

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 383,149				\$ 446,741
Allowable discounts (4%)	(15,326)				(17,870)
Assessment levy: on-roll - net	367,823	\$ 367,276	\$ 547	\$ 367,823	428,871
Assessment levy: off-roll	51,750	25,125	76,875	102,000	350,504
Landowner contribution	89,943	48,368	153,354	201,722	9,169
Lot closings	-	3,375	-	3,375	-
Total revenues	509,516	444,144	230,776	674,920	788,544
EXPENDITURES					
Professional & administrative					
Supervisors	8,000	861	7,139	8,000	8,000
Management/accounting/recording	45,000	22,500	22,500	45,000	45,000
Debt service fund accounting	5,000	2,500	2,500	5,000	7,500
O&M accounting	2,000	1,000	1,000	2,000	5,000
Legal	25,000	19,015	5,985	25,000	25,000
Engineering	5,000	3,377	1,623	5,000	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent series: 2022/2024	1,000	1,000	1,000	2,000	2,000
Trustee	5,000	-	5,000	5,000	7,600
Telephone	200	100	100	200	200
Postage	500	108	392	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	233	1,267	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,408	-	5,408	6,584
Contingencies/bank charges	500	2,609	-	2,609	4,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
EMMA software services	1,500	-	1,500	1,500	1,500
Room rental	900	184	716	900	900
Tax collector	15,326	7,346	7,980	15,326	17,870
Total professional & administrative	129,516	67,371	65,162	132,533	146,244
Field operations					
Landscape maintenance	300,000	49,031	250,969	300,000	330,000
Landscape contingency	15,000	-	15,000	15,000	45,000
Lake/stormwater maintenance	20,000	5,988	14,012	20,000	30,000
Irrigation repairs	20,000	421	19,579	20,000	25,000
Costshare with HOA	-	-	-	-	45,000
Annuals & pine straw	-	-	-	-	33,000
Repairs & maintenance	-	-	-	-	7,000
Special events	-	-	-	-	10,000
Utilities					
Electric	5,000	2,028	2,972	5,000	17,300
Reuse	20,000	53,107	53,000	106,107	78,000
Holiday lights	-	2,000	-	2,000	12,000
Contingencies	-	21,588	42,000	63,588	10,000
Total field operations	380,000	134,163	397,532	531,695	642,300

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Total expenditures	509,516	201,534	462,694	664,228	788,544
Excess/(deficiency) of revenues over/(under) expenditures	-	242,610	(231,918)	10,692	-
Fund balance - beginning (unaudited)	-	(10,692)	231,918	(10,692)	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	231,918	-	-	-
Unassigned	-	-	-	-	-
Fund balance - ending	\$ -	\$ 231,918	\$ -	\$ -	\$ -

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	45,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	7,500
O&M accounting	5,000
Service associated to manage GF expenditures	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent series: 2022/2024	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	7,600
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,584
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	4,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website hosting & maintenance	705
Website ADA compliance	210
EMMA software services	1,500
Room rental	900
Tax collector	17,870
Field operations	
Landscape maintenance	330,000
Landscape contingency	45,000
Lake/stormwater maintenance	30,000
Irrigation repairs	25,000
Costshare with HOA	45,000
Annuals & pine straw	33,000
Repairs & maintenance	7,000
Special events	10,000
Utilities	
Electric	17,300
Reuse	78,000
Holiday lights	12,000
Contingencies	10,000
Total expenditures	<u><u>\$788,544</u></u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 1,048,286				\$ 1,091,964
Allowable discounts (4%)	(41,931)				(43,679)
Net assessment levy - on-roll	1,006,355	\$ 1,004,692	\$ 1,663	\$ 1,006,355	1,048,285
Assessment levy: off-roll	197,246	95,390	101,856	182,695	-
Assessment prepayments	-	711,249	-	711,249	-
Lot closings	-	14,551	-	14,551	-
Interest	-	67,376	-	67,376	-
Total revenues	1,203,601	1,893,258	103,519	1,982,226	1,048,285
EXPENDITURES					
Debt service					
Principal	345,000	-	315,000	315,000	320,000
Principal prepayment	-	1,725,000	680,000	2,405,000	-
Interest	921,050	465,298	420,756	886,054	808,481
Tax collector	41,931	20,096	21,835	41,931	43,679
Total expenditures	1,307,981	2,210,394	1,437,591	3,647,985	1,172,160
Excess/(deficiency) of revenues over/(under) expenditures	(104,380)	(317,136)	(1,334,072)	(1,665,759)	(123,875)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(29,749)	-	(29,749)	-
Total other financing sources/(uses)	-	(29,749)	-	(29,749)	-
Net increase/(decrease) in fund balance	(104,380)	(346,885)	(1,334,072)	(1,695,508)	(123,875)
Fund balance:					
Beginning fund balance (unaudited)	2,181,957	3,643,724	3,296,839	3,643,724	1,948,216
Ending fund balance (projected)	<u>\$2,077,577</u>	<u>\$3,296,839</u>	<u>\$1,962,767</u>	<u>\$1,948,216</u>	<u>1,824,341</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,176,034)
Interest expense - November 1, 2026					(398,041)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 250,266</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			404,240.63	404,240.63	21,070,000.00
05/01/26	320,000.00	3.875%	404,240.63	724,240.63	20,750,000.00
11/01/26			398,040.63	398,040.63	20,750,000.00
05/01/27	335,000.00	3.875%	398,040.63	733,040.63	20,415,000.00
11/01/27			391,550.00	391,550.00	20,415,000.00
05/01/28	345,000.00	4.250%	391,550.00	736,550.00	20,070,000.00
11/01/28			384,218.75	384,218.75	20,070,000.00
05/01/29	360,000.00	4.250%	384,218.75	744,218.75	19,710,000.00
11/01/29			376,568.75	376,568.75	19,710,000.00
05/01/30	375,000.00	4.250%	376,568.75	751,568.75	19,335,000.00
11/01/30			368,600.00	368,600.00	19,335,000.00
05/01/31	395,000.00	4.250%	368,600.00	763,600.00	18,940,000.00
11/01/31			360,206.25	360,206.25	18,940,000.00
05/01/32	410,000.00	4.250%	360,206.25	770,206.25	18,530,000.00
11/01/32			351,493.75	351,493.75	18,530,000.00
05/01/33	430,000.00	4.625%	351,493.75	781,493.75	18,100,000.00
11/01/33			341,550.00	341,550.00	18,100,000.00
05/01/34	450,000.00	4.625%	341,550.00	791,550.00	17,650,000.00
11/01/34			331,143.75	331,143.75	17,650,000.00
05/01/35	470,000.00	4.625%	331,143.75	801,143.75	17,180,000.00
11/01/35			320,275.00	320,275.00	17,180,000.00
05/01/36	495,000.00	4.625%	320,275.00	815,275.00	16,685,000.00
11/01/36			308,828.13	308,828.13	16,685,000.00
05/01/37	515,000.00	4.625%	308,828.13	823,828.13	16,170,000.00
11/01/37			296,918.75	296,918.75	16,170,000.00
05/01/38	540,000.00	4.625%	296,918.75	836,918.75	15,630,000.00
11/01/38			284,431.25	284,431.25	15,630,000.00
05/01/39	565,000.00	4.625%	284,431.25	849,431.25	15,065,000.00
11/01/39			271,365.63	271,365.63	15,065,000.00
05/01/40	595,000.00	4.625%	271,365.63	866,365.63	14,470,000.00
11/01/40			257,606.25	257,606.25	14,470,000.00
05/01/41	620,000.00	4.625%	257,606.25	877,606.25	13,850,000.00
11/01/41			243,268.75	243,268.75	13,850,000.00
05/01/42	650,000.00	4.625%	243,268.75	893,268.75	13,200,000.00
11/01/42			228,237.50	228,237.50	13,200,000.00
05/01/43	680,000.00	4.750%	228,237.50	908,237.50	12,520,000.00
11/01/43			212,087.50	212,087.50	12,520,000.00
05/01/44	715,000.00	4.750%	212,087.50	927,087.50	11,805,000.00
11/01/44			195,106.25	195,106.25	11,805,000.00
05/01/45	750,000.00	4.750%	195,106.25	945,106.25	11,055,000.00
11/01/45			177,293.75	177,293.75	11,055,000.00
05/01/46	785,000.00	4.750%	177,293.75	962,293.75	10,270,000.00
11/01/46			158,650.00	158,650.00	10,270,000.00

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	825,000.00	4.750%	158,650.00	983,650.00	9,445,000.00
11/01/47			139,056.25	139,056.25	9,445,000.00
05/01/48	865,000.00	4.750%	139,056.25	1,004,056.25	8,580,000.00
11/01/48			118,512.50	118,512.50	8,580,000.00
05/01/49	905,000.00	4.750%	118,512.50	1,023,512.50	7,675,000.00
11/01/49			97,018.75	97,018.75	7,675,000.00
05/01/50	950,000.00	4.750%	97,018.75	1,047,018.75	6,725,000.00
11/01/50			74,456.25	74,456.25	6,725,000.00
05/01/51	995,000.00	4.750%	74,456.25	1,069,456.25	5,730,000.00
11/01/51			50,825.00	50,825.00	5,730,000.00
05/01/52	1,045,000.00	4.750%	50,825.00	1,095,825.00	4,685,000.00
11/01/52			26,006.25	26,006.25	4,685,000.00
05/01/53	1,095,000.00	4.750%	26,006.25	1,121,006.25	3,590,000.00
Total	17,480,000.00		14,335,112.54	31,815,112.54	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	1,777,172
Interest	-	65,387	-	65,387	-
Total revenues	-	65,387	-	65,387	1,777,172
EXPENDITURES					
Debt service					
Principal	-	-	-	-	370,000
Interest	-	-	848,746	848,746	1,414,576
Cost of issuance	-	5,925	-	5,925	-
Total expenditures	-	5,925	848,746	854,671	1,784,576
Excess/(deficiency) of revenues over/(under) expenditures	-	59,462	(848,746)	(789,284)	(7,404)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(6,416)	-	(6,416)	-
Total other financing sources/(uses)	-	(6,416)	-	(6,416)	-
Net increase/(decrease) in fund balance	-	53,046	(848,746)	(795,700)	(7,404)
Fund balance:					
Beginning fund balance (unaudited)	-	3,345,381	3,398,427	3,345,381	2,549,681
Ending fund balance (projected)	\$ -	\$3,398,427	\$2,549,681	\$2,549,681	2,542,277
Use of fund balance:					
Debt service reserve account balance (required)					(1,777,172)
Interest expense - November 1, 2026					(680,608)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 84,497

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			707,288.13	707,288.13	26,000,000.00
05/01/26	370,000.00	4.600%	707,288.13	1,077,288.13	25,630,000.00
11/01/26			698,778.13	698,778.13	25,630,000.00
05/01/27	385,000.00	4.600%	698,778.13	1,083,778.13	25,245,000.00
11/01/27			689,923.13	689,923.13	25,245,000.00
05/01/28	405,000.00	4.600%	689,923.13	1,094,923.13	24,840,000.00
11/01/28			680,608.13	680,608.13	24,840,000.00
05/01/29	425,000.00	4.600%	680,608.13	1,105,608.13	24,415,000.00
11/01/29			670,833.13	670,833.13	24,415,000.00
05/01/30	445,000.00	4.600%	670,833.13	1,115,833.13	23,970,000.00
11/01/30			660,598.13	660,598.13	23,970,000.00
05/01/31	465,000.00	4.600%	660,598.13	1,125,598.13	23,505,000.00
11/01/31			649,903.13	649,903.13	23,505,000.00
05/01/32	490,000.00	5.375%	649,903.13	1,139,903.13	23,015,000.00
11/01/32			636,734.38	636,734.38	23,015,000.00
05/01/33	515,000.00	5.375%	636,734.38	1,151,734.38	22,500,000.00
11/01/33			622,893.75	622,893.75	22,500,000.00
05/01/34	545,000.00	5.375%	622,893.75	1,167,893.75	21,955,000.00
11/01/34			608,246.88	608,246.88	21,955,000.00
05/01/35	575,000.00	5.375%	608,246.88	1,183,246.88	21,380,000.00
11/01/35			592,793.75	592,793.75	21,380,000.00
05/01/36	605,000.00	5.375%	592,793.75	1,197,793.75	20,775,000.00
11/01/36			576,534.38	576,534.38	20,775,000.00
05/01/37	640,000.00	5.375%	576,534.38	1,216,534.38	20,135,000.00
11/01/37			559,334.38	559,334.38	20,135,000.00
05/01/38	675,000.00	5.375%	559,334.38	1,234,334.38	19,460,000.00
11/01/38			541,193.75	541,193.75	19,460,000.00
05/01/39	710,000.00	5.375%	541,193.75	1,251,193.75	18,750,000.00
11/01/39			522,112.50	522,112.50	18,750,000.00
05/01/40	750,000.00	5.375%	522,112.50	1,272,112.50	18,000,000.00
11/01/40			501,956.25	501,956.25	18,000,000.00
05/01/41	790,000.00	5.375%	501,956.25	1,291,956.25	17,210,000.00
11/01/41			480,725.00	480,725.00	17,210,000.00
05/01/42	835,000.00	5.375%	480,725.00	1,315,725.00	16,375,000.00
11/01/42			458,284.38	458,284.38	16,375,000.00
05/01/43	880,000.00	5.375%	458,284.38	1,338,284.38	15,495,000.00
11/01/43			434,634.38	434,634.38	15,495,000.00
05/01/44	930,000.00	5.375%	434,634.38	1,364,634.38	14,565,000.00
11/01/44			409,640.63	409,640.63	14,565,000.00
05/01/45	985,000.00	5.625%	409,640.63	1,394,640.63	13,580,000.00
11/01/45			381,937.50	381,937.50	13,580,000.00
05/01/46	1,040,000.00	5.625%	381,937.50	1,421,937.50	12,540,000.00
11/01/46			352,687.50	352,687.50	12,540,000.00
05/01/47	1,100,000.00	5.625%	352,687.50	1,452,687.50	11,440,000.00
11/01/47			321,750.00	321,750.00	11,440,000.00
05/01/48	1,165,000.00	5.625%	321,750.00	1,486,750.00	10,275,000.00
11/01/48			288,984.38	288,984.38	10,275,000.00
05/01/49	1,230,000.00	5.625%	288,984.38	1,518,984.38	9,045,000.00

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			254,390.63	254,390.63	9,045,000.00
05/01/50	1,305,000.00	5.625%	254,390.63	1,559,390.63	7,740,000.00
11/01/50			217,687.50	217,687.50	7,740,000.00
05/01/51	1,380,000.00	5.625%	217,687.50	1,597,687.50	6,360,000.00
11/01/51			178,875.00	178,875.00	6,360,000.00
05/01/52	1,460,000.00	5.625%	178,875.00	1,638,875.00	4,900,000.00
11/01/52			137,812.50	137,812.50	4,900,000.00
05/01/53	1,545,000.00	5.625%	137,812.50	1,682,812.50	3,355,000.00
11/01/53			94,359.38	94,359.38	3,355,000.00
05/01/54	1,630,000.00	5.625%	94,359.38	1,724,359.38	1,725,000.00
11/01/54			48,515.63	48,515.63	1,725,000.00
05/01/55	1,725,000.00	5.625%	48,515.63	1,773,515.63	-
11/01/55			-	-	-
Total	26,000,000.00		27,960,032.68	53,960,032.68	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessment						
Areas 1, 2, and 5 - Series 2022						

Product/Parcel	Units	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	-	\$ -	\$ -	\$ -	\$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50' Paid-Down	246	75.24	739.98	1,561.83	2,377.05	2,410.95
SF 50'	116	75.24	739.98	2,866.68	3,681.90	3,744.15
SF 60' Paid-Down	169	75.24	739.98	1,874.19	2,689.41	2,730.10
SF 60'	17	75.24	739.98	3,440.03	4,255.25	4,329.94
SF 70'	-	-	-	-	-	n/a
Total	548					

Off-Roll Assessment						
Area 4 - Series 2024						

Product/Parcel	Units	FY 2026 Admin Assessment per Unit	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	-	\$ -	\$ -	\$ -	\$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50'	138	69.22	680.78	4,125.28	4,875.28	2,769.36
SF 60'	244	69.22	680.78	4,950.34	5,700.34	3,308.29
SF 70'	-	-	-	-	-	n/a
Total	382					

Off-Roll Assessment						
Future Areas						

Product/Parcel	Sq. Ft. /Units	FY 2026 Admin Assessment per 1,000 Sq. Ft./ Unit	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit
Townhome	176	\$ 69.22	\$ -	\$ -	\$ 69.22	n/a
SF 40'	19	69.22	-	-	69.22	n/a
SF 50'	435	69.22	-	-	69.22	n/a
SF 60'	213	69.22	-	-	69.22	n/a
Total	843					
Commerical	81,650	69.22	-	-	69.22	n/a
Total	81,650					