



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

**FY 2025**  
***Adopted Budget***  
***August 15, 2024***



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**Sampson Creek**  
Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Total Projected Variance	Adopted Budget FY 2025	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<b>Revenues</b>									
Maintenance Assessments	\$965,283	\$1,109,669	\$1,116,494	\$0	\$1,116,494	\$6,824	\$1,158,783	\$49,114	4%
Interest Income	\$75	\$75	\$21,433	\$7,144	\$28,577	\$28,503	\$5,000	\$4,925	
Youth Programs Income	\$45,000	\$45,000	\$0	\$0	\$0	(\$45,000)	\$0	(\$45,000)	
Clubhouse Income	\$250	\$250	\$4,944	\$1,648	\$6,592	\$6,341	\$1,000	\$750	
Insurance Proceeds	\$0	\$0	\$20,600	\$0	\$20,600	\$20,600	\$0	\$0	
Carryforward Surplus	\$101,609	\$163,315	\$163,315	\$0	\$163,315	\$0	\$125,091	(\$38,224.41)	
<b>TOTAL REVENUES</b>	<b>\$1,112,217</b>	<b>\$1,318,310</b>	<b>\$1,326,786</b>	<b>\$8,792</b>	<b>\$1,335,578</b>	<b>\$17,268</b>	<b>\$1,289,874</b>	<b>(\$28,435)</b>	<b>-2%</b>
<b>Expenditures</b>									
<i>Administrative</i>									
Supervisor Fees	\$12,000	\$12,000	\$6,200	\$3,000	\$9,200	(\$2,400)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$474	\$230	\$704	(\$214)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$13,399	\$4,466	\$17,866	\$2,866	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$1,767	\$353	\$2,120	\$0	\$2,226	\$106	5%
Arbitrage	\$1,200	\$1,200	\$600	\$600	\$1,200	\$0	\$1,200	\$0	0%
Assessment Roll	\$5,000	\$5,300	\$5,300	\$0	\$5,300	\$0	\$5,565	\$265	5%
Attorney	\$30,000	\$30,000	\$15,532	\$3,106	\$18,639	(\$11,361)	\$23,963	(\$6,037)	-20%
Annual Audit	\$3,615	\$3,715	\$0	\$3,715	\$3,715	\$0	\$4,000	\$285	8%
Trustee Fees	\$9,750	\$8,500	\$8,405	\$0	\$8,405	(\$95)	\$8,500	\$0	0%
Management Fees	\$56,286	\$62,600	\$52,167	\$10,433	\$62,600	\$0	\$65,730	\$3,130	5%
Information Technology	\$1,000	\$1,060	\$883	\$177	\$1,060	(\$0)	\$1,113	\$53	5%
Telephone	\$300	\$400	\$393	\$79	\$471	\$71	\$400	\$0	0%
Postage	\$1,000	\$500	\$863	\$173	\$1,036	\$536	\$600	\$100	20%
Printing & Binding	\$1,500	\$500	\$1,064	\$213	\$1,277	\$777	\$400	(\$100)	-20%
Insurance	\$8,751	\$10,200	\$9,597	\$0	\$9,597	(\$603)	\$11,037	\$836	8%
Legal Advertising	\$1,350	\$1,350	\$398	\$600	\$998	(\$352)	\$1,350	\$0	0%
Other Current Charges	\$1,350	\$1,500	\$429	\$86	\$515	(\$985)	\$1,000	(\$500)	-33%
Office Supplies	\$500	\$100	\$38	\$8	\$46	(\$54)	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	0%
<b>TOTAL ADMINISTRATIVE</b>	<b>\$151,695</b>	<b>\$157,138</b>	<b>\$117,684</b>	<b>\$27,238</b>	<b>\$144,922</b>	<b>(\$12,216)</b>	<b>\$155,277</b>	<b>(\$1,862)</b>	<b>-1%</b>
<i>Field</i>									
Field Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	(\$47,700)	\$0	(\$47,700)	-100%
General Manager*	\$0	\$0	\$145,107	\$29,021	\$174,128	\$174,128	\$183,369	\$183,369	
Landscape Maintenance (Brightview Landscape)*	\$102,552	\$158,472	\$133,165	\$26,633	\$159,797	\$1,325	\$166,398	\$7,926	5%
Landscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$53,480	\$10,696	\$64,176	(\$824)	\$57,000	(\$8,000)	-12%
Landscape Maintenance Contingency	\$52,000	\$52,000	\$43,291	\$6,466	\$49,757	(\$2,243)	\$52,000	\$0	0%
Lake Maintenance	\$26,460	\$30,000	\$23,800	\$4,760	\$28,560	(\$1,440)	\$30,000	\$0	0%
Amenities and Recreation Management*	\$76,387	\$76,387	\$0	\$0	\$0	(\$76,387)	\$0	(\$76,387)	-100%
Amenities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0	\$0	\$0	(\$16,206)	\$0	(\$16,206)	-100%
Security	\$59,854	\$73,514	\$64,537	\$12,907	\$77,444	\$3,930	\$79,888	\$6,374	9%
Lifeguards/Pool Monitors	\$40,892	\$46,434	\$40,821	\$5,614	\$46,434	\$0	\$46,434	\$0	0%
Pool Maintenance	\$35,000	\$35,000	\$26,613	\$5,323	\$31,936	(\$3,064)	\$35,000	\$0	0%
Splash Pad Maintenance/Chemicals	\$6,000	\$6,000	\$5,000	\$1,000	\$6,000	\$0	\$6,000	\$0	0%
Janitorial Maintenance	\$22,500	\$22,500	\$16,409	\$3,282	\$19,691	(\$2,809)	\$22,500	\$0	0%
Electric	\$68,000	\$76,500	\$65,270	\$13,054	\$78,324	\$1,824	\$80,000	\$3,500	5%
Water	\$16,000	\$16,000	\$15,467	\$3,093	\$18,561	\$2,561	\$18,500	\$2,500	16%
Refuse Service	\$500	\$500	\$0	\$0	\$0	(\$500)	\$500	\$0	0%

**Sampson Creek**  
Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Total Projected Variance	Adopted Budget FY 2025	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<i>Field - continued</i>						\$0			
Permits	\$2,000	\$2,000	\$575	\$0	\$575	(\$1,425)	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$12,109	\$2,422	\$14,530	(\$30,470)	\$32,849	(\$12,151)	-27%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$4,171	\$834	\$5,005	(\$5,995)	\$8,281	(\$2,719)	-25%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$15,802	\$3,160	\$18,962	(\$1,038)	\$20,000	\$0	0%
Tennis Court Maintenance	\$7,500	\$7,500	\$145	\$29	\$174	(\$7,326)	\$3,897	(\$3,603)	-48%
Supplies	\$12,500	\$20,000	\$12,367	\$2,473	\$14,840	(\$5,160)	\$16,563	(\$3,437)	-17%
Special Events	\$25,000	\$25,000	\$21,439	\$3,561	\$25,000	\$0	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$11,415	\$0	\$11,415	(\$3,585)	\$15,000	\$0	0%
Workers Compensation Insurance	\$2,000	\$2,000	\$0	\$0	\$0	(\$2,000)	\$2,000	\$0	0%
Property Insurance*	\$24,902	\$41,298	\$39,954	\$0	\$39,954	(\$1,344)	\$45,947	\$4,649	11%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$10,776	\$2,155	\$12,931	\$431	\$7,000	(\$5,500)	-44%
Website Maintenance	\$5,040	\$5,040	\$737	\$147	\$885	(\$4,155)	\$1,000	(\$4,040)	-80%
Office Supplies	\$500	\$700	\$386	\$77	\$463	(\$237)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$0	\$0	(\$11,004)	\$0	(\$11,004)	-100%
Youth Programs	\$45,000	\$45,000	\$0	\$0	\$0	(\$45,000)	\$0	(\$45,000)	-100%
<b>TOTAL FIELD</b>	<b>\$877,043</b>	<b>\$985,255</b>	<b>\$762,836</b>	<b>\$136,708</b>	<b>\$899,544</b>	<b>(\$85,711)</b>	<b>\$957,826</b>	<b>(\$27,429)</b>	<b>-3%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,028,738</b>	<b>\$1,142,394</b>	<b>\$880,520</b>	<b>\$163,946</b>	<b>\$1,044,466</b>	<b>(\$97,927)</b>	<b>\$1,113,103</b>	<b>(\$29,291)</b>	<b>-3%</b>
<i>Other Sources/(Uses)</i>									
Capital Reserve Transfer		(\$200,000)	(\$200,000)	\$0	(\$200,000)		(\$200,000)	\$0.00	0%
Interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$33,979	\$0	\$33,979		\$23,229	(\$855.40)	
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$175,916)</b>	<b>(\$166,021)</b>	<b>\$0</b>	<b>(\$166,021)</b>		<b>(\$176,771)</b>	<b>\$0</b>	
<b>EXCESS REVENUES (EXPENDITURES)</b>		<b>\$0</b>	<b>\$280,245</b>	<b>(\$155,154)</b>	<b>\$125,091</b>		<b>\$0</b>		
		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>		<b>FY 2025</b>		
Net Assessment		\$965,414.03	\$965,283.04	\$965,283.04	\$1,108,803.61		\$1,158,783.40		
Net Golf Course		\$13,256.58	\$13,256.58	\$13,256.58	\$13,705.90		\$14,323.65		
Net to Residential		\$952,157.45	\$952,026.46	\$952,026.46	\$1,095,097.71		\$1,144,459.75		
No. of Residential Units		799	799	799	799		799		
Net Residential Unit Assessment		\$1,191.69	\$1,191.52	\$1,191.52	\$1,370.59		\$1,432.37	\$3,840.66	
<b>Gross Residential Unit Assessment</b>		<b>\$1,267.75</b>	<b>\$1,267.75</b>	<b>\$1,267.75</b>	<b>\$1,458.07</b>		<b>\$1,523.79</b>		
<b>Gross Golf Course Assessment</b>		<b>\$12,677.52</b>	<b>\$12,677.50</b>	<b>\$12,677.50</b>	<b>\$14,580.70</b>		<b>\$15,237.93</b>		
<b>Assessment Increase per unit compared to prior FY</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$190.32</b>		<b>\$65.72</b>		<b>4.51%</b>

\* Causes for Increase

\$4.81

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

# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND BUDGET  
FISCAL YEAR 2025

### **REVENUES:**

#### **Maintenance Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

#### **Interest Income**

The District will have all excess funds invested in a custodian account with US Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

#### **Youth Programs Income**

Income earned from hosting a summer camp, Kids Night Out, Tiny Tots Soccer, and School Days Out.

#### **Miscellaneous Income**

Income earned from Clubhouse activities.

### **EXPENDITURES:**

#### **Administrative:**

#### **Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 meetings.

#### **FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### **Engineering Fees**

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

#### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

#### **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 and 2020 Special Assessment Bonds.

#### **Attorney**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND BUDGET  
FISCAL YEAR 2025

### **Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

### **Trustee Fees**

The District issued Series 2016 Capital Improvement Revenue and Refunding Bonds and Series 2020 Capital Improvement Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

### **Assessment Roll**

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

### **Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc..

### **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

### **Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the year.

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND BUDGET  
FISCAL YEAR 2025

### **Maintenance:**

#### **General Manager**

The District has contracted with Vesta Property Services for the property management of Sampson Creek Community Development District. Their responsibilities include supervising contracted vendors, coordinating of maintenance repairs and replacement of District grounds, buildings and roads, and to review/approve all related invoices.

#### **Landscape Maintenance**

The District has contracted with Brightview Landscape to provide landscaping and irrigation maintenance services to all the common areas within the District. St. Johns Golf Management will provide maintenance of all Bermuda turf areas.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Brightview Landscape	\$13,206	\$166,938
St. Johns Golf Club	\$5,417	\$65,000
Contingency		<u>\$52,000</u>
Total		\$283,938

#### **Lake Maintenance**

The District has a contract with Lake Doctors who provide monthly water management services to all the lakes throughout the District.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Lake Doctors	\$2,500	\$30,000

#### **Amenities and Recreation Management**

The District has contracted with Vesta Property Services for providing a full-time Recreational Director, who coordinates special events and youth programs for the District and manages use of the recreational facilities. Included in this line is also a part-time facility assistant.

#### **Security**

Security Alarm services of the clubhouse provided by Certified Security Systems. Also included are the costs for St. Johns Sheriff's Office patrol and Central Security Agency.

#### **Lifeguards and Pool Monitors**

Cost to provide lifeguard services and pool monitors during the pool operation season from ASG/Vesta.

#### **Pool Maintenance**

The District currently has a contract with C Buss Enterprises for pool cleaning, water testing, treatment, checking chemicals and back washing of the Amenity Center pool.

#### **Splash Pad Maintenance/Chemicals**

The cost to maintain the newly built splash pad.

#### **Janitorial Maintenance**

Weekly cleaning of the clubhouse.

# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND BUDGET  
FISCAL YEAR 2025

### **Electric**

The cost of electricity for Sampson Creek CDD for the following accounts:

<b>Account Number</b>	<b>Description</b>	<b>Amount</b>
08744-67061	380 St. John's Golf Drive #IRR	\$91.80
16229-99512	219 St. John's Golf Drive #Pool	\$13,189.48
19350-09421	211 St. John's Golf Drive #LITES	\$2,121.12
46974-44356	9402 Leo Maguire Pkwy #2	\$313.20
55613-33054	2125 County Road 210 W	\$1,136.76
59216-52565	205 St. John's Golf Drive	\$5,079.88
61084-35154	944 Leo Maguire Parkway #1	\$313.20
80369-00598	205 St. John's Golf Drive #Swim Club	\$8,451.64
72556-88074	Leo Maguire Parkway #Streetlights	\$31,755.68
33381-88364	1574 Drury Court #1	\$8,895.52
	Contingency	\$8,651.72
<b>TOTAL</b>		<b>\$80,000.00</b>

### **Water/Sewer**

Cost of water/sewer from JEA for the following accounts:

<b>Account Number</b>	<b>Description</b>	<b>Amount</b>
8274324200	380 St. John's Golf Drive #IRR	\$10,406.75
1487324200	Eagle Point Drive #IRR	\$4,618.25
	Contingency	\$3,475.00
<b>TOTAL</b>		<b>\$18,500.00</b>

### **Refuse**

This item includes the cost of garbage disposal for the District.

### **Permits**

Pool permit fees from the St. Johns County Health Department.

### **Repairs and Maintenance**

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

### **Street & Tennis Court Lighting Maintenance**

Represents costs associated with repairs and replacement of district street lights, tennis court lights and other facility lighting.



# **SAMPSON CREEK**

## **COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND BUDGET  
FISCAL YEAR 2025

### **Repairs and Replacements-Amenity Center**

Represents costs associated with repairs and replacement for the Amenity Center.

### **Tennis Court Maintenance**

Represents costs associated with repairs of the tennis courts.

### **Lighting Repairs and Maintenance**

Represents costs associated with repairs of the lighting throughout the District.

### **Supplies**

Miscellaneous supplies needed for the Clubhouse.

### **Special Events**

Monthly events and organized functions the District provides for all residents.

### **Property Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### **Telephone/Internet/Cable Television**

The District has contracted with Comcast to provide telephone, internet, and cable connectivity services and communications.

### **Website Maintenance**

The monthly Constant Contact application fees for community communications via e-blasts and surveys.

### **Office Supplies**

Miscellaneous office supplies.

### **Contingencies**

A contingency for any unanticipated and unscheduled cost to the District.

### **Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

### **Capital Reserve**

Money set aside for future replacements of capital related items.

### **Youth Programs**

Costs associated with Youth Programs to include staffing, field trips, and user fees and meals. The program is fully self-supporting and funded by user fees.

# Sampson Creek

Community Development District

## Capital Projects Funds

Description	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Adopted Budget FY 2025
<b>Revenues</b>					
Interest Income	\$500	\$3,710	\$742	\$4,452	\$500
Carry Forward Surplus	\$103,933	\$69,598	\$0	\$69,598	\$162,963
<b>TOTAL REVENUES</b>	<b>\$104,433</b>	<b>\$73,308</b>	<b>\$742</b>	<b>\$74,050</b>	<b>\$163,463</b>
<b>Expenditures</b>					
Repairs and Replacements	\$63,797	\$111,087	\$0	\$111,087	\$63,797
<b>TOTAL EXPENDITURES</b>	<b>\$63,797</b>	<b>\$111,087</b>	<b>\$0</b>	<b>\$111,087</b>	<b>\$63,797</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Transfer	\$200,000	\$200,000	\$0	\$200,000	\$200,000
<b>TOTAL OTHER</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$200,000</b>
<b>EXCESS REVENUES</b>	<b>\$240,636</b>	<b>\$162,221</b>	<b>\$742</b>	<b>\$162,963</b>	<b>\$299,666</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund**  
**Series 2020 Capital Improvement Revenue Bonds**

Description	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Adopted Budget FY 2025
<b>Revenues</b>					
Special Assessments - Levy <sup>(1)</sup>	\$552,515	\$556,016	\$0	\$556,016	\$552,515
Interest Income	\$2,500	\$17,871	\$3,574	\$21,446	\$2,500
Carry Forward Surplus <sup>(2)</sup>	\$98,806	\$105,429	\$0	\$105,429	\$95,119
<b>TOTAL REVENUES</b>	<b>\$653,820</b>	<b>\$679,316</b>	<b>\$3,574</b>	<b>\$682,891</b>	<b>\$650,134</b>
<b>Expenditures</b>					
<b>Series 2016</b>					
Interest - 11/01	\$71,896	\$71,896	\$0	\$71,896	\$ 67,027.50
Interest - 05/01	\$71,896	\$71,896	\$0	\$71,896	\$ 67,027.50
Principal - 05/01	\$410,000	\$410,000	\$0	\$410,000	\$ 420,000.00
<b>TOTAL EXPENDITURES</b>	<b>\$553,793</b>	<b>\$553,793</b>	<b>\$0</b>	<b>\$553,793</b>	<b>\$554,055</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In / (Out)-GF <sup>(3)</sup>	(\$24,084)	(\$33,979)	\$0	(\$33,979)	(\$23,229)
<b>TOTAL OTHER</b>	<b>(\$24,084)</b>	<b>(\$33,979)</b>	<b>\$0</b>	<b>(\$33,979)</b>	<b>(\$23,229)</b>
<b>EXCESS REVENUES</b>	<b>\$75,944</b>	<b>\$91,544</b>	<b>\$3,574</b>	<b>\$95,119</b>	<b>\$72,850</b>

11/25 Interest Expense      \$ 61,987.50

Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	48	\$488.52	\$41.34	\$23,448.96	\$1,984.32
65'	34	\$524.74	\$48.85	\$17,841.16	\$1,660.90
75'	43	\$577.72	\$56.37	\$24,841.96	\$2,423.91
85'	37	\$633.26	\$63.89	\$23,430.62	\$2,363.93
100'	56	\$796.11	\$75.16	\$44,582.16	\$4,208.96
100'	1	\$0.00	\$75.16	\$0.00	\$75.16
Golf Course	1	\$15,244.79	\$751.61	\$15,244.79	\$751.61
<b>Total</b>	<b>220</b>			<b>\$149,389.65</b>	<b>\$13,468.79</b>
Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	96	\$540.78	\$41.34	\$51,914.88	\$3,968.64
65'	160	\$579.30	\$48.85	\$92,688.00	\$7,816.00
65'	1	\$0.00	\$48.85	\$0.00	\$48.85
75'	232	\$636.88	\$56.37	\$147,756.16	\$13,077.84
85'	75	\$698.40	\$63.89	\$52,380.00	\$4,791.75
100'	16	\$875.73	\$75.16	\$14,011.68	\$1,202.56
<b>Total</b>	<b>580</b>			<b>\$358,750.72</b>	<b>\$30,905.64</b>

Net Assessment	\$552,515
Plus Collection Fees (6%)	\$35,267
<b>Gross Assessment</b>	<b>\$587,782</b>

<sup>(1)</sup> Net Amount Assessed.  
<sup>(2)</sup> Carry forward surplus is net of the reserve requirement.  
<sup>(3)</sup> Excess funds in the 2016 Revenue account after November 1st get transferred to the general fund.

**Sampson Creek**  
**Community Development District**  
Series 2016 Capital Improvement Revenue and Refunding Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/24	\$ 5,030,000.00	\$ 410,000.00	\$ 71,896.25	\$ -
11/01/24	\$ 4,620,000.00	\$ -	\$ 67,027.50	\$ 548,923.75
05/01/25	\$ 4,620,000.00	\$ 420,000.00	\$ 67,027.50	\$ -
11/01/25	\$ 4,200,000.00	\$ -	\$ 61,987.50	\$ 549,015.00
05/01/26	\$ 4,200,000.00	\$ 430,000.00	\$ 61,987.50	\$ -
11/01/26	\$ 3,770,000.00	\$ -	\$ 56,612.50	\$ 548,600.00
05/01/27	\$ 3,770,000.00	\$ 440,000.00	\$ 56,612.50	\$ -
11/01/27	\$ 3,330,000.00	\$ -	\$ 50,837.50	\$ 547,450.00
05/01/28	\$ 3,330,000.00	\$ 455,000.00	\$ 50,837.50	\$ -
11/01/28	\$ 2,875,000.00	\$ -	\$ 44,012.50	\$ 549,850.00
05/01/29	\$ 2,875,000.00	\$ 470,000.00	\$ 44,012.50	\$ -
11/01/29	\$ 2,405,000.00	\$ -	\$ 36,962.50	\$ 550,975.00
05/01/30	\$ 2,405,000.00	\$ 485,000.00	\$ 36,962.50	\$ -
11/01/30	\$ 1,920,000.00	\$ -	\$ 29,687.50	\$ 551,650.00
05/01/31	\$ 1,920,000.00	\$ 500,000.00	\$ 29,687.50	\$ -
11/01/31	\$ 1,420,000.00	\$ -	\$ 22,187.50	\$ 551,875.00
05/01/32	\$ 1,420,000.00	\$ 460,000.00	\$ 22,187.50	\$ -
11/01/32	\$ 960,000.00	\$ -	\$ 15,000.00	\$ 497,187.50
05/01/33	\$ 960,000.00	\$ 475,000.00	\$ 15,000.00	\$ -
11/01/33	\$ 485,000.00	\$ -	\$ 7,578.13	\$ 497,578.13
05/01/34	\$ 485,000.00	\$ 485,000.00	\$ 7,578.13	\$ 492,578.13
		<b>\$ 5,030,000.00</b>	<b>\$ 855,682.50</b>	<b>\$ 5,885,682.50</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund**  
**Series 2020 Capital Improvement Revenue Bonds**

Description	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Adopted Budget FY 2023
<b>Revenues</b>					
Special Assessments - Levy <sup>(1)</sup>	\$73,780	\$74,250	\$0	\$74,250	\$73,780
Interest Income	\$750	\$6,544	\$1,309	\$7,853	\$750
Carry Forward Surplus <sup>(2)</sup>	\$41,000	\$42,758	\$0	\$42,758	\$51,436
<b>TOTAL REVENUES</b>	<b>\$115,530</b>	<b>\$123,552</b>	<b>\$1,309</b>	<b>\$124,861</b>	<b>\$125,966</b>
<b>Expenditures</b>					
<b>Series 2020</b>					
Interest - 11/01	\$31,713	\$31,713	\$0	\$31,713	\$31,594
Interest - 05/01	\$31,713	\$31,713	\$0	\$31,713	\$31,594
Principal - 05/01	\$10,000	\$10,000	\$0	\$10,000	\$10,000
<b>TOTAL EXPENDITURES</b>	<b>\$73,425</b>	<b>\$73,425</b>	<b>\$0</b>	<b>\$73,425</b>	<b>\$73,188</b>
<b>EXCESS REVENUES</b>	<b>\$42,105</b>	<b>\$50,127</b>	<b>\$1,309</b>	<b>\$51,436</b>	<b>\$52,778</b>

11/25 Interest Expense \$31,475

**Assessments per unit for FY 2024-2025:**

Lot Size	Unit Count	Per Unit 2020-1	Total 2020-1
55'	48	\$73	\$3,510
65'	34	\$86	\$2,938
75'	43	\$100	\$4,288
85'	37	\$113	\$4,181
100'	57	\$133	\$7,578
Golf Course	1	\$1,329	\$1,329
<b>Total</b>	<b>220</b>		<b>\$23,823.26</b>

Lot Size	Unit Count	Per Unit 2020-2	Total 2020-2
55'	96	\$73	\$7,020
65'	161	\$86	\$13,912
75'	232	\$100	\$23,133
85'	75	\$113	\$8,475
100'	16	\$133	\$2,127
<b>Total</b>	<b>580</b>		<b>\$54,666</b>

Net Assessment	\$73,780
Plus Collection Fees (6%)	\$4,709
<b>Gross Assessment</b>	<b>\$78,490</b>

<sup>(1)</sup> Net Amount Assessed.

<sup>(2)</sup> Carry forward surplus is net of the reserve requirement.

# Sampson Creek

## Community Development District

Series 2020, Capital Improvement Revenue Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/24	\$ 2,490,000	\$ 10,000.00	\$ 31,712.50	\$ -
11/01/24	\$ 2,480,000	\$ -	\$ 31,593.75	\$ 73,306.25
05/01/25	\$ 2,480,000	\$ 10,000.00	\$ 31,593.75	\$ -
11/01/25	\$ 2,470,000	\$ -	\$ 31,475.00	\$ 73,068.75
05/01/26	\$ 2,470,000	\$ 10,000.00	\$ 31,475.00	\$ -
11/01/26	\$ 2,460,000	\$ -	\$ 31,356.25	\$ 72,831.25
05/01/27	\$ 2,460,000	\$ 10,000.00	\$ 31,356.25	\$ -
11/01/27	\$ 2,450,000	\$ -	\$ 31,237.50	\$ 72,593.75
05/01/28	\$ 2,450,000	\$ 10,000.00	\$ 31,237.50	\$ -
11/01/28	\$ 2,440,000	\$ -	\$ 31,118.75	\$ 72,356.25
05/01/29	\$ 2,440,000	\$ 10,000.00	\$ 31,118.75	\$ -
11/01/29	\$ 2,430,000	\$ -	\$ 31,000.00	\$ 72,118.75
05/01/30	\$ 2,430,000	\$ 10,000.00	\$ 31,000.00	\$ -
11/01/30	\$ 2,420,000	\$ -	\$ 30,881.25	\$ 71,881.25
05/01/31	\$ 2,420,000	\$ 10,000.00	\$ 30,881.25	\$ -
11/01/31	\$ 2,410,000	\$ -	\$ 30,762.50	\$ 71,643.75
05/01/32	\$ 2,410,000	\$ 60,000.00	\$ 30,762.50	\$ -
11/01/32	\$ 2,350,000	\$ -	\$ 30,050.00	\$ 120,812.50
05/01/33	\$ 2,350,000	\$ 65,000.00	\$ 30,050.00	\$ -
11/01/33	\$ 2,285,000	\$ -	\$ 29,278.13	\$ 124,328.13
05/01/34	\$ 2,285,000	\$ 270,000.00	\$ 29,278.13	\$ -
11/01/34	\$ 2,015,000	\$ -	\$ 26,071.88	\$ 325,350.00
05/01/35	\$ 2,015,000	\$ 300,000.00	\$ 26,071.88	\$ -
11/01/35	\$ 1,715,000	\$ -	\$ 22,509.38	\$ 348,581.25
05/01/36	\$ 1,715,000	\$ 305,000.00	\$ 22,509.38	\$ -
11/01/36	\$ 1,410,000	\$ -	\$ 18,506.25	\$ 346,015.63
05/01/37	\$ 1,410,000	\$ 315,000.00	\$ 18,506.25	\$ -
11/01/37	\$ 1,095,000	\$ -	\$ 14,371.88	\$ 347,878.13
05/01/38	\$ 1,095,000	\$ 320,000.00	\$ 14,371.88	\$ -
11/01/38	\$ 775,000	\$ -	\$ 10,171.88	\$ 344,543.75
05/01/39	\$ 775,000	\$ 330,000.00	\$ 10,171.88	\$ -
11/01/39	\$ 445,000	\$ -	\$ 5,840.63	\$ 346,012.50
05/01/40	\$ 445,000	\$ 445,000.00	\$ 5,840.63	\$ 450,840.63
<b>Total</b>		<b>\$ 2,490,000</b>	<b>\$ 844,162.50</b>	<b>\$3,334,162.50</b>