

**Sampson Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2015

Sampson Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2015

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-28
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	29-30
MANAGEMENT LETTER	31-32
INDEPENDENT ACCOUNTANT'S REPORT / COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	33



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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Sampson Creek Community Development District as of and for the year ended September 30, 2015, and the related notes to financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Sampson Creek Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Sampson Creek Community Development District as of September 30, 2015, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 22, 2016 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Sampson Creek Community Development District's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,
Gaines & Frank*

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

April 22, 2016

Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015

Management's discussion and analysis of Sampson Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all position and liabilities of the District, with the difference between position and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The statement of activities presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2015.

- ◆ The District's total assets exceeded total liabilities by \$5,245,810 (net position). Unrestricted net position for Governmental Activities were \$305,057. Net investment in capital assets was \$4,324,220. Restricted net position was \$616,533.
- ◆ Governmental activities revenues totaled \$1,554,273 while governmental activities expenses totaled \$1,834,250.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

	Governmental Activities	
	2015	2014
Current assets	\$ 383,704	\$ 427,529
Restricted assets	731,218	638,538
Capital assets	10,147,915	10,686,879
Deferred outflows	380,771	405,205
	<hr/>	<hr/>
Total Assets and Deferred Outflows	11,643,608	12,158,151
	<hr/>	<hr/>
Current liabilities	453,333	422,158
Non-current liabilities	5,944,465	6,210,206
	<hr/>	<hr/>
Total Liabilities	6,397,798	6,632,364
	<hr/>	<hr/>
Net investment in capital assets	4,324,220	4,631,878
Net assets - restricted	616,533	512,006
Net assets - unrestricted	305,057	381,903
	<hr/>	<hr/>
Total Net Position	\$ 5,245,810	\$ 5,525,787
	<hr/>	<hr/>

The decrease in current assets and unrestricted net position and the increase in restricted assets and restricted net position is related to the reclassification of capital projects investments.

The decrease in capital assets is related to depreciation on those assets in the current year.

The decrease in non-current liabilities is related to principal payments on the debt in the current year.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

	Financial Activity	
	Governmental Activities	
	<u>2015</u>	<u>2014</u>
Program Revenues		
Charges for services	\$ 1,492,814	\$ 1,485,828
General Revenues		
Investment earnings	2,553	775
Miscellaneous	58,906	63,120
Total Revenues	<u>1,554,273</u>	<u>1,549,723</u>
Expenses		
General government	116,122	118,330
Physical environment	1,400,209	1,338,221
Interest on long-term debt	317,919	327,381
Total Expenses	<u>1,834,250</u>	<u>1,783,932</u>
Change in Net Position	(279,977)	(234,209)
Net Position - Beginning of Year	<u>5,525,787</u>	<u>5,759,996</u>
Net Position - End of Year	<u>\$ 5,245,810</u>	<u>\$ 5,525,787</u>

The increase in physical environment expenses was primarily the result of an increase in repair and maintenance.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2015:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2015</u>	<u>2014</u>
Capital assets not being depreciated:		
Land improvements	\$ 1,648,125	\$ 1,648,125
Capital assets being depreciated:		
Improvements other than buildings	14,961,480	14,914,290
Equipment	660,644	636,321
Accumulated depreciation	(7,122,334)	(6,511,857)
Total Capital Assets	<u>\$ 10,147,915</u>	<u>\$ 10,686,879</u>

During the year, depreciation was \$610,477. Governmental activities added \$47,190 of improvements other than buildings and \$24,323 of equipment.

General Fund Budgetary Highlights

The budget exceeded governmental expenditures primarily because of lower legal expenses than were expected.

Debt Management

Governmental Activities debt includes the following:

- ◆ In December 2006, the District issued \$8,055,000 Series 2006 Capital Improvement Revenue Refunding Bonds. These bonds were issued to advance refund the Series 2000A and 2002A Capital Improvement Revenue Bonds which were issued to fund certain infrastructure and facilities benefitting the lands of the District. The balance outstanding at September 30, 2015 was \$6,115,000.

Economic Factors and Next Year's Budget

Sampson Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2016.

**Sampson Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Sampson Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Sampson Creek Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Sampson Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2015

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 46,285
Investments	299,634
Due from other governments	12,037
Accounts receivable	189
Interest receivable	21
Deposits	820
Prepaid expenses	24,718
Total Current Assets	383,704
Non-current Assets:	
Restricted assets:	
Investments	731,218
Capital assets not being depreciated:	
Land improvements	1,648,125
Capital assets being depreciated:	
Improvements other than buildings	14,961,480
Equipment	660,644
Less: accumulated depreciation	(7,122,334)
Total Non-current Assets	10,879,133
Total Assets	11,262,837
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding	380,771
Total Assets and Deferred Outflow of Resources	11,643,608
LIABILITIES	
Current Liabilities:	
Accounts payable	71,010
Accrued interest payable	122,323
Bonds payable	260,000
Total Current Liabilities	453,333
Non-current liabilities:	
Bonds payable	5,944,465
Total Liabilities	6,397,798
NET POSITION	
Net investment in capital assets	4,324,220
Restricted for debt service	41,678
Restricted for capital projects	574,855
Unrestricted	305,057
Total Net Position	\$ 5,245,810

See accompanying notes.

Sampson Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2015

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (116,122)	\$ 128,153	\$ 12,031
Physical environment	(1,400,209)	799,087	(601,122)
Interest on long-term debt	(317,919)	565,574	247,655
Total Governmental Activities	<u>\$ (1,834,250)</u>	<u>\$ 1,492,814</u>	<u>(341,436)</u>
General revenues:			
			2,553
			58,906
			<u>61,459</u>
			(279,977)
			5,525,787
			<u>\$ 5,245,810</u>

See accompanying notes.

Sampson Creek Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2015

ASSETS	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Cash and cash equivalents	\$ 38,179	\$ -	\$ 8,106	\$ 46,285
Investments	299,634	-	-	299,634
Accounts receivable	189	-	-	189
Due from other governments	7,512	4,525	-	12,037
Accrued interest receivable	14	7	-	21
Deposits	820	-	-	820
Prepaid expenses	24,718	-	-	24,718
Restricted investments	-	159,469	571,749	731,218
Total Assets	<u>\$ 371,066</u>	<u>\$ 164,001</u>	<u>\$ 579,855</u>	<u>\$ 1,114,922</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	<u>\$ 66,010</u>	<u>\$ -</u>	<u>\$ 5,000</u>	<u>\$ 71,010</u>
FUND BALANCES				
Nonspendable				
Deposits	820	-	-	820
Prepaid expenses	24,718	-	-	24,718
Reserved for:				
Debt service	-	164,001	-	164,001
Capital projects	-	-	574,855	574,855
Unreserved and undesignated	279,518	-	-	279,518
Total Fund Balances	<u>305,056</u>	<u>164,001</u>	<u>574,855</u>	<u>1,043,912</u>
Total Liabilities and Fund Balances	<u>\$ 371,066</u>	<u>\$ 164,001</u>	<u>\$ 579,855</u>	<u>\$ 1,114,922</u>

See accompanying notes.

**Sampson Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2015**

Total Governmental Fund Balances	\$ 1,043,912
----------------------------------	--------------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets not being depreciated (land improvements (\$1,648,125)), used in governmental activities are not financial resources and therefore, are not reported at the fund statement level.	1,648,125
--	-----------

Capital assets being depreciated (improvements other than building (\$14,961,480) and equipment (\$660,644) net of accumulated depreciation (\$7,122,334)) used in governmental activities are not financial resources and therefore, are not reported at the fund statement level.	8,499,790
---	-----------

Deferred outflow of resources are not financial resources and therefore, are not reported at the fund statement level.	380,771
--	---------

Long-term liabilities, including bonds payable (\$6,115,000), plus net bond premium (\$89,465) are not due and payable in the current period and therefore, are not reported at the fund statement level.	(6,204,465)
---	-------------

Accrued interest expense for long-term debt is not a financial use and therefore, is not reported at the fund statement level.	<u>(122,323)</u>
--	------------------

Net Position of Governmental Activities	<u><u>\$ 5,245,810</u></u>
---	----------------------------

See accompanying notes.

**Sampson Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES ·
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2015**

	General	Debt Service	Capital Project	Total Governmental Funds
Revenues				
Special assessments	\$ 927,240	\$ 565,574	\$ -	\$ 1,492,814
Investment earnings	356	61	2,136	2,553
Miscellaneous	58,906	-	-	58,906
Total Revenues	<u>986,502</u>	<u>565,635</u>	<u>2,136</u>	<u>1,554,273</u>
Expenditures				
Current				
General government	115,801	-	321	116,122
Physical environment	722,007	-	67,725	789,732
Debt service				
Principal	-	250,000	-	250,000
Interest	-	303,262	-	303,262
Capital Outlay	-	-	71,513	71,513
Total Expenditures	<u>837,808</u>	<u>553,262</u>	<u>139,559</u>	<u>1,530,629</u>
Revenue over/under expenditures	148,694	12,373	(137,423)	23,644
Other financing sources/(uses)				
Transfers in	10,743	-	236,344	247,087
Transfers out	(236,344)	(10,743)	-	(247,087)
Total Other Financing Sources/(Uses)	<u>(225,601)</u>	<u>(10,743)</u>	<u>236,344</u>	<u>-</u>
Net change in fund balances	(76,907)	1,630	98,921	23,644
Fund Balances - October 1, 2014	<u>381,963</u>	<u>162,371</u>	<u>475,934</u>	<u>1,020,268</u>
Fund Balances - September 30, 2015	<u>\$ 305,056</u>	<u>\$ 164,001</u>	<u>\$ 574,855</u>	<u>\$ 1,043,912</u>

See accompanying notes.

Sampson Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2015

Net Change in Fund Balances - Total Governmental Funds	\$	23,644
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital outlay, reported as expenditures in the governmental funds, is shown as an addition to capital assets on the Statement of Net Position		71,513
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(610,477)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position.		250,000
Amortization expense of a bond premium does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period.		5,741
The deferred amount of refunding is amortized in the Statement of Activities, but not in the governmental funds. This is the amount of amortization in the current year.		(24,434)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year to the current year.		<u>4,036</u>
Change in Net Position of Governmental Activities	\$	<u><u>(279,977)</u></u>

See accompanying notes.

**Sampson Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND**

For the Year Ended September 30, 2015

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 916,438	\$916,438	\$ 927,240	\$ 10,802
Investment earnings	100	100	356	256
Miscellaneous	33,500	33,500	58,906	25,406
Total Revenues	<u>950,038</u>	<u>950,038</u>	<u>986,502</u>	<u>36,464</u>
Expenditures				
Current				
General government	124,935	124,935	115,801	9,134
Physical environment	735,753	735,753	722,007	13,746
Total Expenditures	<u>860,688</u>	<u>860,688</u>	<u>837,808</u>	<u>22,880</u>
Revenue over/under expenditures	<u>89,350</u>	<u>89,350</u>	<u>148,694</u>	<u>59,344</u>
Other financing sources/(uses)				
Transfers in	6,129	6,129	10,743	4,614
Transfers out	(236,344)	(236,344)	(236,344)	-
Total Other Financing Sources/(Uses)	<u>(230,215)</u>	<u>(230,215)</u>	<u>(225,601)</u>	<u>4,614</u>
Net change in fund balances	(140,865)	(140,865)	(76,907)	63,958
Fund Balances - October 1, 2014	<u>140,865</u>	<u>140,865</u>	<u>381,963</u>	<u>241,098</u>
Fund Balances - September 30, 2015	<u>\$ -</u>	<u>\$ -</u>	<u>\$305,056</u>	<u>\$ 305,056</u>

See accompanying notes.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was created on August 1, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Sampson Creek Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis in a general election by qualified electors within the District. The District operates within the criteria established by Chapter 190.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Sampson Creek Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

When both restricted and unrestricted resources are combined in a fund, qualified expenses are considered to be paid first from restricted resources, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund - The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for debt service requirements to retire the revenue refunding bonds which were used to refund the capital improvement bonds issued to finance the construction of District infrastructure improvements.

Capital Projects Fund - The Capital Projects Fund accounts for the construction of improvements within the District

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land improvements, improvements other than buildings, and equipment are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives ranging from 5 to 30 years.

d. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Bond Premiums

Bond premiums associated with the issuance of bonds are amortized over the life of the bonds using the straight line method of accounting.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**Sampson Creek Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2015**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

g. Net Position

Net position represents the difference between assets and liabilities and are reported in three categories. Net investment in capital assets represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position are assets that do not meet definitions of the classifications previously described.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$1,043,912) differs from “net position” of governmental activities (\$5,245,810) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land improvements	\$ 1,648,125
Improvements other than buildings	14,961,480
Equipment	660,644
Accumulated depreciation	<u>(7,122,334)</u>
Total	<u>\$ 10,147,915</u>

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred Amount on Refunding

The difference between the outstanding balance of the old debt and the cost of the new debt is a deferred outflow of resources. This balance is amortized over the life of the new debt. The unamortized balance is reflected as deferred amount on refunding.

Deferred amount of refunding	\$ <u>380,771</u>
------------------------------	-------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2015 were:

Bonds payable	\$ (6,115,000)
Bond premium, net	<u>(89,465)</u>
Total	<u>\$ (6,204,465)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(122,323)</u>
------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$23,644) differs from the “change in net position” for governmental activities (\$(279,977)) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (610,477)
Capital outlay	71,513
Total	<u>\$ (538,964)</u>

Deferred amount on refunding

Amortization expense of the deferred amount on refunding does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of deferred amount on refunding	<u>\$ (24,434)</u>
--	--------------------

Long-term debt transactions

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net decrease in accrued interest payable	<u>\$ 4,036</u>
--	-----------------

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.

Debt principal payments	<u>\$ 250,000</u>
-------------------------	-------------------

Amortization expense of the bond premium does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond premium	<u>\$ 5,741</u>
------------------------------	-----------------

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE C – CASH AND DEPOSITS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2015, the District's bank balance was \$50,995 and the carrying value was \$46,285.

As of September 30, 2015, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Local Government Surplus Trust Fund		
Investment Pool - Prime Fund	N/A	\$ 571,749
First American Government		
Obligation Fund, Class Z	N/A	459,103
		\$ 1,030,852

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE C – CASH AND DEPOSITS (CONTINUED)

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The Local Government Surplus Funds Trust is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. The District had monies invested with the Local Government Surplus Funds Trust Fund (Fund), at September 30, 2015. This fund met the requirements of a "2-7a like pool" as defined in Government Accounting Standards Board, Statement 31.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in First American Government Obligation Funds represents 45% of the District's total investments. The investment in Local Government Surplus Funds Trust represents 55% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2015 were typical of these items during the fiscal year then ended. As of September 30, 2015, the District's investment in the First American Government Obligation Fund was rated AAAm by Standard & Poor's. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2015 was as follows:

	Balance 10/1/14	Additions	Deletions	Balance 09/30/15
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 1,648,125	\$ -	\$ -	\$ 1,648,125
Capital assets, being depreciated:				
Improvements other than building	14,914,290	47,190	-	14,961,480
Equipment	636,321	24,323	-	660,644
Total Capital Assets, Being Depreciated	<u>15,550,611</u>	<u>71,513</u>	<u>-</u>	<u>15,622,124</u>
Less accumulated depreciation for:				
Improvements other than building	(6,429,912)	(541,434)	-	(6,971,346)
Equipment	(81,945)	(69,043)	-	(150,988)
Total Accumulated Depreciation	<u>(6,511,857)</u>	<u>(610,477)</u>	<u>-</u>	<u>(7,122,334)</u>
Total Capital Assets Depreciated, Net	<u>9,038,754</u>	<u>(538,964)</u>	<u>-</u>	<u>8,499,790</u>
Governmental Activities Capital Assets	<u><u>\$ 10,686,879</u></u>	<u><u>\$ (538,964)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 10,147,915</u></u>

Depreciation of \$610,477 was allocated to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2015:

	Balance 10/1/14	Additions	Deletions	Balance 9/30/15
<u>Governmental Funds:</u>				
Bonds payable:				
Series 2006	\$ 6,365,000	\$ -	\$ (250,000)	\$ 6,115,000
Premium	95,206	-	(5,741)	89,465
Governmental Funds Liabilities	<u><u>\$ 6,460,206</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (255,741)</u></u>	<u><u>\$ 6,204,465</u></u>

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE F – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2015:

Special Assessment Refunding Bond

\$8,055,000 Series 2006 Capital Improvement Revenue Refunding Bonds maturing through 2031, interest between 3.5% and 5.0%, payable May 1 and November 1. \$ 6,115,000

Plus:

Bond premium, net	89,465
Total	<u>\$ 6,204,465</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2015 are as follows:

Year Ending September 30,	Principal	Interest	Total
2016	\$ 260,000	\$ 293,575	\$ 553,575
2017	275,000	283,175	558,175
2018	285,000	269,425	554,425
2019	300,000	255,175	555,175
2020	315,000	240,175	555,175
2021-2025	1,830,000	957,925	2,787,925
2026-2030	2,315,000	490,150	2,805,150
2031	535,000	26,750	561,750
Totals	\$ 6,115,000	\$ 2,816,350	\$ 8,931,350

Significant Bond Provisions

The Bond Indenture established certain amounts be maintained in a reserve account. The reserve requirements are met by the purchase of bond reserve insurance. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt in accordance with Bond Indenture. The reserve requirement was met through bond insurance.

Sampson Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2015

NOTE G – RELATED PARTIES

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer, and other administrative costs.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

NOTE I –INTERLOCAL AGREEMENT

In a prior year, the District entered into an interlocal agreement with St. Johns County to expand County Road 210. This will result in the need to expand the road adjacent to a storm water pond on the District's property. St. Johns County has requested that the District allow it to expand the storm water pond. The District has agreed to provide St. Johns County with the easement to facilitate the road and pond expansion and St. Johns County will be responsible for all costs associated with the pond expansion.



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

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Sampson Creek Community Development District, as of and for the year ended September 30, 2015, and the related notes to the financial statements, and have issued our report thereon dated April 22, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Sampson Creek Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sampson Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Sampson Creek Community Development District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Board of Supervisors
Sampson Creek Community Development District**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Sampson Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,
Gaines & Frank*

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

April 22, 2016



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

MANAGEMENT LETTER

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Sampson Creek Community Development District as of and for the year ended September 30, 2015, and have issued our report thereon dated April 22, 2016.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, Section 601 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated April 22, 2016, should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. There were no recommendations made in the preceding audit report.

Financial Condition

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not Sampson Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Sampson Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Fort Pierce / Stuart
31

To the Board of Supervisors
Sampson Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor the Sampson Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the Sampson Creek Community Development District for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,
Gaines & Frank*

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

April 22, 2016



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

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Sampson Creek Community Development District
St. Johns County, Florida

We have examined Sampson Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2015. Management is responsible for Sampson Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Sampson Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Sampson Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Sampson Creek Community Development District's compliance with the specified requirements.

In our opinion, Sampson Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2015.

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

April 22, 2016