customer #:** 14846146  
**Invoice #:** 9291450  
**Invoice Date:** 3/24/2025  
**Sales Order:** 8599747  
**Cust PO #:**

**Project Name:** Sampson Creek - Proposal to investigate irrigation wire issue at clock  
**Project Description:** Located on Zone 22 (Battery Node)

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Tech labor to investigate wire issue	8.000	HR	85.00	680.00
Total Invoice Amount					680.00
Taxable Amount					
Tax Amount					
Balance Due					680.00

**Terms:** Net 15 Days

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

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 14846146  
Invoice #: 9291450  
Invoice Date: 3/24/2025

GIL 32054100.46202  
HW sub 3-28-25

**Amount Due: \$ 680.00**

Thank you for allowing us to serve you

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

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

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



## 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.: 3327  
Terms: Net 30  
Invoice date: 03/25/2025  
Due date: 04/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE APRIL	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	10	\$7.95	\$79.50
3.	LIQUID BLEACH	PER GAL	506	\$4.65	\$2,352.90
4.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00
5.	MURIATIC ACID	PER GAL	0.5	\$11.12	\$5.56
6.	CYANURIC ACID	GRANULAR CONDITIONER, PER LB	20	\$3.94	\$78.80

Total **\$4,627.76**

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 3-26-25

## Upcoming Delivery Dates

March 2025  
Friday 28

April 2025  
Friday 11  
Friday 25

May 2025  
Friday 9  
Friday 23



Bottled Water \* Filtration \* Coffee

We are proud to offer iconic brands like Pure Life Purified Water and Saratoga Spring Water, plus other regional water brands, available in a variety of sizes from 8-ounce 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: 03-19-25  
Invoice #: 23356477 031925  
Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>365.60</b>
		Payment			0.00
		Remaining Balance			365.60
02-28-25	T250596970032	CRYSTAL SPRINGS 5G PURIFIED WATER	15	9.49	142.35
		5.0 GALLON BOTTLE DEPOSIT	15	6.00	90.00
		5.0 GALLON BOTTLE RETURN	-15	6.00	-90.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
					<b>156.34</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.

Paid CK#8773 \$365.60 3/7/25

Previous Balance  
\$365.60Payment  
\$0.00Total New Charges  
\$342.13Pay This Amount  
\$707.73Write 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: 04-11-25  
Total Amount Due: \$707.73

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

GL 1.320.57200.54502  
HW 3-24-25

\$

|||||  
**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 031925

Page 2 of 3





# INVOICE

DATE: 03/19/2025  
DUE DATE: 04/18/2025  
INVOICE # 7612-1

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
Labor Diagnostic and Assembly	Strength Machine Repair	1.00	\$155.00	Item	\$155.00	N

GL 1.320.57200.59502  
54502  
HW 324-25

SUBTOTAL \$155.00  
TAX RATE\* 0.00000%  
TAX \$0.00  
OTHER -  
TOTAL \$155.00  
PAID \$0.00  
BALANCE \$155.00

## MEMO

Strength Machine Repair  
Work Order #7612-1, 03/19/2025 02:00 PM, 03/19/2025 03:00 PM, Josh Hood

## TERMS & CONDITIONS

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

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



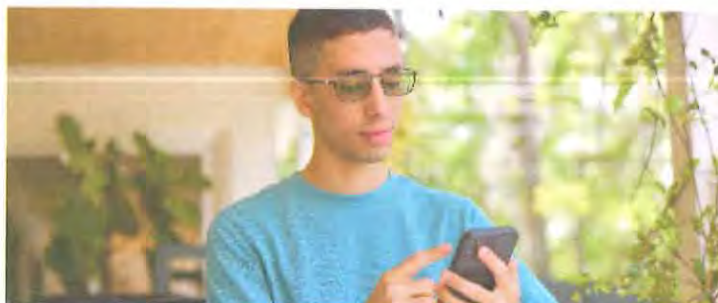




@



## Understand Your Bill

A woman with long dark hair is seen from the side, sitting at a light-colored wooden desk. She is looking at a laptop screen which displays a website with text and images. On the desk, to the right of the laptop, is a light blue mug filled with coffee and a small glass bowl containing various fruits like apples and oranges. In front of her, on the desk, is a piece of paper with a diagram or flowchart. The background is a simple, bright interior space.

**Tel:**

City:

**State:**

**Zip Code:**

E-mail:



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 03/19/25

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: 02/11/25 - 03/12/25

Reading Date: 03/12/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	29	144	Regular	3/4	19000 GAL

Basic Monthly Charge \$ 18.90

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

Tier 2 Consumption (&gt; 14 kgal @ \$4.33) 21.64

**Total Current Irrigation Charges \$ 93.89**

## IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 02/11/25 - 03/12/25

Reading Date: 03/12/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	29	2487	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	33,000	25,000	27,000	931









Visit [jea.com](http://jea.com) to:

Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



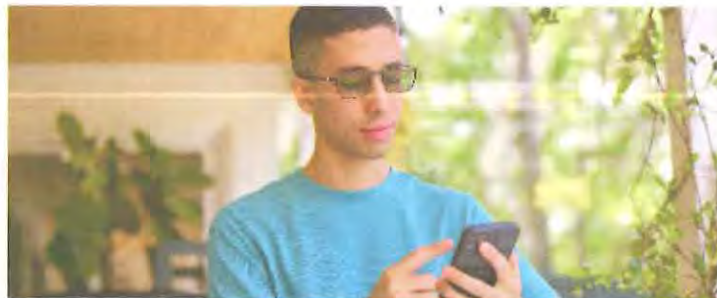
Understand Your Bill

## Want a more predictable JEA bill?

MyBudget levelizes your payments so you pay about the same every month.



Scan to learn more



## Download the My JEA App

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



Scan to learn more or visit  
[jea.com/app](http://jea.com/app)

### STATEMENT INFORMATION

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

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

### ADDRESS CORRECTION

Account # 8274324200

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





Phone: (904) 665-6000



Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 03/20/25

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$18.90	Irrigation 1 - Commercial	02/11/25 - 03/12/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74457419</td><td>29</td><td>497</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	29	497	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	29	497	Regular	0 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$93.50	Irrigation 1 - Commercial	02/10/25 - 03/11/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		8.65													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514012958</td><td>29</td><td>136</td><td>Regular</td><td>16000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	29	136	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	29	136	Regular	16000 GAL											
1401 CRESTED HERON CT	I	\$319.85	Irrigation 1 - Commercial	02/14/25 - 03/17/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		63.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		203.50													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>62253178</td><td>31</td><td>9279</td><td>Regular</td><td>61000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	31	9279	Regular	61000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	31	9279	Regular	61000 GAL											
219 SAINT JOHNS GOLF DR	W	\$18.90	Commercial - Water/Sewer	02/12/25 - 03/12/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	0	Regular	0 GAL											
219 SAINT JOHNS GOLF DR	W	\$794.58	Swimming Pool - Water	02/14/25 - 03/17/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		100.80													
Water Consumption Charge		693.78													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>94648188</td><td>31</td><td>2687</td><td>Regular</td><td>373000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	31	2687	Regular	373000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	31	2687	Regular	373000 GAL											
219 SAINT JOHNS GOLF DR	S	\$31.73	Commercial - Water/Sewer	02/12/25 - 03/12/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		31.73													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	0	Regular	0 GAL											



Water \$813.48  
Sewer \$31.73



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$22.62	Commercial - Water/Sewer	02/11/25 - 03/12/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.90													
Water Consumption Charge		3.72													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>29</td><td>110</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	110	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	110	Regular	2000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$44.51	Commercial - Water/Sewer	02/11/25 - 03/12/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		31.73													
Sewer Usage Charge		12.78													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>29</td><td>110</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	110	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	110	Regular	2000 GAL											
380 SAINT JOHNS GOLF DR	I	\$30.33	Irrigation 1 - Commercial	02/11/25 - 03/12/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		11.43													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514034028</td><td>29</td><td>14</td><td>Regular</td><td>3000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	29	14	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	29	14	Regular	3000 GAL											
825 HAMPTON CROSSING WAY	I	\$27.81	Irrigation 1 - Residential	02/11/25 - 03/12/25	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$2.97)		8.91													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83711246</td><td>29</td><td>372</td><td>Regular</td><td>3000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	29	372	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	29	372	Regular	3000 GAL											
884 EAGLE POINT DR APT 1	I	\$39.12	Irrigation 1 - Commercial	02/11/25 - 03/12/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Tier 1 Consumption (1-14 kgal @ \$3.81)		7.62													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83715860</td><td>29</td><td>358</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83715860	29	358	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	29	358	Regular	2000 GAL											
885 EAGLE POINT DR	I	\$76.57	Irrigation 1 - Commercial	02/11/25 - 03/12/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		4.32													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>81849996</td><td>29</td><td>393</td><td>Regular</td><td>15000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	29	393	Regular	15000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	29	393	Regular	15000 GAL											
982 EAGLE POINT DR	I	\$154.51	Irrigation 1 - Commercial	02/11/25 - 03/12/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		82.26													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>82580203</td><td>29</td><td>1100</td><td>Regular</td><td>33000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	29	1100	Regular	33000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	29	1100	Regular	33000 GAL											

Total New Charges For This Address \$67.13

Water \$22.62

Sewer \$44.51



Water  
\$22.62  
Sewer  
\$44.51



MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER

DATE

BALANCE

707136

4/1/2025

\$2,360.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000000014920001000000026248300000023600073

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

Sampson Creek CDD SJGCC

219 St Johns Golf Dr St. Augustine, FL 32092

Invoice Due Date 5/1/2025

Invoice 262483B

PO #

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

GL 1.320.54100.46300  
HW 4-1-25

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$2360.00

**This Invoice Total:**

\$2360.00

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

Customer #: 707136

Portal Registration #: AF01BA4E

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

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

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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



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

## Service Slip/Invoice

**INVOICE:** 61003476  
**DATE:** 03/21/2025  
**ORDER:** 61003476

**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
03/21/2025	02:18 PM		BKJEFFOR-P	Bradley Jeffords	
Purchase Order	Terms	Last Service	Map Code		Time Out
		03/21/2025	SJG	Lic:JE141259	

Service	Description	Price
CPC-QTRLY	Pest Control Service	\$75.00
Quarterly Pest Control- Swim Club/ Pool House Lockbox code 1357		
Leah 599-9093 -Call if any areas are inaccessible for treatment.		
Checked rodent stations and performed a granular and liquid treatment swept down spiderwebs and wasp nests		
Thank you for your business!		
		<b>SUBTOTAL</b> \$75.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$75.00
		<b>AMOUNT DUE</b> \$75.00

GL 1.320.57200.54500  
HW 3-24-25

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**





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

## Service Slip/Invoice

**INVOICE:** 61003512  
**DATE:** 03/21/2025  
**ORDER:** 61003512

**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
03/21/2025	02:18 PM	RODENTS	BKJEFFOR-P	Bradley Jeffords	
Purchase Order	Terms	Last Service	Map Code		Time Out
		03/21/2025	SJG	Lic:JE141259	

Service	Description	Price
CPC-RODENT CTRL	Rodent Control Service	\$158.00
Pool & parking lot by flag pole Lockbox code 1357 10 Bait boxes 1 by flag pole & 9 around bldg Leah 599-9093 Call if any areas are inaccessible for treatment. Checked rodent stations and performed a granular and liquid treatment swept down spiderwebs and wasp nests Thank you for your business!		
<b>SUBTOTAL</b>		\$158.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$158.00

**AMOUNT DUE** \$158.00

GL 1.320.57200.54500  
HW 3-24-25

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**



Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 2/23/2025 **Invoice #** 12944288 **Terms:** Due at event **PO#**  
**Customer name:** Sampsons Creek CDD **Event type:** Spring Event  
**Billing address:** 219 St. Johns Golf Drive, St. Augustine, FL 32092  
**Original contact person:** Julie Tallaksen **Wk:** 904-599-9093 **Cell:** 386-931-2990 **E-mail/ fax:** jtallaksen@vestapropertyservices.com  
**At event contacts with cell:** Same  
**Event date:** Saturday April 12, 2025 **Hours of event:** 10:00 am -2:00 pm **Hours of service:** 4.0 hrs.  
**Approximate set up time:** Between: 8:30-9:00 am  
**Location name and address:** Same  
**Where to set up at location:**  
**Set up-grass or pavement:** Grass Area **Power within 75': Yes**  
**Notes:** **Covered area for entertainer:**  
**SERVICES NEEDED:**

* Male Easter Bunny Character	3.0 hrs. 10:30 am-1:30 pm	Reg. Rate \$	525.00	Your Cost \$	450.00
				Your Total Savings	\$75.00

Sub Total:	\$	450.00
Sales Tax:	\$	-
Invoice Total:	\$	450.00
50 % Deposit required	\$	Waived
Balance due at set up	\$	450.00
Payments received	\$	-
Current Balance	\$	450.00

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

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

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

Customer signature required x

*Haley Wyckoff*

Date: 3-27-25

GL 1.320.57200.49400  
+W 3-27-25





Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 2/6/2025

**Invoice #**12944278

**Terms:** Due at event

**PO#**

**Customer name:**

Sampsons Creek CDD

**Event type:** Spring Event

**Billing address:** 219 St. Johns Golf Drive, St. Augustine, FL 32092

**Original contact person:**

Julie Tallaksen

**Wk:** 904-599-9093

**Cell:** 386-931-2990

**E-mail/ fax:** jtallaksen@vestapropertyservices.com

**At event contacts with cell:**

Same

**Event date:** Saturday April 12, 2025

**Hours of event:** 10:00 am -2:00 pm

**Hours of service:** 4.0 hrs.

**Approximate set up time:**

Between: 8:30-9:00 am

**Location name and address:**

Same

**Where to set up at location:**

**Set up-grass or pavement:**

Grass Area

**Power within 75': Yes**

**Covered area for entertainer:**

**Notes:**

**SERVICES NEEDED:**

- \* Mobile DJ Service 4.0 hrs.with Tent
- \* (4) Carnival Games under Themed 10' x 10' Tent Package
- \* Adult Bellringer
- \* Large Carousel Bounce House
- \* Area Delivery

Reg. Rate \$	695.00	Your Cost \$	550.00
Reg. Rate \$	259.00	Your Cost \$	249.00
Reg. Rate \$	395.00	Your Cost \$	349.00
Reg. Rate \$	335.00	Your Cost \$	295.00
Reg. Rate \$	59.00	Your Cost \$	59.00
Reg. Total \$	1,743.00	Your Total \$	1,502.00

**Your Total Savings \$241.00**

**Sub Total:** \$ 1,502.00

**Sales Tax:** \$ -

**Invoice Total:** \$ 1,502.00

**50 % Deposit required** \$ Waived

**Balance due at set up** \$ 1,502.00

**Payments received** \$ -

**Current Balance** 1,502.00

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

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

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

Customer signature required x

*Hamy Wyong*

Date: 3-27-25

GL 1.320.57200.49400

HW 3-27-25