

Sampson Creek
Community Development District

FY 2027
Adopted Budget
August 20, 2026

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Sampson Creek

Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Total Projected Variance	Adopted Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
Revenues											
Maintenance Assessments	\$965,283	\$1,109,669	\$1,158,783	\$1,216,236	\$1,224,299	\$0	\$1,224,299	\$8,063	\$1,280,857	\$64,621	5%
Interest Income	\$75	\$75	\$5,000	\$15,000	\$14,768	\$2,954	\$17,722	\$2,722	\$12,000	(\$3,000)	-20%
Youth Programs Income	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Clubhouse Income	\$250	\$250	\$1,000	\$1,000	\$5,342	\$500	\$5,842	\$4,842	\$1,000	\$0	0%
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Carryforward Surplus	\$101,609	\$163,315	\$125,091	\$54,124	\$95,598	\$0	\$95,598	\$41,474	\$48,336	(\$5,787)	-11%
TOTAL REVENUES	\$1,112,217	\$1,318,310	\$1,289,874	\$1,286,360	\$1,340,007	\$3,454	\$1,343,461	\$57,101	\$1,342,193	\$55,833	4%
Expenditures											
<u>Administrative</u>											
Supervisor Fees	\$12,000	\$12,000	\$12,000	\$12,000	\$8,400	\$2,000	\$10,400	(\$1,600)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$918	\$918	\$643	\$153	\$796	(\$122)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$15,000	\$15,000	\$21,389	\$4,278	\$25,667	\$10,667	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$2,226	\$2,337	\$1,948	\$390	\$2,337	(\$0)	\$2,454	\$117	5%
Arbitrage	\$1,200	\$1,200	\$1,200	\$1,200	\$600	\$600	\$1,200	\$0	\$1,200	\$0	0%
Assessment Roll	\$5,000	\$5,300	\$5,565	\$5,843	\$5,843	\$0	\$5,843	(\$0)	\$6,135	\$292	5%
Attorney	\$30,000	\$30,000	\$23,963	\$23,963	\$16,837	\$3,367	\$20,204	(\$3,759)	\$25,000	\$1,037	4%
Annual Audit	\$3,615	\$3,715	\$4,000	\$4,000	\$3,800	\$0	\$3,800	(\$200)	\$3,900	(\$100)	-3%
Trustee Fees	\$9,750	\$8,500	\$8,500	\$8,869	\$8,889	\$0	\$8,889	\$21	\$8,869	\$0	0%
Management Fees	\$56,286	\$62,600	\$65,730	\$67,702	\$56,418	\$11,284	\$67,702	\$0	\$69,733	\$2,031	3%
Information Technology	\$1,000	\$1,060	\$1,113	\$1,169	\$974	\$195	\$1,169	\$0	\$1,227	\$59	5%
Telephone	\$300	\$400	\$400	\$400	\$677	\$135	\$813	\$413	\$400	\$0	0%
Postage	\$1,000	\$500	\$600	\$600	\$888	\$178	\$1,066	\$466	\$600	\$0	0%
Printing & Binding	\$1,500	\$500	\$400	\$400	\$680	\$136	\$816	\$416	\$400	\$0	0%
Insurance	\$8,751	\$10,200	\$11,037	\$12,053	\$10,885	\$0	\$10,885	(\$1,168)	\$11,974	(\$79)	-1%
Legal Advertising	\$1,350	\$1,350	\$1,350	\$1,350	\$1,649	\$260	\$1,909	\$559	\$1,350	\$0	0%
Other Current Charges	\$1,350	\$1,500	\$1,000	\$1,000	\$1,322	\$264	\$1,586	\$586	\$1,000	\$0	0%
Office Supplies	\$500	\$100	\$100	\$100	\$272	\$54	\$326	\$226	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	0%
TOTAL ADMINISTRATIVE	\$151,695	\$157,138	\$155,277	\$159,079	\$142,288	\$23,294	\$165,581	\$6,503	\$162,435	\$3,356	2%
<u>Field</u>											
Field Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
General Manager*	\$0	\$0	\$183,369	\$193,091	\$162,909	\$32,582	\$195,491	\$2,400	\$229,823	\$36,732	19%
Landscape Maintenance (Ruppert Landscape LLC)	\$102,552	\$158,472	\$166,398	\$166,398	\$97,360	\$19,472	\$116,832	(\$49,566)	\$120,480	(\$45,918)	-28%
Landscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$57,000	\$30,000	\$26,397	\$5,279	\$31,676	\$1,676	\$31,284	\$1,284	4%
Landscape Maintenance Contingency	\$52,000	\$52,000	\$52,000	\$52,000	\$96,593	\$2,145	\$98,738	\$46,738	\$96,702	\$44,702	86%
Lake Maintenance	\$26,460	\$30,000	\$30,000	\$30,000	\$25,600	\$5,120	\$30,720	\$720	\$32,000	\$2,000	7%
Amenities and Recreation Management*	\$76,387	\$76,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Amenities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Security	\$59,854	\$73,514	\$79,888	\$83,500	\$62,726	\$12,545	\$75,271	(\$8,229)	\$83,500	\$0	0%
Gym Equipment Lease	\$0	\$0	\$0	\$27,000	\$22,123	\$4,425	\$26,547	(\$453)	\$27,000	\$0	0%
Lifeguards/Pool Monitors	\$40,892	\$46,434	\$46,434	\$46,434	\$40,685	\$5,749	\$46,434	\$0	\$52,868	\$6,434	14%
Pool Maintenance	\$35,000	\$35,000	\$35,000	\$35,000	\$36,540	\$7,308	\$43,848	\$8,848	\$41,000	\$6,000	17%
Splash Pad Maintenance/Chemicals	\$6,000	\$6,000	\$6,000	\$6,000	\$5,000	\$1,000	\$6,000	\$0	\$6,000	\$0	0%
Janitorial Maintenance	\$22,500	\$22,500	\$22,500	\$22,500	\$17,375	\$3,475	\$20,850	(\$1,650)	\$22,500	\$0	0%
Electric	\$68,000	\$76,500	\$80,000	\$82,500	\$71,886	\$14,377	\$86,263	\$3,763	\$85,000	\$2,500	3%
Water	\$16,000	\$16,000	\$18,500	\$18,500	\$19,049	\$3,810	\$22,859	\$4,359	\$18,500	\$0	0%
Refuse Service	\$500	\$500	\$500	\$500	\$0	\$500	\$500	\$0	\$500	\$0	0%

Sampson Creek
Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Total Projected Variance	Adopted Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<i>Field - continued</i>											
Permits	\$2,000	\$2,000	\$2,000	\$2,000	\$575	\$0	\$575	(\$1,425)	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$32,849	\$32,849	\$29,898	\$5,980	\$35,878	\$3,029	\$47,849	\$15,000	46%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$8,281	\$5,000	\$0	\$2,500	\$2,500	(\$2,500)	\$5,000	\$0	0%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$20,000	\$20,000	\$23,224	\$2,500	\$25,724	\$5,724	\$0	(\$20,000)	-100%
Tennis Court Maintenance	\$7,500	\$7,500	\$3,897	\$2,500	\$0	\$1,250	\$1,250	(\$1,250)	\$2,500	\$0	0%
Supplies	\$12,500	\$20,000	\$16,563	\$12,500	\$14,834	\$2,967	\$17,801	\$5,301	\$12,500	\$0	0%
Special Events	\$25,000	\$25,000	\$25,000	\$25,000	\$24,354	\$646	\$25,000	\$0	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$15,000	\$15,000	\$14,571	\$0	\$14,571	(\$429)	\$20,000	\$5,000	33%
Workers Compensation Insurance	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Property Insurance*	\$24,902	\$41,298	\$45,947	\$45,091	\$41,961	\$0	\$41,961	(\$3,130)	\$39,863	(\$5,228)	-12%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$7,000	\$14,000	\$13,596	\$2,719	\$16,315	\$2,315	\$15,000	\$1,000	7%
Website Maintenance	\$5,040	\$5,040	\$1,000	\$1,056	\$907	\$181	\$1,088	\$32	\$1,200	\$144	14%
Office Supplies	\$500	\$700	\$700	\$700	\$359	\$72	\$431	(\$269)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$7,500	\$0	\$0	\$0	(\$7,500)	\$7,500	\$0	0%
Youth Programs	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
TOTAL FIELD	\$877,043	\$985,255	\$957,826	\$976,619	\$848,524	\$136,602	\$985,126	\$8,507	\$1,026,269	\$49,651	5%
TOTAL EXPENDITURES	\$1,028,738	\$1,142,394	\$1,113,103	\$1,135,698	\$990,811	\$159,896	\$1,150,707	\$15,009	\$1,188,705	\$53,007	5%
<i>Other Sources/(Uses)</i>											
Capital Reserve Transfer		(\$200,000)	(\$200,000)	(\$175,000)	(\$175,000)	\$0	(\$175,000)	\$25,000	(\$175,000)	\$0.00	0%
Interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$24,338	\$30,582	\$0	\$30,582	\$7,354	\$21,511	(\$2,826)	-9%
TOTAL OTHER SOURCES AND USES		(\$175,916)	(\$176,771)	(\$150,662)	(\$144,418)	\$0	(\$144,418)	\$32,354	(\$153,489)	(\$2,826)	
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$204,779	(\$156,442)	\$48,336	\$74,446		\$0	(\$0)	
			FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027		
Net Assessment			\$965,414.03	\$965,283.04	\$965,283.04	\$1,108,803.61	\$1,158,783.40	\$1,216,236.15	\$1,280,856.75		
Net Golf Course			\$13,256.58	\$13,256.58	\$13,256.58	\$13,705.90	\$14,323.65	\$15,033.82	\$15,832.59		
Net to Residential			\$952,157.45	\$952,026.46	\$952,026.46	\$1,095,097.71	\$1,144,459.75	\$1,201,202.32	\$1,265,024.16		
No. of Residential Units			799	799	799	799	799	799	799		
Net Residential Unit Assessment			\$1,191.69	\$1,191.52	\$1,191.52	\$1,370.59	\$1,432.37	\$1,503.38	\$1,583.26		
Gross Residential Unit Assessment			\$1,267.75	\$1,267.75	\$1,267.75	\$1,458.07	\$1,523.79	\$1,599.34	\$1,684.32		
Gross Golf Course Assessment			\$12,677.52	\$12,677.50	\$12,677.50	\$14,580.70	\$15,237.93	\$15,993.43	\$16,843.18		
Assessment Increase per unit compared to prior FY			\$0	\$0	\$0	\$190.32	\$65.72	\$75.55	\$84.98		
										5.31%	

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

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 12 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 2027

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 2027

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 Ruppert Landscapoe LLC 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>
Ruppert Landscape	\$10,040	\$120,480
St. Johns Golf Club	\$2607	\$31,284
Contingency		<u>\$96,702</u>
Total		\$248,466

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	\$2,666	\$32,000

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.

Gym Equipment Lease

Includes costs associated with leasing commercial-grade gym equipment necessary to support participant health, wellness, and fitness activities. Leasing equipment instead of purchasing outright allows the program to provide safe, modern, and properly maintained fitness resources.

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.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

Janitorial Maintenance

Weekly cleaning of the clubhouse.

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	\$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	\$13,651.72
TOTAL		\$85,000.00

Water/Sewer

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

Account Number	Description	Amount
8274324200	380 St. John's Golf Drive #IRR	\$12,906.75
1487324200	Eagle Point Drive #IRR	\$4,593.25
	Contingency	\$1,000.00
TOTAL		\$18,500.00

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 streetlights, tennis court lights and other facility lighting.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

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.

Sampson Creek

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues					
Interest Income	\$5,000	\$7,497	\$1,499	\$8,996	\$5,000
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$232,934	\$239,388	\$0	\$239,388	\$287,375
TOTAL REVENUES	\$237,934	\$246,885	\$1,499	\$248,384	\$292,375
Expenditures					
Sidewalk Repairs	\$0	\$0	\$0	\$0	\$100,000
Landscape Enhancements	\$0	\$0	\$0	\$0	\$75,000
Repairs and Replacements	\$63,797	\$136,009	\$0	\$136,009	\$100,000
TOTAL EXPENDITURES	\$63,797	\$136,009	\$0	\$136,009	\$275,000
Other Sources/(Uses)					
Capital Reserve Transfer	\$175,000	\$175,000	\$0	\$175,000	\$175,000
TOTAL OTHER	\$175,000	\$175,000	\$0	\$175,000	\$175,000
EXCESS REVENUES	\$349,137	\$285,876	\$1,499	\$287,375	\$192,375

Sampson Creek
Community Development District
Debt Service Fund
Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Adopted Budget FY 2027
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Revenues

Special Assessments - Levy ⁽¹⁾	\$552,515	\$556,164	\$0	\$556,164	\$552,515
Interest Income	\$2,500	\$11,869	\$2,374	\$14,243	\$2,500
Carry Forward Surplus ⁽²⁾	\$86,325	\$92,274	\$0	\$92,274	\$78,124

TOTAL REVENUES	\$641,340	\$660,308	\$2,374	\$662,681	\$633,139
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Expenditures

Series 2016

Interest - 11/01	\$61,988	\$61,988	\$0	\$61,988	\$56,613
Interest - 05/01	\$61,988	\$61,988	\$0	\$61,988	\$56,613
Principal - 05/01	\$430,000	\$430,000	\$0	\$430,000	\$440,000

TOTAL EXPENDITURES	\$553,975	\$553,975	\$0	\$553,975	\$553,225
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Other Sources/(Uses)

Interfund Transfer In / (Out)-GF ⁽³⁾	(\$24,338)	(\$30,582)	\$0	(\$30,582)	(\$21,511)
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TOTAL OTHER	(\$24,338)	(\$30,582)	\$0	(\$30,582)	(\$21,511)
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EXCESS REVENUES	\$63,027	\$75,750	\$2,374	\$78,124	\$58,402
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11/27 Interest Expense \$ 50,838

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
05/01/26	\$ 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
		\$ 4,200,000.00	\$ 587,743.75	\$ 4,787,743.75

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

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Adopted Budget FY 2023
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Revenues

Special Assessments - Levy ⁽¹⁾	\$73,780	\$74,269	\$0	\$74,269	\$73,780
Interest Income	\$750	\$5,045	\$1,009	\$6,054	\$750
Carry Forward Surplus ⁽²⁾	\$61,026	\$62,490	\$0	\$62,490	\$69,863
TOTAL REVENUES	\$135,557	\$141,804	\$1,009	\$142,813	\$144,393

Expenditures

Series 2020

Interest - 11/01	\$31,475	\$31,475	\$0	\$31,475	\$31,356
Interest - 05/01	\$31,475	\$31,475	\$0	\$31,475	\$31,356
Principal - 05/01	\$10,000	\$10,000	\$0	\$10,000	\$10,000
TOTAL EXPENDITURES	\$72,950	\$72,950	\$0	\$72,950	\$72,713
EXCESS REVENUES	\$62,607	\$68,854	\$1,009	\$69,863	\$71,681

11/27 Interest Expense \$31,238

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
Total	220		\$23,823.26

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
Total	580		\$54,666

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

⁽¹⁾ Net Amount Assessed.

⁽²⁾ 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
05/01/26	\$ 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
Total		\$ 2,470,000	\$ 717,787.50	\$3,187,787.50