

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
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**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 141,143				\$ 141,144
Allowable discounts (4%)	(5,646)				(5,646)
Assessment levy: on-roll - net	135,497	\$134,669	\$ 828	\$ 135,497	135,498
Interest or other revenue	-	-	-	-	5,710
Total revenues	135,497	134,669	828	135,497	141,208
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	1,077	5,382	6,459	6,459
Management/accounting/recording	51,438	25,719	25,719	51,438	51,438
Legal	10,000	2,655	7,345	10,000	10,000
Engineering	6,000	11,651	4,000	15,651	6,500
Audit	5,300	4,120	1,180	5,300	5,900
Arbitrage rebate calculation	1,000	1,000	-	1,000	1,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	-	10,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	112	388	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	307	893	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	12,390	11,203	-	11,203	12,923
Contingencies/bank charges	750	359	391	750	1,100
Website maintenance					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	145
Tax collector	2,823	2,688	135	2,823	2,823
Total professional & administrative	111,150	61,916	57,698	119,614	113,068
<b>Field operations</b>					
Fountains project	-	-	-	-	85,000
Front entries project	-	-	24,100	24,100	-
Lake bank maintenance	20,000	-	15,560	15,560	5,500
Wetland maintenance	7,500	-	-	-	2,500
Roadway repairs	-	5,710	-	5,710	-
Drain cleaning	-	250	-	250	-
Total field operations	27,500	5,960	39,660	45,620	93,000
Total expenditures	138,650	67,876	97,358	165,234	206,068
Net increase/(decrease) of fund balance	(3,153)	66,793	(96,530)	(29,737)	(64,860)
Fund balance - beginning (unaudited)	224,551	250,289	317,082	250,289	220,552
Fund balance - ending (projected):					
Unassigned	221,398	317,082	220,552	220,552	155,692
Fund balance - ending (projected)	\$ 221,398	\$ 317,082	\$ 220,552	\$ 220,552	\$ 155,692

**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
<b>Wrathell, Hunt and Associates, LLC</b> (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	6,500
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, including goals and objectives annual report.	
Audit	5,900
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	12,923
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,100
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	
Hosting	705
ADA compliance	145
Tax collector	2,823
Lake bank maintenance	5,500
Lake bank repairs completed by FECC \$9300	
Fountains project	85,000
Wetland maintenance	2,500
Total expenditures	<u>\$ 206,068</u>

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
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	\$ 676,393	\$ 4,158	\$ 680,551	680,551
Interest	-	17,225	-	17,225	-
Total revenues	680,551	693,618	4,158	697,776	680,551
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 2016A1	125,000	125,000	-	125,000	130,000
Principal - 2016A3	80,000	80,000	-	80,000	80,000
Interest - 2016A1	261,337	132,114	129,223	261,337	255,440
Interest - 2016A3	193,338	97,719	95,619	193,338	189,138
Total debt service	659,675	434,833	224,842	659,675	654,578
<b>Other fees &amp; charges</b>					
Tax collector	14,178	13,499	679	14,178	14,178
Total other fees & charges	14,178	13,499	679	14,178	14,178
Total expenditures	673,853	448,332	225,521	673,853	668,756
 Excess/(deficiency) of revenues over/(under) expenditures	 6,698	 245,286	 (221,363)	 23,923	 11,795
Fund balance:					
Beginning fund balance (unaudited)	1,127,860	1,161,169	1,406,455	1,161,169	1,185,092
Ending fund balance (projected)	<u>\$1,134,558</u>	<u>\$1,406,455</u>	<u>\$1,185,092</u>	<u>\$ 1,185,092</u>	<u>1,196,887</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2027					(439,736)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 270,091</u>

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

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	125,000.00	4.625%	132,113.75	257,113.75	4,775,000.00
05/01/26	-		129,223.13	129,223.13	4,775,000.00
11/01/26	130,000.00	4.625%	129,223.13	259,223.13	4,645,000.00
05/01/27	-		126,216.88	126,216.88	4,645,000.00
11/01/27	135,000.00	4.625%	126,216.88	261,216.88	4,510,000.00
05/01/28	-		123,095.00	123,095.00	4,510,000.00
11/01/28	145,000.00	5.250%	123,095.00	268,095.00	4,365,000.00
05/01/29	-		119,288.75	119,288.75	4,365,000.00
11/01/29	150,000.00	5.250%	119,288.75	269,288.75	4,215,000.00
05/01/30	-		115,351.25	115,351.25	4,215,000.00
11/01/30	155,000.00	5.250%	115,351.25	270,351.25	4,060,000.00
05/01/31	-		111,282.50	111,282.50	4,060,000.00
11/01/31	165,000.00	5.250%	111,282.50	276,282.50	3,895,000.00
05/01/32	-		106,951.25	106,951.25	3,895,000.00
11/01/32	175,000.00	5.250%	106,951.25	281,951.25	3,720,000.00
05/01/33	-		102,357.50	102,357.50	3,720,000.00
11/01/33	185,000.00	5.250%	102,357.50	287,357.50	3,535,000.00
05/01/34	-		97,501.25	97,501.25	3,535,000.00
11/01/34	195,000.00	5.250%	97,501.25	292,501.25	3,340,000.00
05/01/35	-		92,382.50	92,382.50	3,340,000.00
11/01/35	205,000.00	5.250%	92,382.50	297,382.50	3,135,000.00
05/01/36	-		87,001.25	87,001.25	3,135,000.00
11/01/36	215,000.00	5.250%	87,001.25	302,001.25	2,920,000.00
05/01/37	-		81,357.50	81,357.50	2,920,000.00
11/01/37	230,000.00	5.250%	81,357.50	311,357.50	2,690,000.00
05/01/38	-		75,320.00	75,320.00	2,690,000.00
11/01/38	240,000.00	5.600%	75,320.00	315,320.00	2,450,000.00
05/01/39	-		68,600.00	68,600.00	2,450,000.00
11/01/39	250,000.00	5.600%	68,600.00	318,600.00	2,200,000.00
05/01/40	-		61,600.00	61,600.00	2,200,000.00
11/01/40	265,000.00	5.600%	61,600.00	326,600.00	1,935,000.00
05/01/41	-		54,180.00	54,180.00	1,935,000.00
11/01/41	280,000.00	5.600%	54,180.00	334,180.00	1,655,000.00
05/01/42	-		46,340.00	46,340.00	1,655,000.00
11/01/42	295,000.00	5.600%	46,340.00	341,340.00	1,360,000.00
05/01/43	-		38,080.00	38,080.00	1,360,000.00
11/01/43	310,000.00	5.600%	38,080.00	348,080.00	1,050,000.00
05/01/44	-		29,400.00	29,400.00	1,050,000.00
11/01/44	330,000.00	5.600%	29,400.00	359,400.00	720,000.00
05/01/45	-		20,160.00	20,160.00	720,000.00
11/01/45	350,000.00	5.600%	20,160.00	370,160.00	370,000.00
05/01/46	-		10,360.00	10,360.00	370,000.00
11/01/46	370,000.00	5.600%	10,360.00	380,360.00	-
<b>Total</b>	<b>4,900,000.00</b>		<b>3,524,211.27</b>	<b>8,424,211.27</b>	

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

<b>Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,445,000.00</b>		<b>2,740,606.25</b>	<b>6,185,606.25</b>	

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>
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<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
<b><u>Assessment Area One</u></b>					
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
<b>Total</b>	<b><u>591</u></b>				