

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
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	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 141,143				\$ 141,143
Allowable discounts (4%)	(5,646)				(5,646)
Assessment levy: on-roll - net	135,497	\$134,349	\$ 1,148	\$ 135,497	135,497
Total revenues	135,497	134,349	1,148	135,497	135,497
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,077	5,382	6,459	6,459
Management/accounting/recording	50,429	25,215	25,214	50,429	51,438
Legal	10,000	2,254	7,746	10,000	10,000
Engineering	5,000	125	4,875	5,000	6,000
Audit	5,100	-	5,100	5,100	5,300
Arbitrage rebate calculation	1,000	1,000	-	1,000	1,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	125	375	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	163	1,037	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	11,448	10,569	-	10,569	12,390
Contingencies/bank charges	750	310	440	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	2,823	2,526	-	2,526	2,823
Total professional & administrative	107,999	52,094	54,729	106,823	111,150
Field operations					
Slope and drain maintenance					
Front entries project	-	-	24,100	24,100	-
Lake bank maintenance	20,000	1,800	9,300	11,100	-
Wetland maintenance	7,500	-	-	-	2,200
Roadway repairs	-	-	-	-	27,000
Total field operations	27,500	1,800	33,400	35,200	29,200
Total expenditures	135,499	53,894	88,129	142,023	140,350
Net increase/(decrease) of fund balance	(2)	80,455	(86,981)	(6,526)	(4,853)
Fund balance - beginning (unaudited)	192,248	231,077	311,532	231,077	224,551
Fund balance - ending (projected):					
Unassigned	192,246	311,532	224,551	224,551	219,698
Fund balance - ending (projected)	\$ 192,246	\$ 311,532	\$ 224,551	\$ 224,551	\$ 219,698

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	51,438
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.	
Legal	10,000
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	6,000
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	5,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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	10,500
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, etc.	
Legal advertising	1,200
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	12,390
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Website maintenance	
Hosting	705
ADA compliance	210
Tax collector	2,823
Wetland maintenance	2,200
Conservation one time services (tree removal or vegetation removal)	
Roadway repairs	27,000
Resident repairs for damage to CDD property (will be collected back)	
Total expenditures	<u><u>\$ 140,350</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
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					
Special assessment - on-roll - 2016A1	\$ 415,104				\$ 415,104
Special assessment - on-roll - 2016A3	293,803				293,803
Allowable discounts (4%)	(28,356)				(28,356)
Assessment levy: net	680,551	\$ 674,787	\$ 5,764	\$ 680,551	680,551
Interest - 2016A1	-	10,177	-	10,177	-
Interest - 2016A2	-	487	-	487	-
Interest - 2016A3	-	9,346	-	9,346	-
Total revenues	680,551	694,797	5,764	700,561	680,551
EXPENDITURES					
Debt service					
Principal - 2016A1	120,000	120,000	-	120,000	125,000
Principal - 2016A3	75,000	75,000	-	75,000	80,000
Interest - 2016A1	267,003	134,889	132,114	267,003	261,337
Interest - 2016A3	197,406	99,688	97,718	197,406	193,338
Total debt service	659,409	429,577	229,832	659,409	659,675
Other fees & charges					
Tax collector	14,178	12,686	1,492	14,178	14,178
Total other fees & charges	14,178	12,686	1,492	14,178	14,178
Total expenditures	673,587	442,263	231,324	673,587	673,853
Excess/(deficiency) of revenues over/(under) expenditures	6,964	252,534	(225,560)	26,974	6,698
Fund balance:					
Beginning fund balance (unaudited)	1,058,929	1,100,886	1,353,420	1,100,886	1,127,860
Ending fund balance (projected)	\$1,065,893	\$1,353,420	\$1,127,860	\$ 1,127,860	1,134,558
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2026					(434,842)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 212,656

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service
11/01/25	125,000.00	4.625%	132,113.75	257,113.75
05/01/26	-		129,223.13	129,223.13
11/01/26	130,000.00	4.625%	129,223.13	259,223.13
05/01/27	-		126,216.88	126,216.88
11/01/27	135,000.00	4.625%	126,216.88	261,216.88
05/01/28	-		123,095.00	123,095.00
11/01/28	145,000.00	5.250%	123,095.00	268,095.00
05/01/29	-		119,288.75	119,288.75
11/01/29	150,000.00	5.250%	119,288.75	269,288.75
05/01/30	-		115,351.25	115,351.25
11/01/30	155,000.00	5.250%	115,351.25	270,351.25
05/01/31	-		111,282.50	111,282.50
11/01/31	165,000.00	5.250%	111,282.50	276,282.50
05/01/32	-		106,951.25	106,951.25
11/01/32	175,000.00	5.250%	106,951.25	281,951.25
05/01/33	-		102,357.50	102,357.50
11/01/33	185,000.00	5.250%	102,357.50	287,357.50
05/01/34	-		97,501.25	97,501.25
11/01/34	195,000.00	5.250%	97,501.25	292,501.25
05/01/35	-		92,382.50	92,382.50
11/01/35	205,000.00	5.250%	92,382.50	297,382.50
05/01/36	-		87,001.25	87,001.25
11/01/36	215,000.00	5.250%	87,001.25	302,001.25
05/01/37	-		81,357.50	81,357.50
11/01/37	230,000.00	5.250%	81,357.50	311,357.50
05/01/38	-		75,320.00	75,320.00
11/01/38	240,000.00	5.600%	75,320.00	315,320.00
05/01/39	-		68,600.00	68,600.00
11/01/39	250,000.00	5.600%	68,600.00	318,600.00
05/01/40	-		61,600.00	61,600.00
11/01/40	265,000.00	5.600%	61,600.00	326,600.00
05/01/41	-		54,180.00	54,180.00
11/01/41	280,000.00	5.600%	54,180.00	334,180.00
05/01/42	-		46,340.00	46,340.00
11/01/42	295,000.00	5.600%	46,340.00	341,340.00
05/01/43	-		38,080.00	38,080.00
11/01/43	310,000.00	5.600%	38,080.00	348,080.00
05/01/44	-		29,400.00	29,400.00
11/01/44	330,000.00	5.600%	29,400.00	359,400.00
05/01/45	-		20,160.00	20,160.00
11/01/45	350,000.00	5.600%	20,160.00	370,160.00
05/01/46	-		10,360.00	10,360.00
11/01/46	370,000.00	5.600%	10,360.00	380,360.00
Total	4,900,000.00		3,524,211.27	8,424,211.27

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	80,000.00	5.250%	97,718.75	177,718.75	3,365,000.00
05/01/26			95,618.75	95,618.75	3,365,000.00
11/01/26	80,000.00	5.250%	95,618.75	175,618.75	3,285,000.00
05/01/27			93,518.75	93,518.75	3,285,000.00
11/01/27	85,000.00	5.250%	93,518.75	178,518.75	3,200,000.00
05/01/28			91,287.50	91,287.50	3,200,000.00
11/01/28	90,000.00	5.250%	91,287.50	181,287.50	3,110,000.00
05/01/29			88,925.00	88,925.00	3,110,000.00
11/01/29	95,000.00	5.250%	88,925.00	183,925.00	3,015,000.00
05/01/30			86,431.25	86,431.25	3,015,000.00
11/01/30	100,000.00	5.250%	86,431.25	186,431.25	2,915,000.00
05/01/31			83,806.25	83,806.25	2,915,000.00
11/01/31	105,000.00	5.750%	83,806.25	188,806.25	2,810,000.00
05/01/32			80,787.50	80,787.50	2,810,000.00
11/01/32	110,000.00	5.750%	80,787.50	190,787.50	2,700,000.00
05/01/33			77,625.00	77,625.00	2,700,000.00
11/01/33	120,000.00	5.750%	77,625.00	197,625.00	2,580,000.00
05/01/34			74,175.00	74,175.00	2,580,000.00
11/01/34	125,000.00	5.750%	74,175.00	199,175.00	2,455,000.00
05/01/35			70,581.25	70,581.25	2,455,000.00
11/01/35	130,000.00	5.750%	70,581.25	200,581.25	2,325,000.00
05/01/36			66,843.75	66,843.75	2,325,000.00
11/01/36	140,000.00	5.750%	66,843.75	206,843.75	2,185,000.00
05/01/37			62,818.75	62,818.75	2,185,000.00
11/01/37	150,000.00	5.750%	62,818.75	212,818.75	2,035,000.00
05/01/38			58,506.25	58,506.25	2,035,000.00
11/01/38	155,000.00	5.750%	58,506.25	213,506.25	1,880,000.00
05/01/39			54,050.00	54,050.00	1,880,000.00
11/01/39	165,000.00	5.750%	54,050.00	219,050.00	1,715,000.00
05/01/40			49,306.25	49,306.25	1,715,000.00
11/01/40	175,000.00	5.750%	49,306.25	224,306.25	1,540,000.00
05/01/41			44,275.00	44,275.00	1,540,000.00
11/01/41	185,000.00	5.600%	44,275.00	229,275.00	1,355,000.00
05/01/42			38,956.25	38,956.25	1,355,000.00
11/01/42	195,000.00	5.600%	38,956.25	233,956.25	1,160,000.00
05/01/43			33,350.00	33,350.00	1,160,000.00
11/01/43	205,000.00	5.600%	33,350.00	238,350.00	955,000.00
05/01/44			27,456.25	27,456.25	955,000.00
11/01/44	220,000.00	5.600%	27,456.25	247,456.25	735,000.00
05/01/45			21,131.25	21,131.25	735,000.00
11/01/45	230,000.00	5.600%	21,131.25	251,131.25	505,000.00
05/01/46			14,518.75	14,518.75	505,000.00
11/01/46	245,000.00	5.600%	14,518.75	259,518.75	260,000.00
05/01/47			7,475.00	7,475.00	260,000.00
11/01/47	260,000.00	5.600%	7,475.00	267,475.00	-
Total	3,445,000.00		2,740,606.25	6,185,606.25	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 238.82	\$ 1,145.83	\$ 1,384.65	\$ 1,384.65
SF 53'	110	238.82	1,250.00	1,488.82	1,488.82
SF 63'	118	238.82	1,354.17	1,592.99	1,592.99
SF 43'	128	238.82	1,123.34	1,362.16	1,362.16
SF 63'	113	238.82	1,327.57	1,566.39	1,566.39
Total	591				