

***Adopted Budget
Fiscal Year 2020***

***Sampson Creek Community
Development District***

August 21, 2019



Sampson Creek

Community Development District

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Sampson Creek

Community Development District

General Fund

					Option #2
	Adopted	Actual	Projected	Total	
Description	Budget	Thru	Next	Projected	Adopted
	FY 2019	7/31/2019	2 Months	9/30/2019	Budget
					FY 2020
Revenues					
Maintenance Assessments	\$916,438	\$921,162	\$0	\$921,162	\$965,414
Interest Income	\$75	\$1,283	\$257	\$1,540	\$75
Youth Programs Income	\$45,000	\$63,909	\$0	\$63,909	\$45,000
Clubhouse Income	\$250	\$1,520	\$400	\$1,920	\$250
Carryforward Surplus	\$0	\$0	\$24,366	\$24,366	\$0
TOTAL REVENUES	\$961,763	\$987,874	\$25,023	\$1,012,897	\$1,010,739
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$10,200	\$2,000	\$12,200	\$12,000
FICA Expense	\$918	\$780	\$153	\$933	\$918
Engineering	\$15,000	\$5,826	\$1,165	\$6,992	\$15,000
Dissemination	\$1,000	\$833	\$167	\$1,000	\$1,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$30,000	\$14,697	\$7,349	\$22,046	\$30,000
Annual Audit	\$3,995	\$3,795	\$0	\$3,795	\$3,995
Trustee Fees	\$4,500	\$4,364	\$0	\$4,364	\$4,500
Management Fees	\$53,680	\$44,733	\$8,947	\$53,680	\$56,286
Computer Time	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$300	\$275	\$55	\$330	\$300
Postage	\$1,000	\$1,080	\$216	\$1,296	\$1,000
Printing & Binding	\$4,000	\$4,333	\$867	\$5,200	\$4,000
Insurance	\$8,519	\$7,744	\$0	\$7,744	\$8,131
Legal Advertising	\$1,350	\$1,620	\$324	\$1,944	\$1,350
Other Current Charges	\$1,350	\$1,469	\$294	\$1,763	\$1,350
Office Supplies	\$500	\$452	\$90	\$542	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$144,287	\$108,210	\$21,793	\$130,003	\$146,505

Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2019	Actual Thru 7/31/2019	Projected Next 2 Months	Total Projected 9/30/2019	Option #2
					Adopted Budget FY 2020
<i>Field</i>					
Field Operation Manager	\$18,900	\$16,223	\$3,245	\$19,467	\$20,052
Landscape Maintenance (Duval Landsape)	\$101,040	\$82,685	\$16,537	\$99,222	\$101,040
Landscape Maintenance (St Johns Golf)	\$57,342	\$49,064	\$9,813	\$58,877	\$57,342
Landscape Maintenance Contingency	\$30,000	\$66,787	\$0	\$66,787	\$64,300
Lake Maintenance	\$25,200	\$21,000	\$4,200	\$25,200	\$25,200
Amenities and Recreation Management	\$92,984	\$70,395	\$22,589	\$92,984	\$93,989
Security	\$75,000	\$58,273	\$11,655	\$69,928	\$72,000
Lifeguards/Pool Monitors	\$40,892	\$19,607	\$21,285	\$40,892	\$40,892
Pool Maintenance	\$40,000	\$24,795	\$4,959	\$29,754	\$35,000
Splash Pad Maintenance/Chemicals	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Janitorial Maintenance	\$22,000	\$18,085	\$3,622	\$21,707	\$22,500
Electric	\$65,000	\$56,862	\$11,372	\$68,235	\$68,000
Water	\$18,000	\$14,175	\$2,835	\$17,010	\$18,000
Refuse Service	\$500	\$0	\$500	\$500	\$500
Permits	\$875	\$350	\$0	\$350	\$875
Repairs & Maintenance	\$25,000	\$45,801	\$9,160	\$54,961	\$35,000
Street & Tennis Court Lighting Maintenance	\$10,000	\$6,427	\$1,285	\$7,713	\$11,000
Repairs & Replacements-Amenity Center	\$30,000	\$11,773	\$2,355	\$14,128	\$20,000
Tennis Court Maintenance	\$7,500	\$5,146	\$1,029	\$6,175	\$7,500
Supplies	\$12,500	\$11,557	\$2,311	\$13,869	\$12,500
Special Events	\$25,000	\$23,145	\$1,855	\$25,000	\$25,000
Holiday Decorations	\$5,000	\$10,231	\$0	\$10,231	\$5,000
Workers Compensation Insurance	\$2,000	\$0	\$0	\$0	\$2,000
Property Insurance	\$18,961	\$19,536	\$0	\$19,536	\$20,513
Telephone/Internet/Cable TV	\$9,504	\$9,091	\$1,818	\$10,909	\$10,000
Website Fees	\$3,648	\$6,075	\$540	\$6,615	\$4,200
Office Supplies	\$1,500	\$591	\$118	\$709	\$1,000
Contingencies	\$2,076	\$18,720	\$0	\$18,720	\$3,000
Youth Programs	\$45,000	\$54,220	\$9,689	\$63,909	\$45,000
TOTAL FIELD	\$791,422	\$720,614	\$148,773	\$869,387	\$827,403
TOTAL EXPENDITURES	\$935,709	\$828,824	\$170,566	\$999,390	\$973,908

Sampson Creek

General Fund

Community Development District

					Option #2
	Adopted	Actual	Projected	Total	Adopted
Description	Budget	Thru	Next	Projected	Budget
	FY 2019	7/31/2019	2 Months	9/30/2019	FY 2020
<i>Other Sources/(Uses)</i>					
Capital Reserve Transfer	(\$22,932)	\$0	(\$22,932)	(\$22,932)	(\$49,653)
Interfund Transfer-Excess DS Revenues	\$7,580	\$9,425	\$0	\$9,425	\$12,822
TOTAL OTHER SOURCES AND USES	(\$15,352)	\$9,425	(\$22,932)	(\$13,507)	(\$36,831)
EXCESS REVENUES (EXPENDITURES)	\$10,702	\$168,475	(\$145,543)	\$0	\$0

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020 OPT#2</u>
Net Assessment	\$916,438.00	\$916,438.00	\$916,438.00	\$916,438.00	\$965,414.03
Golf Course	\$12,584.06	\$12,584.06	\$12,584.06	\$12,584.06	\$13,256.58
Net to Residential	\$903,853.94	\$903,853.94	\$903,853.94	\$903,853.94	\$952,157.45
No. of Residential Units	799	799	799	799	799
Net Residential Unit Assessment	\$1,131.23	\$1,131.23	\$1,131.23	\$1,131.23	\$1,191.69
Gross Residential Unit Assessment	\$1,203.44	\$1,203.44	\$1,203.44	\$1,203.44	\$1,267.75
Assessment Increase per unit compared to prior FY	\$0.00	\$0.00	\$0.00	\$0.00	\$64.31

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2020

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.

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.

Annual Audit

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

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2020

Trustee Fees

The District issued Series 2016 Capital Improvement Revenue and Refunding 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.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

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. This is the only expense under this category for the District.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2020

Maintenance:

Field Operation Manager

The District has contracted with Riverside Management Services, Inc. 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 Duval 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.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Duval Landscape	\$8,420	\$101,040
St. Johns Golf Club	\$4,779	\$57,342
Contingency		<u>\$30,000</u>
Total		\$188,382

Lake Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Lake Doctors	\$2,100	\$25,200

Amenities and Recreation Management

The District has contracted with Riverside Management 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 Rick Arsenault 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 2020

Electric

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

Account Number	Description	Amount
08744-67061	380 St. John's Golf Drive #IRR	\$91.80
16229-99512	219 St. John's Golf Drive #Pool	\$10,189.48
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	\$4,079.88
61084-35154	944 Leo Maguire Parkway #1	\$313.20
80369-00598	205 St. John's Golf Drive #Swim Club	\$7,451.64
72556-88074	Leo Maguire Parkway #Streetlights	\$29,255.68
33381-88364	1574 Drury Court #1	\$7,895.52
	Contingency	\$5,151.72
TOTAL		\$68,000.00

Water/Sewer

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

Account Number	Description	Amount
8274324200	380 St. John's Golf Drive #IRR	\$12,406.75
1487324200	Eagle Point Drive #IRR	\$4,618.25
	Contingency	\$975.00
TOTAL		\$18,000.00

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 2020

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

The monthly website maintenance and Constant Contact application 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

	Adopted Budget FY 2019	Actual Thru 7/31/2019	Projected Next 2 Months	Total Projected 9/30/2019	Option #2 Adopted Budget FY 2020
Description					
Revenues					
Interest Income	\$500	\$4,092	\$818	\$4,910	\$500
Carry Forward Surplus	\$259,031	\$218,433	\$0	\$218,433	\$394,821
TOTAL REVENUES	\$259,531	\$222,525	\$818	\$223,344	\$395,321
Expenditures					
Repairs and Replacements	\$63,797	\$171,801	\$0	\$171,801	\$63,797
TOTAL EXPENDITURES	\$63,797	\$171,801	\$0	\$171,801	\$63,797
Other Sources/(Uses)					
Capital Reserve Transfer	\$22,932	\$320,347	\$22,932	\$343,279	\$49,653
TOTAL OTHER	\$22,932	\$320,347	\$22,932	\$343,279	\$49,653
EXCESS REVENUES	\$218,666	\$371,071	\$23,750	\$394,821	\$381,177

Sampson Creek

Community Development District

Debt Service Fund

Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY 2019	Actual Thru 7/31/2019	Projected Next 2 Months	Total Projected 9/30/2019	Adopted Budget FY 2020
Revenues					
Special Assessments - Levy ⁽¹⁾	\$552,515	\$555,347	\$0	\$555,347	\$552,515
Interest Income	\$25	\$7,305	\$1,461	\$8,766	\$25
Carry Forward Surplus ⁽²⁾	\$99,592	\$100,430	\$0	\$100,430	\$102,095
TOTAL REVENUES	\$652,132	\$663,083	\$1,461	\$664,544	\$654,635
Expenditures					
Series 2016					
Interest - 11/01	\$91,512	\$91,512	\$0	\$91,512	\$87,812
Interest - 05/01	\$91,512	\$91,512	\$0	\$91,512	\$87,812
Principal - 05/01	\$370,000	\$370,000	\$0	\$370,000	\$380,000
TOTAL EXPENDITURES	\$553,024	\$553,024	\$0	\$553,024	\$555,624
Other Sources/(Uses)					
Interfund Transfer In / (Out)-GF ⁽³⁾	(\$7,580)	(\$9,425)	\$0	(\$9,425)	(\$12,822)
TOTAL OTHER	(\$7,580)	(\$9,425)	\$0	(\$9,425)	(\$12,822)
EXCESS REVENUES	\$91,528	\$100,634	\$1,461	\$102,095	\$86,189
				11/20 Interest Expense	\$84,012

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
Total	220			\$149,389.65	\$13,468.79
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
Total	580			\$358,750.72	\$30,905.64

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

⁽¹⁾ Net Amount Assessed.

⁽²⁾ Carry forward surplus is net of the reserve requirement.

⁽³⁾ 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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/19	\$ 6,965,000.00	\$ 370,000.00	\$ 91,511.88	\$ -
11/01/19	\$ 6,595,000.00	\$ -	\$ 87,811.88	\$ 549,323.75
05/01/20	\$ 6,595,000.00	\$ 380,000.00	\$ 87,811.88	\$ -
11/01/20	\$ 6,215,000.00	\$ -	\$ 84,011.88	\$ 551,823.75
05/01/21	\$ 6,215,000.00	\$ 385,000.00	\$ 84,011.88	\$ -
11/01/21	\$ 5,830,000.00	\$ -	\$ 80,161.88	\$ 549,173.75
05/01/22	\$ 5,830,000.00	\$ 395,000.00	\$ 80,161.88	\$ -
11/01/22	\$ 5,435,000.00	\$ -	\$ 76,211.88	\$ 551,373.75
05/01/23	\$ 5,435,000.00	\$ 400,000.00	\$ 76,211.88	\$ -
11/01/23	\$ 5,035,000.00	\$ -	\$ 71,961.88	\$ 548,173.75
05/01/24	\$ 5,035,000.00	\$ 410,000.00	\$ 71,961.88	\$ -
11/01/24	\$ 4,625,000.00	\$ -	\$ 67,093.13	\$ 549,055.00
05/01/25	\$ 4,625,000.00	\$ 420,000.00	\$ 67,093.13	\$ -
11/01/25	\$ 4,205,000.00	\$ -	\$ 62,053.13	\$ 549,146.25
05/01/26	\$ 4,205,000.00	\$ 430,000.00	\$ 62,053.13	\$ -
11/01/26	\$ 3,775,000.00	\$ -	\$ 56,678.13	\$ 548,731.25
05/01/27	\$ 3,775,000.00	\$ 445,000.00	\$ 56,678.13	\$ -
11/01/27	\$ 3,330,000.00	\$ -	\$ 50,837.50	\$ 552,515.63
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
	\$ 6,965,000.00	\$ 1,676,010.63	\$ 8,641,010.63	