



Creekside

Community Development District

www.creeksidecdd.com

Tim Gee – Chairman

Wyatt Rudd – Assistant Secretary

Michael K. Folstein – Assistant Secretary

Dawn Litrenta – Assistant Secretary

August 13, 2026



Creekside

Community Development District

Agenda

Seat 1: Tim Gee – (C.)	
Seat 2: Wyatt Rudd – (A.S.)	
Seat 4: Michael K Folstein – (A.S.)	
Seat 5: Dawn Litrenta – (A.S.)	
Seat 3: Open Seat	

Thursday
August 13, 2026
2:00 p.m.

W Executive Suites, LLC (Suite 100)
1860 SW Fountainview Blvd,
Port St. Lucie, Florida 34986
[Join the meeting now](#)

Meeting ID: 224 209 399 781 841 and Passcode: ej3rp6sc
1 872-240-4685 and Phone Conference Code:314 761 021#

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat 3 (11/2026)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Electing Officer(s) – Resolution – **Page 5**
3. Approval of the Minutes of the June 11, 2026 Meeting – **Page 7**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 14**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-07** Annual Appropriation Resolution – **Page 24**
 - D. Consideration of **Resolution #2026-08** Levy of Non Ad Valorem Assessments – **Page 27**
 - E. Motion to Close the Public Hearing
5. Consideration of
 - A. **Resolution #2026-09** Contribution Resolution, Series 2026 – **Page 36**
 - B. **Resolution #2026-10** Project Completion Resolution, Series 2026 – **Page 38**
 - C. **Resolution #2026-11** Authorizing DSRF #1, Related Requisition & Promissory Note, Series 2026 – **Page 49**
 - D. **Resolution #2026-12** Authorizing DSRF #2, Related Requisition & Promissory Note, Series 2026 – **Page 67**
 - E. **Resolution #2026-13** Boundary Amendment Resolution – **Page 84**
 - F. Boundary Amendment Funding Agreement – **Page 88**
 - G. **Resolution #2026-14** Project Completion Resolution, Series 2006 – **Page 92**

H. **Resolution #2026-15** Accepting Parcel D Property & Improvements – **Page 100**

I. **Resolution #2026-16** Budget Amendment for Fiscal Year 2026 – **Page 132**

6. Staff Reports

A. Attorney

B. Engineer

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 135**

2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 136**

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – **420 – Page 137**

5) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 138**

6) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 143**

7. Financial Reports

A. Acceptance of Check Register – **Page 148**

B. Acceptance of Unaudited Financials – **Page 151**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.creeksidecdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Creekside Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Creekside Community Development District**, _____ **County, Florida.**

Signature: _____

Mailing Address: _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

RESOLUTION 202__ - __

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Creekside Community Development District** (the “Board”) desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Creekside Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE
COMMUNITY DEVELOPMENT DISTRICT, THIS ____DAY OF _____, 202__.**

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

**MINUTES OF MEETING
CREEKSIDE
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Creekside Community Development District was held on Thursday, June 11, 2026, at 2:00 p.m. at W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida.

Present and constituting a quorum were:

Tim Gee	Chairman
Wyatt Rudd	Assistant Secretary
Michael Folstein	Assistant Secretary
Dawn Litrenta	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Ashley Ligas	District Counsel (by phone)
Jonathan Gomes	District Engineer (by phone)
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and call the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat 3 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Electing Officer(s)

Ms. Hinz Philippi: The next would be organizational matters, we have seat 3 that is still open if you guys have anyone that you want to appoint at this time, and if not, we can table for the next meeting.

Mr. Rudd: Yes, we can table that.

Ms. Hinz Philippi: Alright.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2026 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of the February 12, 2026 on page 5. If you have any additions, corrections, or deletions I can take those, if not, a motion to approve would be in order.

On MOTION by Mr. Rudd seconded by Mr. Folstein with all in favor, the Minutes of February 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-05 approving the proposed fiscal year 2027 budget and setting up the public hearing. The first part of the resolution is approving the proposed budget, the second part would be setting a date for the public hearing, and we can go take a look at the budget. If you guys have any questions, and like I said there was a lot of cleanup that happened because of the Series 2006 bonds but, if you guys have any questions or if are good with the budget, we can address those, and if not, I would be looking for a motion to approve the proposed fiscal year 2027 budget and then set up the public hearing for this new location and August 13th which would be our first date because we need 60 days from today and August 13th would be our next scheduled meeting. So, the motion would be to approve the resolution of the Board of Supervisors of the Creekside Community Development District approving proposed budget for fiscal year 2027; setting a public hearing thereon and directing publication; addressing transmittal and posting requirements; addressing severability and effective date. So, that is the motion for August 13th at 2:00 p.m. at W. Executive Suites, LLC, at 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida.

On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, Resolution #2026-05 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 13, 2026 at 2:00 p.m. at 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida was approved.

B. Resolution #2026-06 Ratifying, Confirming and Approving the Settlement and Restructuring of the Series 2006 Bonds

- 1) Composite Exhibit A- Original Settlement Agreement, as amended by the First Amendment**
- 2) Exhibit B – Revised Amortization Schedule**
- 3) Exhibit C – Revised 2006 Assessment Roll**

Ms. Hinz Philippi: The next item would be resolution #2026-06 ratifying, confirming and approving the settlement restructuring of the Series 2006 Bonds on page 27. Ashley, do you want to talk a little bit about items 1 through 3?

Ms. Ligas: Sure. So, the first thing is the original settlement agreement as amended by the first amendment, and I can pause there if anybody has any questions about that. The second item is the revised amortization schedule, which is exhibit B, and then for exhibit C there's a revised 2006 assessment roll. Does anybody have any questions about this, I know it was presented at a prior meeting and we had to work some stuff out with trustee's counsel but, the settlement terms are the same as what was approved previously, this is just ratifying the final version.

Ms. Hinz Philippi: Ok, thank you. So, it would be a motion to approve resolution#2026-06 ratifying, confirming and approving the settlement and restructuring of the Series 2006 Bonds and also items #1 to #3 or exhibits A, B and C.

On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, Resolution #2026-06 ratifying, confirming and approving the settlement and restructuring of the Series 2006 Bonds along with Exhibits A, B, and C were approved.

C. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Earlywine: The next item will be engagement letter with Grau & Associates on page 92, and if you guys have any questions I can take those. This is the firm that we have used in the past, so if there are no questions, I'm just looking for a motion to approve the engagement letter. This firm was selected before, you guys had approved Grau but, now we're just bringing you the engagement letter with them.

On MOTION by Ms. Litrenta seconded by Mr. Gee with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Hinz Philippi: The next item would be the acceptance of the audit for fiscal year ending September 30, 2025. This is a clean audit, we are in compliance, so I just need a motion from the Board to accept the audit.

On MOTION by Mr. Rudd seconded by Mr. Folstein with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Ratification of:

A. First Amendment to Settlement Agreement with U.S. Bank Trust Company, National Association

B. Second Amendment to Land Purchase Contract with D.R. Horton, Inc.

Ms. Hinz Philippi: The next item would be ratification of the first amendment to settlement agreement with U.S. Bank Trust Company, National Association, and item B for ratification is the second amendment to land purchase contract with D.R. Horton, Inc on page 156. Do you guys have any questions, if not, I'm looking for a motion to ratify items A and B. Again, this was already preapproved, this is just a ratification of the items and we put them on the agenda to bring it back to the Board and make it part of the record.

On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, ratifying items A and B listed above was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Ms. Hinz Philippi: The next item would be discussion of procedures for the general election on page 159. So, we have two seats coming up for election, seat #1 and seat #3, and seat #3 is the seat that is open, and seat #1 is Tim. These two seats are going to be coming up for the general election on November 3rd. So if a resident qualified for the seat, then they are going to be elected by the public, or if they don't have an opponent then they

are going to be elected to the seat without even a vote. So, if someone goes and qualifies for the seat, and they don't have anybody running against them, they get the seat.

Mr. Gee: Ok, sure.

Ms. Hinz Philippi: So that's the two things I needed to let you know.

Mr. Gee: What if nobody runs?

Ms. Hinz Philippi: Then you are a holdover in that seat, meaning you are held over until we can get somebody to take that seat.

Mr. Gee: And would we have to wait another year to do a special runoff or is that like a yearly thing?

Ms. Hinz Philippi: No, it's like every 2 years.

Mr. Gee: Ok, alright.

Ms. Hinz Philippi: And it's true, like if we have Wyatt, Michael and Dawn, we have a quorum, the problem with that is nobody can be absent for the quorum, so you don't have anybody else to call for the meeting but, we can make it, but it would be good if you had another person, and maybe Dawn can help to find some resident that could be a good match for this Board.

Mr. Gee: Sure, ok.

Ms. Hinz Philippi: So, because of that, these two seats are going to be open and the qualifying period has already passed but, you have until tomorrow at 12:00 noon. So, if you don't have anyone qualifying, and you find somebody that wants to be on the Board, by the time November comes, you can appoint them, like this Board can appoint a resident for that seat. You cannot appoint a developer person but, you can appoint a resident because they did not qualify for the general election but, if they sit in a general election seat as a resident it's ok to appoint them.

Mr. Gee: Got it, ok.

EIGHTH ORDER OF BUSINESS

Staff Reports

Ms. Hinz Philippi: Alright, the next item would be staff reports, Ashley, do you have anything for us?

A. Attorney

Ms. Ligas: I do not unless you all have any questions or issue for me.

B. Engineer

Ms. Hinz Philippi: Alright, Jonathan, now it's your turn, do you have anything for us?

Mr. Gomes: Nothing to add to the staff report, I'll just share that parcel E there's townhomes that are going vertical and I think we're at five finished townhomes now, so I think by next quarter we'll have another update as far as units sold that we can add to the quarterly update.

Ms. Hinz Philippi: Thank you so much.

C. Manager – Selection of District Records Office within St. Lucie County

Ms. Hinz Philippi: The next item would be for me, I'd like to ask for a motion to select this office here as the office that we're going to be holding our meetings, and also the District records office because we need to have a records office within St. Lucie County, so I just need a motion for both.

On MOTION by Ms. Litrenta seconded by Mr. Gee with all in favor, selecting the District records office within St. Lucie County as W Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: The next item would be financial reports, tab A is the acceptance of the check register, and tab B is acceptance of the unaudited financials. If you have any questions let me know, if not, a motion to approve both tab A and B would be in order.

On MOTION by Mr. Folstein seconded by Mr. Gee with all in favor, the Check Register and the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

Ms. Hinz Philippi: Are there any Supervisor's requests at this time? Not hearing any, are there any audience comments?

ELVENTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi: Not hearing any, we need a motion to adjourn.

On MOTION by Mr. Folstein seconded by Mr. Rudd with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Creekside
Community Development District

Approved Proposed Budget
FY 2027



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Creekside
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 97,985	\$ 100,520	\$ -	\$ 100,520	\$ 113,720
Interest income	9,000	10,056	500	10,556	4,000
Carry Forward Surplus	12,931	311,767	-	311,767	12,283
TOTAL REVENUES	\$ 119,916	\$ 422,343	\$ 500	\$ 422,843	\$ 130,003
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 6,000	\$ 18,871	\$ 5,000	\$ 23,871	\$ 6,000
Attorney	30,000	84,088	15,000	99,088	30,000
Annual Audit	4,500	3,800	-	3,800	5,400
Assessment Administration	2,000	2,000	-	2,000	2,120
Arbitrage Rebate	600	600	-	600	600
Dissemination Agent	2,625	2,188	438	2,625	2,783
Trustee Fees	-	24,236	-	24,236	9,353
Management Fees	38,000	31,667	6,333	38,000	40,280
Property Appraiser	3,000	3,192	-	3,192	3,200
Website Maintenance	1,500	1,250	250	1,500	1,590
Telephone	25	-	-	-	25
Postage & Delivery	100	283	17	299	100
Insurance General Liability	8,921	7,934	-	7,934	8,727
Printing & Binding	250	1	42	43	250
Legal Advertising	1,000	1,235	-	1,235	1,000
Other Current Charges	900	1,015	300	1,315	900
Property Taxes	2,250	636	-	636	800
Office Supplies	70	0	12	12	70
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Qrt Operating Reserves	13,000	-	-	-	11,631
Contingency	5,000	-	-	-	5,000
TOTAL EXPENDITURES	\$ 119,916	\$ 183,169	\$ 27,391	\$ 210,560	\$ 130,003
<u>Other Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ -	\$ (200,000)	\$ -	\$ (200,000)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (200,000)	\$ -	\$ (200,000)	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 39,173	\$ (26,891)	\$ 12,283	\$ -

Creekside
Community Development District
Budget Narrative

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2006 Special Assessment Bonds. The District will contract with an independent CPA firm to perform this calculation.

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.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser

The St Lucie County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Creekside
Community Development District
Budget Narrative

Expenditures - Administrative (continued)
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Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Property Tax

Represents Calandar year Property Taxes

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the FloridaCommerce for \$175.

1st Quarter Operating Reserves

Represents expenses in the first 2 months prior to assessments being collected.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Creekside
Community Development District
Approved Proposed Budget
Debt Service Series 2006 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 195,656	\$ 200,348	\$ -	\$ 200,348	\$ 195,656
Interest Earnings	-	33,350	400	33,750	1,000
Settlement Revenue	-	362,837	-	362,837	-
Carry Forward Surplus ⁽¹⁾	-	21,117	-	21,117	333,812
TOTAL REVENUES	\$ 195,656	\$ 617,652	\$ 400	\$ 618,052	\$ 530,468
<u>EXPENDITURES:</u>					
Interest - 11/01	\$ 96,200	\$ 139,620	\$ -	\$ 139,620	\$ 44,850
Accrued Unpaid Interest - 11/01/26	-	-	-	-	7,475
Principal - 5/01	205,000	205,000	-	205,000	105,000
Interest - 5/01	96,200	139,620	-	139,620	44,850
TOTAL EXPENDITURES	\$ 397,400	\$484,240	\$-	\$484,240	\$ 202,175
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$200,000	\$-	\$200,000	\$-
EXCESS REVENUES (EXPENDITURES)	\$ (201,744)	\$ 333,412	\$ 400	\$ 333,812	\$ 328,293

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 42,120
	<u>\$ 42,120</u>

Creekside
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2006 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,725,000	5.200%	-	44,850	44,850.00
05/01/27	1,725,000	5.200%	105,000	44,850	
11/01/27	1,620,000	5.200%	-	42,120	191,970.00
05/01/28	1,620,000	5.200%	110,000	42,120	
11/01/28	1,510,000	5.200%	-	39,260	191,380.00
05/01/29	1,510,000	5.200%	120,000	39,260	
11/01/29	1,390,000	5.200%	-	36,140	195,400.00
05/01/30	1,390,000	5.200%	125,000	36,140	
11/01/30	1,265,000	5.200%	-	32,890	194,030.00
05/01/31	1,265,000	5.200%	130,000	32,890	
11/01/31	1,135,000	5.200%	-	29,510	192,400.00
05/01/32	1,135,000	5.200%	140,000	29,510	
11/01/32	995,000	5.200%	-	25,870	195,380.00
05/01/33	995,000	5.200%	145,000	25,870	
11/01/33	850,000	5.200%	-	22,100	192,970.00
05/01/34	850,000	5.200%	150,000	22,100	
11/01/34	700,000	5.200%	-	18,200	190,300.00
05/01/35	700,000	5.200%	160,000	18,200	
11/01/35	540,000	5.200%	-	14,040	192,240.00
05/01/36	540,000	5.200%	170,000	14,040	
11/01/36	370,000	5.200%	-	9,620	193,660.00
05/01/37	370,000	5.200%	180,000	9,620	
11/01/37	190,000	5.200%	-	4,940	194,560.00
05/01/38	190,000	5.200%	190,000	4,940	194,940.00
Total			\$1,725,000	\$639,080	\$2,364,080

Creekside
Community Development District
Approved Proposed Budget
Debt Service Series 2026 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 237,580
Direct Assessments - Direct Bill	-	-	92,138	92,138	-
Interest Earnings	-	2,203	200	2,403	2,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	211,823
TOTAL REVENUES	\$ -	\$ 2,203	\$ 92,338	\$ 94,540	\$ 451,403
EXPENDITURES:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 92,138
Interest - 5/1	-	48,116	-	48,116	92,138
Principal - 5/1	-	-	-	-	50,000
TOTAL EXPENDITURES	\$ -	\$ 48,116	\$ -	\$ 48,116	\$ 234,275
Other Sources/(Uses)					
Bond Proceeds	\$ -	\$ 166,906	\$ -	\$ 166,906	\$ -
Interfund transfer In/(Out)	-	(1,508)	-	(1,508)	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 165,399	\$ -	\$ 165,399	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 119,485	\$ 92,338	\$ 211,823	\$ 217,128

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 91,138
	<u>\$ 91,138</u>

Creekside
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2026 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 3,475,000	4.000%	\$ -	\$ 48,116	\$ -
11/01/26	3,475,000	4.000%	-	92,138	140,253.75
05/01/27	3,475,000	4.000%	50,000	92,138	
11/01/27	3,425,000	4.000%	-	91,138	233,275.00
05/01/28	3,425,000	4.000%	55,000	91,138	
11/01/28	3,370,000	4.000%	-	90,038	236,175.00
05/01/29	3,370,000	4.000%	55,000	90,038	
11/01/29	3,315,000	4.000%	-	88,938	233,975.00
05/01/30	3,315,000	4.000%	60,000	88,938	
11/01/30	3,255,000	4.000%	-	87,738	236,675.00
05/01/31	3,255,000	4.000%	60,000	87,738	
11/01/31	3,195,000	4.000%	-	86,538	234,275.00
05/01/32	3,195,000	4.000%	65,000	86,538	
11/01/32	3,130,000	4.000%	-	85,238	236,775.00
05/01/33	3,130,000	4.000%	65,000	85,238	
11/01/33	3,065,000	4.000%	-	83,938	234,175.00
05/01/34	3,065,000	5.300%	70,000	83,938	
11/01/34	2,995,000	5.300%	-	82,083	236,020.00
05/01/35	2,995,000	5.300%	75,000	82,083	
11/01/35	2,920,000	5.300%	-	80,095	237,177.50
05/01/36	2,920,000	5.300%	75,000	80,095	
11/01/36	2,845,000	5.300%	-	78,108	233,202.50
05/01/37	2,845,000	5.300%	80,000	78,108	
11/01/37	2,765,000	5.300%	-	75,988	234,095.00
05/01/38	2,765,000	5.300%	85,000	75,988	
11/01/38	2,680,000	5.300%	-	73,735	234,722.50
05/01/39	2,680,000	5.300%	90,000	73,735	
11/01/39	2,590,000	5.300%	-	71,350	235,085.00
05/01/40	2,590,000	5.300%	95,000	71,350	
11/01/40	2,495,000	5.300%	-	68,833	235,182.50
05/01/41	2,495,000	5.300%	100,000	68,833	
11/01/41	2,395,000	5.300%	-	66,183	235,015.00
05/01/42	2,395,000	5.300%	105,000	66,183	
11/01/42	2,290,000	5.300%	-	63,400	234,582.50
05/01/43	2,290,000	5.300%	110,000	63,400	
11/01/43	2,180,000	5.300%	-	60,485	233,885.00
05/01/44	2,180,000	5.300%	115,000	60,485	
11/01/44	2,065,000	5.300%	-	57,438	232,922.50
05/01/45	2,065,000	5.300%	125,000	57,438	
11/01/45	1,940,000	5.300%	-	54,125	236,562.50
05/01/46	1,940,000	5.300%	130,000	54,125	
11/01/46	1,810,000	5.300%	-	50,680	234,805.00
05/01/47	1,810,000	5.600%	140,000	50,680	
11/01/47	1,670,000	5.600%	-	46,760	237,440.00
05/01/48	1,670,000	5.600%	145,000	46,760	
11/01/48	1,525,000	5.600%	-	42,700	234,460.00
05/01/49	1,525,000	5.600%	155,000	42,700	
11/01/49	1,370,000	5.600%	-	38,360	236,060.00
05/01/50	1,370,000	5.600%	165,000	38,360	
11/01/50	1,205,000	5.600%	-	33,740	237,100.00
05/01/51	1,205,000	5.600%	175,000	33,740	
11/01/51	1,030,000	5.600%	-	28,840	237,580.00
05/01/52	1,030,000	5.600%	185,000	28,840	
11/01/52	845,000	5.600%	-	23,660	237,500.00
05/01/53	845,000	5.600%	195,000	23,660	
11/01/53	650,000	5.600%	-	18,200	236,860.00
05/01/54	650,000	5.600%	205,000	18,200	
11/01/54	445,000	5.600%	-	12,460	235,660.00
05/01/55	445,000	5.600%	215,000	12,460	
11/01/55	230,000	5.600%	-	6,440	233,900.00
05/01/56	230,000	5.600%	230,000	6,440	236,440.00
			\$ 3,475,000	\$ 3,726,836	\$ 7,201,836

Creekside
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M	Bonds Units 2006	Bonds Units 2026	Annual Maintenance Assessments			Annual Debt Assessments Series 2006			Annual Debt Assessments Series 2026			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
<i>Parcel E - MF</i>	119	119	119	\$146.63	\$146.63	\$0.00	\$555.39	\$555.39	\$0.00	\$0.00	\$0.00	\$0.00	\$702.02	\$702.02	\$0.00
<i>Platted SF Parcel A</i>	136	135	135	\$146.63	\$146.63	\$0.00	\$525.37	\$525.37	\$0.00	\$0.00	\$0.00	\$0.00	\$672.00	\$672.00	\$0.00
<i>Platted SF Parcel B</i>	129	129	129	\$146.63	\$146.63	\$0.00	\$525.37	\$525.37	\$0.00	\$0.00	\$0.00	\$0.00	\$672.00	\$672.00	\$0.00
<i>Commercial</i>	9.56	9.56	9.56	\$146.63	\$146.63	\$0.00	\$525.37	\$525.37	\$0.00	\$0.00	\$0.00	\$0.00	\$672.00	\$672.00	\$0.00
<i>Commercial</i>	5.44	5.44	5.44	\$146.63	\$146.63	\$0.00	\$525.37	\$525.37	\$0.00	\$0.00	\$0.00	\$0.00	\$672.00	\$672.00	\$0.00
<i>Subtotal</i>	399	398	398												
<i>Parcel C - Single-Family 75'</i>	118	118	118	\$146.63	\$0.00	\$146.63	\$0.00	\$0.00	\$0.00	\$1,303.14	\$0.00	\$1,303.14	\$1,449.77	\$0.00	\$1,449.77
<i>Parcel D - Single-Family 90'</i>	74	74	74	\$146.63	\$0.00	\$146.63	\$0.00	\$0.00	\$0.00	\$1,411.74	\$0.00	\$1,411.74	\$1,558.37	\$0.00	\$1,558.37
<i>NEW UNITS - Tract F</i>	136	136	136	\$146.63	\$0.00	\$146.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.63	\$0.00	\$146.63
<i>Parcel G - SF</i>	116	116	116	\$146.63	\$0.00	\$146.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.63	\$0.00	\$146.63
<i>Subtotal</i>	444	444	444												
<i>Total Units</i>	<i>843</i>	<i>842</i>	<i>842</i>												

RESOLUTION 2026-07

[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Creekside Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Creekside Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

RESOLUTION 2026-08

[FY 2027 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. [RESERVED.]

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for

operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and

enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit B

Parcel ID	O&M on Tax Roll	Debt on Tax Roll	O&M Direct Bill	Debt Direct Bill	Total on Tax Roll	Total Direct Bill	Legal Description
2326-600-0006-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 1
2326-600-0007-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 2
2326-600-0008-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 3
2326-600-0009-000-2	\$146.63	\$0.00			\$146.63		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 4
2326-600-0010-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 5
2326-600-0011-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 6
2326-600-0012-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 7
2326-600-0013-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 8
2326-600-0014-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 9
2326-600-0015-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 10
2326-600-0016-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 11
2326-600-0017-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 12
2326-600-0018-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 13
2326-600-0019-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 14
2326-600-0020-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 15
2326-600-0021-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 16
2326-600-0022-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 17
2326-600-0023-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 18
2326-600-0024-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 19 (OR 4240-1457)
2326-600-0025-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 20 (OR 3921-2362)
2326-600-0026-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 21
2326-600-0027-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 22
2326-600-0028-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 23
2326-600-0029-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 24
2326-600-0030-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 25
2326-600-0031-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 26
2326-600-0032-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 27
2326-600-0033-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 28
2326-600-0034-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 29
2326-600-0035-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 30
2326-600-0036-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 31
2326-600-0037-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 32
2326-600-0038-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 33 (OR 4239-551)
2326-600-0039-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 34
2326-600-0040-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 35
2326-600-0041-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 36
2326-600-0042-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 37
2326-600-0043-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 38
2326-600-0044-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 39
2326-600-0045-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB

Parcel ID	O&M on Tax Roll	Debt on Tax Roll	O&M Direct Bill	Debt Direct Bill	Total on Tax Roll	Total Direct Bill	Legal Description
2326-600-0086-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 81
2326-600-0087-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 82 (OR 4137-782)
2326-600-0088-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 83
2326-600-0089-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 84 (OR 4075-1811)
2326-600-0090-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 85 (OR 4077-2681)
2326-600-0091-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 86
2326-600-0092-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 87
2326-600-0093-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 88 (OR 4101-2014)
2326-600-0094-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 89
2326-600-0095-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 90(OR 3921-2362)
2326-600-0096-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 91
2326-600-0097-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 92 (OR 4048-1111)
2326-600-0098-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 93
2326-600-0099-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 94
2326-600-0100-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 95 (OR 4048-220)
2326-600-0101-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 96 (OR 4055-413)
2326-600-0102-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 97 (OR 4076-1734)
2326-600-0103-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 98 (OR 4030-2718)
2326-600-0104-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 99
2326-600-0105-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 100
2326-600-0106-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 101 (OR 4104-1937)
2326-600-0107-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 102 (OR 4083-237)
2326-600-0108-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 103 (OR 4069-1747; 4106-692)
2326-600-0109-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 104
2326-600-0110-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 105
2326-600-0111-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 106
2326-600-0112-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 107
2326-600-0113-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 108 (OR 3921-2362)
2326-600-0114-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 109
2326-600-0115-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 110
2326-600-0116-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 111
2326-600-0117-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 112 (OR 4132-956)
2326-600-0118-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 113
2326-600-0119-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 114 (OR 4134-2444)
2326-600-0120-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 115 (OR 4112-1529)
2326-600-0121-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 116
2326-600-0122-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 117
2326-600-0123-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 118
2326-600-0124-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 119
2326-600-0125-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 120
2326-600-0126-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 121
2326-600-0127-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 122
2326-600-0128-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 123
2326-600-0129-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 124
2326-600-0130-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 125
2326-600-0131-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 126
2326-600-0132-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 127 (OR 4134-2433)
2326-600-0133-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 128
2326-600-0134-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 129
2326-600-0135-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 130
2326-600-0136-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 131
2326-600-0137-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 132
2326-600-0138-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 133
2326-600-0139-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 134
2326-600-0140-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 135
2326-600-0141-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 1 (PB 55-12) LOT 136
2326-601-0003-000-3	\$11,375.56	\$115,948.17			\$127,323.73		CREEKSIDE TRACTS (PB 124-21) TRACT C-1 (52.29 AC - 2,277,769 SF)
2326-601-0004-000-0	\$5,926.78	\$60,402.15			\$66,328.93		CREEKSIDE TRACTS (PB 124-21) TRACT C-2 (27.24 AC - 1,186,510 SF)
2326-601-0005-000-7	\$3,983.94	\$30,068.03			\$34,051.97		CREEKSIDE TRACTS (PB 124-21) TRACT D-1 (13.56 AC - 590,737 SF)
2326-601-0006-000-4	\$6,866.68	\$51,820.78			\$58,687.46		CREEKSIDE TRACTS (PB 124-21) TRACT D-2 (23.37 AC - 1,018,014 SF)
2326-601-0010-000-5	\$19,941.68				\$19,941.68		CREEKSIDE TRACTS (PB 124-21) TRACT F (34.12 AC - 1,486,194 SF)
2326-602-0004-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 1
2326-602-0005-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 2
2326-602-0006-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 3
2326-602-0007-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 4
2326-602-0008-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 5
2326-602-0009-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 6
2326-602-0010-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 7
2326-602-0011-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 8
2326-602-0012-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 9
2326-602-0013-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 10
2326-602-0014-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 11
2326-602-0015-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 12
2326-602-0016-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 13
2326-602-0017-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 14
2326-602-0018-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 15
2326-602-0019-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 16
2326-602-0020-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 17
2326-602-0021-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 18
2326-602-0022-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 19
2326-602-0023-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 20
2326-602-0024-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 21

Parcel ID	O&M on Tax Roll	Debt on Tax Roll	O&M Direct Bill	Debt Direct Bill	Total on Tax Roll	Total Direct Bill	Legal Description
2326-602-0025-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 22
2326-602-0026-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 23
2326-602-0027-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 24
2326-602-0028-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 25
2326-602-0029-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 26
2326-602-0030-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 27
2326-602-0031-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 28
2326-602-0032-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 29
2326-602-0033-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 30
2326-602-0034-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 31
2326-602-0035-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 32
2326-602-0036-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 33
2326-602-0037-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 34
2326-602-0038-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 35
2326-602-0039-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 36
2326-602-0040-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 37
2326-602-0041-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 38
2326-602-0042-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 39
2326-602-0043-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 40
2326-602-0044-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 41
2326-602-0045-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 42
2326-602-0046-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 43
2326-602-0047-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 44
2326-602-0048-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 45
2326-602-0049-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 46
2326-602-0050-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 47
2326-602-0051-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 48
2326-602-0052-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 49
2326-602-0053-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 50
2326-602-0054-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 51
2326-602-0055-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 52
2326-602-0056-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 53
2326-602-0057-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 54
2326-602-0058-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 55
2326-602-0059-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 56
2326-602-0060-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 57
2326-602-0061-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 58
2326-602-0062-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 59
2326-602-0063-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 60
2326-602-0064-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 61
2326-602-0065-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 62
2326-602-0066-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 63
2326-602-0067-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 64
2326-602-0068-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 65
2326-602-0069-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 66
2326-602-0070-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 67
2326-602-0071-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 68
2326-602-0072-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 69
2326-602-0073-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 70
2326-602-0074-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 71
2326-602-0075-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 72
2326-602-0076-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 73
2326-602-0077-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 74
2326-602-0078-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 75
2326-602-0079-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 76
2326-602-0080-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 77
2326-602-0081-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 78
2326-602-0082-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 79
2326-602-0083-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 80
2326-602-0084-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 81
2326-602-0085-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 82
2326-602-0086-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 83
2326-602-0087-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 84
2326-602-0088-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 85
2326-602-0089-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 86
2326-602-0090-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 87
2326-602-0091-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 88
2326-602-0092-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 89
2326-602-0093-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 90
2326-602-0094-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 91
2326-602-0095-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 92
2326-602-0096-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 93
2326-602-0097-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 94
2326-602-0098-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 95
2326-602-0099-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 96
2326-602-0100-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 97
2326-602-0101-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 98
2326-602-0102-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 99
2326-602-0103-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 100
2326-602-0104-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 101
2326-602-0105-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 102
2326-602-0106-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 103

Parcel ID	O&M on Tax Roll	Debt on Tax Roll	O&M Direct Bill	Debt Direct Bill	Total on Tax Roll	Total Direct Bill	Legal Description
2326-602-0107-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 104
2326-602-0108-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 105
2326-602-0109-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 106
2326-602-0110-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 107
2326-602-0111-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 108
2326-602-0112-000-3	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 109
2326-602-0113-000-0	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 110
2326-602-0114-000-7	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 111
2326-602-0115-000-4	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 112
2326-602-0116-000-1	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 113
2326-602-0117-000-8	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 114
2326-602-0118-000-5	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 115
2326-602-0119-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 116
2326-602-0120-000-2	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 117
2326-602-0121-000-9	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 118
2326-602-0122-000-6	\$146.63	\$555.39			\$702.02		CREEKSIDE PLAT NO. 6 (PB 132-18) LOT 119
2327-333-0000-000-3	\$17,009.08				\$17,009.08		27/32/34 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC 33 RUN N
2327-502-0007-000-0	\$1,401.78	\$5,022.54			\$6,424.32		CREEKSIDE PLAT NO. 4 (PB 85-5) TRACT RA-1 (4.13 AC - 179,903 SF)
2327-502-0008-000-7	\$797.66	\$2,858.01			\$3,655.67		CREEKSIDE PLAT NO. 4 (PB 85-5) TRACT A (2.35 AC - 102,366 SF)
2327-502-0009-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 1
2327-502-0010-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 2
2327-502-0011-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 3
2327-502-0012-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 4
2327-502-0013-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 5
2327-502-0014-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 6
2327-502-0015-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 7
2327-502-0016-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 8
2327-502-0017-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 9
2327-502-0018-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 10
2327-502-0019-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 11
2327-502-0020-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 12
2327-502-0021-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 13
2327-502-0022-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 14
2327-502-0023-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 15
2327-502-0024-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 16
2327-502-0025-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 17
2327-502-0026-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 18
2327-502-0027-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 19
2327-502-0028-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 20
2327-502-0029-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 21
2327-502-0030-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 22
2327-502-0031-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 23
2327-502-0032-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 24
2327-502-0033-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 25
2327-502-0034-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 26
2327-502-0035-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 27
2327-502-0036-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 28
2327-502-0037-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 29
2327-502-0038-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 30
2327-502-0039-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 31
2327-502-0040-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 32
2327-502-0041-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 33
2327-502-0042-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 34
2327-502-0043-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 35
2327-502-0044-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 36
2327-502-0045-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 37
2327-502-0046-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 38
2327-502-0047-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 39
2327-502-0048-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 40
2327-502-0049-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 41
2327-502-0050-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 42
2327-502-0051-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 43
2327-502-0052-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 44
2327-502-0053-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 45
2327-502-0054-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 46
2327-502-0055-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 47
2327-502-0056-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 48
2327-502-0057-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 49
2327-502-0058-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 50
2327-502-0059-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 51
2327-502-0060-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 52
2327-502-0061-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 53
2327-502-0062-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 54
2327-502-0063-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 55
2327-502-0064-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 56
2327-502-0065-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 57
2327-502-0066-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 58
2327-502-0067-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 59
2327-502-0068-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 60
2327-502-0069-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 61
2327-502-0070-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 62
2327-502-0071-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 63

Parcel ID	O&M on Tax Roll	Debt on Tax Roll	O&M Direct Bill	Debt Direct Bill	Total on Tax Roll	Total Direct Bill	Legal Description
2327-502-0072-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 64
2327-502-0073-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 65
2327-502-0074-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 66
2327-502-0075-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 67
2327-502-0076-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 68
2327-502-0077-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 69
2327-502-0078-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 70
2327-502-0079-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 71
2327-502-0080-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 72
2327-502-0081-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 73
2327-502-0082-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 74
2327-502-0083-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 75
2327-502-0084-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 76
2327-502-0085-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 77
2327-502-0086-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 78
2327-502-0087-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 79
2327-502-0088-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 80
2327-502-0089-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 81
2327-502-0090-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 82
2327-502-0091-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 83
2327-502-0092-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 84
2327-502-0093-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 85
2327-502-0094-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 86
2327-502-0095-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 87
2327-502-0096-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 88
2327-502-0097-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 89
2327-502-0098-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 90
2327-502-0099-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 91
2327-502-0100-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 92
2327-502-0101-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 93
2327-502-0102-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 94
2327-502-0103-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 95
2327-502-0104-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 96
2327-502-0105-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 97
2327-502-0106-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 98
2327-502-0107-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 99
2327-502-0108-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 100
2327-502-0109-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 101
2327-502-0110-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 102
2327-502-0111-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 103
2327-502-0112-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 104
2327-502-0113-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 105
2327-502-0114-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 106
2327-502-0115-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 107
2327-502-0116-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 108
2327-502-0117-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 109
2327-502-0118-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 110
2327-502-0119-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 111
2327-502-0120-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 112
2327-502-0121-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 113
2327-502-0122-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 114
2327-502-0123-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 115
2327-502-0124-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 116
2327-502-0125-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 117
2327-502-0126-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 118
2327-502-0127-000-7	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 119
2327-502-0128-000-4	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 120
2327-502-0129-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 121
2327-502-0130-000-1	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 122
2327-502-0131-000-8	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 123
2327-502-0132-000-5	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 124
2327-502-0133-000-2	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 125
2327-502-0134-000-9	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 126
2327-502-0135-000-6	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 127
2327-502-0136-000-3	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 128
2327-502-0137-000-0	\$146.63	\$525.37			\$672.00		CREEKSIDE PLAT NO. 4 (PB 85-5) LOT 129
	\$123,609.08	\$470,908.77	\$0.00	\$0.00	\$594,517.85	\$0.00	

RESOLUTION 2026-09
[CONTRIBUTION RESOLUTION FOR 2026 ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING SATISFACTION OF CONTRIBUTIONS FOR THE 2026 ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its \$3,475,000 Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) ("**2026 Bonds**"), in order to finance the District's "Parcel C and D Project" ("**Project**"); and

WHEREAS, also in connection with the issuance of the 2026 Bonds, and pursuant to Resolutions 2025-08, 2025-09 and 2026-02 (together, "**Assessment Resolutions**"), the District levied non-ad valorem debt special assessments to secure the repayment of the 2026 Bonds ("**2026 Assessments**"); and

WHEREAS, the *First Supplemental Assessment Methodology for the Series 2026 Bonds*, dated January 13, 2026, which was adopted as part of the Assessment Resolutions, recognizes a contribution obligation of \$133,146.00 for the 2026 Assessments ("**2026 Contribution Obligation**") from the project developer, D.R. Horton, Inc. ("**Developer**"); and

WHEREAS, the Developer has expended funds to develop and/or acquire certain public infrastructure for the Project¹ in the amount of at least the 2026 Contribution Obligation, and, accordingly, has requested that the District recognize the satisfaction of the 2026 Contribution Obligation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. CONTRIBUTION. The District acknowledges and declares that the Developer has contributed infrastructure and/or monies in order to satisfy the 2026 Contribution Obligation.

2. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

¹ On or around February 2026, the District acquired from the Developer the Parcel C Improvements in the total amount of \$4,439,232.59. The District paid the Developer \$3,056,199.85 in Requisition #1, as revised, which left an unpaid balance of \$1,383,032.74 ("Eligible Balance"). Therefore, \$133,146.00 of the Eligible Balance will be applied to the 2026 Contribution Obligation.

3. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolutions levying the 2026 Assessments which remain in full force and effect. This Resolution and the Assessment Resolutions levying the 2026 Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: Requisition #1

RESOLUTION 2026-10

[PROJECT COMPLETION RESOLUTION FOR PARCEL C AND D PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Creekside Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its \$3,475,000 Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) ("**Bonds**"), which Bonds are secured by debt service special assessments ("**Assessments**") levied on certain lands within the District, and which Bonds were used to finance a portion of the "Parcel C and D Project" ("**Project**"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a "**District Certificate**," attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

- 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.
- 3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto

as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Date of Completion, as that term is defined in the trust indentures, and for purposes of the trust indentures, shall be the date upon which the final requisition payment has been made for the Project using the balance of the Series 2026 Acquisition and Construction Account, after (i) satisfaction of the Series 2026 Reserve Account Release Conditions #2, (ii) release of the corresponding monies from the Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account, and (iii) payment has been made using those released monies and for any final project costs. The District Manager and District Engineer are authorized to execute on behalf of the District and process any final requisition without further action of the Board. That said, the Project shall be deemed complete for purposes of Chapter 170, *Florida Statutes*, and for accounting purposes, as of the date of the Engineer's Certificate attached hereto as **Exhibit A**.

4. DIRECTION TO DISTRICT STAFF. District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project is complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, pursuant to Section 170.08, *Florida Statutes*, the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. MUTUAL RELEASE. Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

11. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate
Exhibit C: Mutual Release of Obligations

EXHIBIT A

**ENGINEER'S CERTIFICATE
REGARDING COMPLETION OF PARCEL C AND D PROJECT**

_____, 2026

Board of Supervisors
Creekside Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Parcel C and D Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District's "Parcel C and D Project" ("**Project**"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended, effective as of the date of this certificate.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

KIMLEY-HORN & ASSOCIATES, INC.

P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, P.E., an authorized representative of KIMLEY-HORN & ASSOCIATES, INC., as District Engineer of the Creekside Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING COMPLETION OF PARCEL C AND D PROJECT**

_____, 2026

Board of Supervisors
Creekside Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Parcel C and D Project
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "Parcel C and D Project" ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) ("**Bonds**"). The Bonds were secured in part by debt service assessments ("**Assessments**") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds. Any amounts that may have previously been due as indicated by an annual arbitrage report prepared by an independent CPA, the appropriate form(s) and payments have been filed with the IRS and paid to the IRS.
5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

**GOVERNMENTAL MANAGEMENT SERVICES – SOUTH
FLORIDA, LLC**

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, on behalf of Governmental Management Services – South Florida, LLC, as Assessment Consultant for the Creekside Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT C

MUTUAL RELEASE

This Mutual Release ("**Release**") is made and entered into by and between:

Creekside Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is District's Manager, c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**"); and

D.R. Horton, Inc., a Delaware corporation, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 1430 Culver Drive NE, Palm Bay, Florida 32907 ("**Developer**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District; and

WHEREAS, the District previously undertook its "Parcel C and D Project" ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) ("**Bonds**"), and the Bonds were secured in part by debt service assessments ("**Assessments**") levied on certain lands within the boundaries of the District; and

WHEREAS, in connection with the Bonds, the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "**Developer Agreements**"); and

WHEREAS, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. MUTUAL RELEASES. The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present), attorneys (past and present), partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and the Developer Agreements or the Bonds.

NOTE: Notwithstanding anything to the contrary herein, nothing herein shall be construed to waive the Developer's right to payment, if any, for the balance of the Series 2026 Acquisition and Construction Account, after (i) satisfaction of the Series 2026 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account, and (iii) payment to the Developer using those released monies and for any final project costs.

3. ASSESSMENTS. Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments (including but not limited to true-up payments) owed to the District and levied on lands owned by the Developer.

4. EFFECTIVE DATE. The releases contained herein shall take effect upon execution of this Release.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the parties below execute this Release to be effective as of the ____ day of _____,
2026.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: Chairperson

D.R. HORTON, INC.

By: _____
Its: _____

RESOLUTION 2026-11

**[RESOLUTION AUTHORIZING RELEASE #1 OF RESERVE FUND & RELATED REQUISITION]
(PARCEL C AND D PROJECT – 2026 BONDS)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #1 OF THE SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO – PARCEL C AND D), AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE EXECUTION OF SUCH PROMISSORY NOTE AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued \$3,475,000 Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) (“**Bonds**”) in order to finance the District’s “Parcel C and D Project” (“**Project**”); and

WHEREAS, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$118,790 (“**Reserve Fund**”), were originally placed in the Series 2026 Reserve Account for the protection of the bondholders until certain Release Conditions #1 (defined herein) are met; and

WHEREAS, the *Second Supplemental Trust Indenture*, dated January 1, 2026, (“**Supplemental Indenture**”) identifies the “Reserve Account Release Conditions #1” (“**Release Conditions #1**”) as:

“Reserve Account Release Conditions #1’ shall mean, collectively, that (a) all lots subject to the Series 2026 Assessments have been developed and platted, and (b) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The Consulting Engineer shall provide a written certification to the District and the Trustee certifying that the even in clause (a) has occurred and the District Manager shall provide a written certification to the District and the Trustee affirming clause (b), on which certifications the Trustee may conclusively rely;” and

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of the Release Conditions #1 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2026 Reserve Account into the Series 2026 Acquisition and Construction Account; and

WHEREAS, the District previously acquired the *Parcel C Improvements* as part of the Project in the amount of \$4,439,232.59, and has only paid a total of \$3,056,199.85 to the Developer and applied \$133,146.00 towards the Contribution Obligation (defined in the *First Supplemental Assessment Methodology for the Series 2026 Bonds*, dated January 13, 2026), leaving an eligible amount owed to Developer of \$1,249,886.74 ("**Unpaid Amount**"), as evidenced in **Exhibit C** attached hereto, which can be paid from the released Reserve Fund; and

WHEREAS, the District desires to authorize the payment of the Requisition in order to fund a portion of the Unpaid Amount; and

WHEREAS, the District desires to enter into a promissory note ("**Promissory Note**"), attached hereto in substantial form as **Exhibit D**, promising to pay D.R. Horton, Inc. ("**Developer**") the monies transferred from the District's Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account upon satisfaction of the Release Conditions #1 as defined in the Supplemental Indenture entered into by the District in connection with its Series 2026 Bonds for the Unpaid Amount and pursuant to the *Acquisition Agreement*, dated January 27, 2026, between the District and Developer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS #1 OF THE BONDS, AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions #1 by accepting certificates from the Developer, and the Consulting Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions #1, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2026 Reserve Account and to the Series 2026 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

3. AUTHORIZATION FOR REQUISITION. Once the applicable Reserve Funds have been transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**. The District Manager and Consulting Engineer are authorized to execute on behalf of the District and process the final Requisition without further action of the Board.

4. APPROVAL OF PROMISSORY NOTE. The Board hereby approves the Promissory Note, attached hereto as **Exhibit D** in substantial form, and delegates authority to the Chairman to finalize and execute the Promissory Note on behalf of the District.

5. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

6. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: Developer's Certificate & Engineer's Certificate
Exhibit B: Request to Trustee
Exhibit C: Requisition
Exhibit D: Promissory Note

EXHIBIT A

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #1**

_____, 2026

D.R. Horton, Inc., hereby joins in the Creekside Community Development District's Certificate regarding Satisfaction of Reserve Account Release Conditions #1 in order to further certify that, to the best of the corporation's knowledge and belief, after reasonable inquiry, the following is true and correct:

1. All lots subject to the Series 2026 Assessments have been developed and platted.

D.R. HORTON, INC.

By: _____

Its: _____

**CONSULTING ENGINEER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #1**

_____, 2026

The undersigned, as a representative of the Consulting Engineer, hereby joins in the District Certificate regarding Satisfaction of Reserve Account Release Conditions #1 in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All lots subject to the Series 2026 Assessments have been developed and platted.

KIMLEY-HORN & ASSOCIATES, INC.

By: _____
Its: _____

EXHIBIT B

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Telephone 954-721-8681 ext. 203

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Attn: _____
E-mail: _____

VIA EMAIL

RE: Creekside Community Development District
Special Assessment Revenue Bonds, Series 2026
Satisfaction of Reserve Account Release Conditions #1

Dear Sir or Madam:

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that "Reserve Account Release Conditions #1" have been satisfied. Accordingly, and based on the certificate(s) attached hereto, please recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s) and transfer any surplus from the applicable reserve account to the applicable acquisition and construction account. Thank you for your assistance.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: District Manager

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the *Second Supplemental Trust Indenture* ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #1' shall mean, collectively, that (a) all lots subject to the Series 2026 Assessments have been developed and platted, and (b) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The Consulting Engineer shall provide a written certification to the District and the Trustee certifying that the even in clause (a) has occurred and the District Manager shall provide a written certification to the District and the Trustee affirming clause (b), on which certifications the Trustee may conclusively rely."

"Series 2026 Reserve Account Requirement' shall mean an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation. On the date of initial issuance of the Series 2026 Bonds, the Series 2026 Reserve Account Requirement shall be \$118,790.00."

Section 405 of the Supplemental Indenture further provides, in pertinent part:

"Anything herein or in the Master Indenture to the contrary notwithstanding, on the forty-fifth (45⁵) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45⁶) day is not a Business Day, on the Business Day preceding such forty-fifth (45⁹) day), a Responsible Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and shall direct the Trustee in writing to transfer any excess on deposit in the Series 2026 Reserve Account (a) resulting from prepayments of Series 2026 Assessments into the Series 2026 Prepayment Account and applied as a credit against the prepayment otherwise required to be made by the owner of such lot or parcel subject to such prepayment and thereafter applied to the extraordinary mandatory redemption of the Series 2026 Bonds, (b) resulting from a reduction of the Series 2026 Reserve Account Requirement as the result of either the Reserve Account Release Conditions #1 or the Reserve Account Release Conditions #2 being met into the Series 2026 Acquisition and Construction Account and used for the purposes of such Account, or (c) resulting from investment earnings as provided in Section 408(f) herein. The Trustee is hereby authorized to make such transfers and has no duty to verify such calculations."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #1**

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Attn: _____

E-mail: _____

VIA EMAIL

RE: Creekside Community Development District
Special Assessment Revenue Bonds (Assessment Area Two), Series 2026
Satisfaction of Reserve Account Release Conditions #1

Dear _____,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release condition(s), as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:

“Reserve Account Release Conditions #1’ shall mean, collectively, that (a) all lots subject to the Series 2026 Assessments have been developed and platted, and (b) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The Consulting Engineer shall provide a written certification to the District and the Trustee certifying that the even in clause (a) has occurred and the District Manager shall provide a written certification to the District and the Trustee affirming clause (b), on which certifications the Trustee may conclusively rely.”

2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Reserve Account Release Conditions #1.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as District Manager for the Creekside Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT C

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PARCEL C AND D PROJECT**

The undersigned, a Responsible Officer of Creekside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), dated as of December 1, 2006 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture between the District and the Trustee, dated as of January 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **2**

(B) Name of Payee: ***D.R. Horton, Inc.***

(C) Amount Payable: \$ _____

Note that the amount of this requisition is equal to the balance of the Series 2026 Acquisition and Construction Account. To the extent that additional monies are released into the Series 2026 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for the Acquisition of the Parcel C Improvements, as further detailed below, up to the full amount of \$4,439,232.59, and without further action by the District.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): ***Acquisition of Parcel C Improvements***

EVENT	AMOUNT
<i>Acquisition of Parcel C Improvements</i>	<i>\$4,439,232.59</i>
<i>LESS Amount Paid By Requisition #1</i>	<i>-\$3,056,199.85</i>
<i>LESS Contribution Obligation pursuant to Resolution 2026-</i>	<i>-\$133,146.00</i>
<i>BALANCE Owed After Above Events</i>	<i>\$1,249,886.74</i>

(E) Fund or Account, if any, from which disbursement to be made: ***Series 2026 Acquisition and Construction Account***

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Parcel C and D Project and each

represents a Cost of the Parcel C and D Project that has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer
Requisition No.: 2

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Parcel C and D Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Parcel C and D Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer
Requisition No.: 2

EXHIBIT D

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
PROMISSORY NOTE ("Note")
DEBT SERVICE RESERVE RELEASE FUNDS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO –
PARCEL C AND D) ("Series 2026 Bonds")**

Developer: D.R. Horton, Inc.

Principal Amount: \$59,395.00, Anticipated Debt Service Reserve Release for Series 2026 Bonds

Date: _____

Interest Rate: 0.00%

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**"), for value received, hereby promises to pay to the Developer set forth above, or its successors or assigns, the amount shown above upon satisfaction of the Reserve Account Release Conditions #1 as defined in the *Second Supplemental Trust Indenture* entered into by the District in connection with its Series 2026 Bonds, and resulting transfer of monies from the District's Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account, and in order to finance a portion of the cost of the District's acquisition of the Parcel C Improvements¹, which were acquired pursuant to the *Acquisition Agreement*, dated January 27, 2026, between the District and Developer; provided however, that such payment is contingent upon a determination by the District's bond counsel that the acquisition is properly compensable from the proceeds of the Series 2026 Bonds. The District is under no obligation to ensure the availability of funding from the Series 2026 Bonds at any time and the Developer shall have no right to compel the District to pay such amount(s) from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, *Florida Statutes*. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Developer without the consent of the District or any party.

All acts and conditions required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

¹ On or around February 2026, the District acquired from the Developer the Parcel C Improvements in the total amount of \$4,439,232.59. The District paid the Developer \$3,056,199.85 in Requisition #1, as revised, which left an eligible balance owed to Developer of \$1,383,032.74. The District further adopted Resolution 2026-__, recognizing the satisfaction of a contribution obligation in the amount of \$133,146.00 from the eligible balance owed to Developer on the Parcel C Improvements, which left a remaining eligible balance owed to Developer of \$1,249,886.74.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Developer bear interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Developer that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Developer has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Developer hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE DEVELOPER OF THIS NOTE THAT SUCH DEVELOPER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE AMOUNTS ON THIS NOTE.

IN WITNESS WHEREOF, the District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

RESOLUTION 2026-12

[RESOLUTION AUTHORIZING RELEASE #2 OF RESERVE FUND & RELATED REQUISITION] (PARCEL C AND D PROJECT – 2026 BONDS)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #2 OF THE SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO – PARCEL C AND D), AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE EXECUTION OF SUCH PROMISSORY NOTE AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued \$3,475,000 Special Assessment Bonds, Series 2026 (Assessment Area Two – Parcel C and D) (“**Bonds**”) in order to finance the District’s “Parcel C and D Project” (“**Project**”); and

WHEREAS, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$118,790 (“**Reserve Fund**”), were originally placed in the Series 2026 Reserve Account for the protection of the bondholders, a portion of which was previously released following satisfaction of the Reserve Account Release Conditions #1, and the remaining balance of which is to remain in the Series 2026 Reserve Account for the protection of the bondholders, until certain Release Conditions #2 (defined herein) are met; and

WHEREAS, the *Second Supplemental Trust Indenture*, dated January 1, 2026, (“**Supplemental Indenture**”) identifies the “Reserve Account Release Conditions #2” (“**Release Conditions #2**”) as:

“**Reserve Account Release Conditions #2**’ shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all lots subject to the Series 2026 Assessments have homes constructed thereon which have each received a certificate of occupancy, (c) all of the principal portion of the Series 2026 Assessments has been assigned to such homes, (d) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (e) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The District

Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (d) have occurred and affirming clause (e), on which certifications the Trustee may conclusively rely;" and

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of the Release Conditions #2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2026 Reserve Account into the Series 2026 Acquisition and Construction Account; and

WHEREAS, the District previously acquired the *Parcel C Improvements* as part of the Project in the amount of \$4,439,232.59, and has paid \$3,056,199.85 to the Developer in Requisition #1, applied \$133,146.00 towards the Contribution Obligation (defined in the *First Supplemental Assessment Methodology for the Series 2026 Bonds*, dated January 13, 2026), and following satisfaction of the Reserve Account Release Conditions #1, the District paid the Developer \$59,395.00, leaving an eligible balance owed to the Developer of \$1,190,491.74 ("**Unpaid Amount**"), as evidenced in **Exhibit C** attached hereto, which can be paid from the released Reserve Fund; and

WHEREAS, the District desires to authorize the payment of the Requisition in order to fund a portion of the Unpaid Amount; and

WHEREAS, the District desires to enter into a promissory note ("**Promissory Note**"), attached hereto in substantial form as **Exhibit D**, promising to pay D.R. Horton, Inc. ("**Developer**") the monies transferred from the District's Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account upon satisfaction of the Release Conditions #2 as defined in the Supplemental Indenture entered into by the District in connection with its Series 2026 Bonds for the Unpaid Amount and pursuant to the *Acquisition Agreement*, dated January 27, 2026, between the District and Developer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS #2 OF THE BONDS, AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2026 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions #2 by accepting a certificate from the Developer confirming clauses (a) through (d) thereof, in the form included in **Exhibit A** attached hereto, on which the District Manager may rely in providing the District Manager's certification to the Trustee. Upon satisfaction of the Release Conditions #2, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2026 Reserve Account and to the Series 2026 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

3. AUTHORIZATION FOR REQUISITION. Once the applicable Reserve Funds have been transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**. The District Manager and Consulting Engineer are

authorized to execute on behalf of the District and process the final Requisition without further action of the Board.

4. APPROVAL OF PROMISSORY NOTE. The Board hereby approves the Promissory Note, attached hereto as **Exhibit D** in substantial form, and delegates authority to the Chairman to finalize and execute the Promissory Note on behalf of the District.

5. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

6. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: Developer's Certificate & Engineer's Certificate
Exhibit B: Request to Trustee
Exhibit C: Requisition
Exhibit D: Promissory Note

EXHIBIT A

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #2**

_____, 2026

D.R. Horton, Inc., hereby joins in the Creekside Community Development District's Certificate regarding Satisfaction of Reserve Account Release Conditions #2 in order to further certify that, to the best of the corporation's knowledge and belief, after reasonable inquiry, the following is true and correct:

1. All of the Reserve Account Release Conditions #1 have been satisfied.
2. All lots subject to the Series 2026 Assessments have homes constructed thereon which have each received a certificate of occupancy.
3. All of the principal portion of the Series 2026 Assessments has been assigned to such homes.
4. All Series 2026 Assessments are being collected pursuant to the Uniform Method.

D.R. HORTON, INC.

By: _____
Its: _____

EXHIBIT B

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Telephone 954-721-8681 ext. 203

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Attn: _____
E-mail: _____

VIA EMAIL

RE: Creekside Community Development District
Special Assessment Revenue Bonds, Series 2026
Satisfaction of Reserve Account Release Conditions #2

Dear Sir or Madam:

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that "Reserve Account Release Conditions #2" have been satisfied. Accordingly, and based on the certificate(s) attached hereto, please recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s) and transfer any surplus from the applicable reserve account to the applicable acquisition and construction account. Thank you for your assistance.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: District Manager

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the *Second Supplemental Trust Indenture* ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all lots subject to the Series 2026 Assessments have homes constructed thereon which have each received a certificate of occupancy, (c) all of the principal portion of the Series 2026 Assessments has been assigned to such homes, (d) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (e) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The District Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (d) have occurred and affirming clause (e), on which certifications the Trustee may conclusively rely."

"Series 2026 Reserve Account Requirement" shall mean an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation. On the date of initial issuance of the Series 2026 Bonds, the Series 2026 Reserve Account Requirement shall be \$118,790.00."

Section 405 of the Supplemental Indenture further provides, in pertinent part:

"Anything herein or in the Master Indenture to the contrary notwithstanding, on the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day, a Responsible Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and shall direct the Trustee in writing to transfer any excess on deposit in the Series 2026 Reserve Account (a) resulting from prepayments of Series 2026 Assessments into the Series 2026 Prepayment Account and applied as a credit against the prepayment otherwise required to be made by the owner of such lot or parcel subject to such prepayment and thereafter applied to the extraordinary mandatory redemption of the Series 2026 Bonds, (b) resulting from a reduction of the Series 2026 Reserve Account Requirement as the result of either the Reserve Account Release Conditions #1 or the Reserve Account Release Conditions #2 being met into the Series 2026 Acquisition and Construction Account and used for the purposes of such Account, or (c) resulting from investment earnings as provided in Section 408(f) herein. The Trustee is hereby authorized to make such transfers and has no duty to verify such calculations."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITIONS #2**

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

Attn: _____

E-mail: _____

VIA EMAIL

RE: Creekside Community Development District
Special Assessment Revenue Bonds (Assessment Area Two), Series 2026
Satisfaction of Reserve Account Release Conditions #2

Dear _____,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release condition(s), as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:

“Reserve Account Release Conditions #2’ shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all lots subject to the Series 2026 Assessments have homes constructed thereon which have each received a certificate of occupancy, (c) all of the principal portion of the Series 2026 Assessments has been assigned to such homes, (d) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (e) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The District Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (d) have occurred and affirming clause (e), on which certifications the Trustee may conclusively rely.”

2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Reserve Account Release Conditions #2.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as District Manager for the Creekside Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT C

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PARCEL C AND D PROJECT**

The undersigned, a Responsible Officer of Creekside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), dated as of December 1, 2006 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture between the District and the Trustee, dated as of January 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **3**

(B) Name of Payee: ***D.R. Horton, Inc.***

(C) Amount Payable: \$ _____

Note that the amount of this requisition is equal to the balance of the Series 2026 Acquisition and Construction Account. To the extent that additional monies are released into the Series 2026 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for the Acquisition of the Parcel C Improvements, as further detailed below, up to the full amount of \$4,439,232.59, and without further action by the District.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): ***Acquisition of Parcel C Improvements***

EVENT	AMOUNT
<i>Acquisition of Parcel C Improvements</i>	<i>\$4,439,232.59</i>
<i>LESS Amount Paid By Requisition #1</i>	<i>-\$3,056,199.85</i>
<i>LESS Contribution Obligation pursuant to Resolution 2026-</i>	<i>-\$133,146.00</i>
<i>LESS Amount Paid By Requisition #2</i>	<i>-\$59,395.00</i>
<i>BALANCE Owed After Above Events</i>	<i>\$1,190,491.74</i>

(E) Fund or Account, if any, from which disbursement to be made: ***Series 2026 Acquisition and Construction Account***

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Parcel C and D Project and each

represents a Cost of the Parcel C and D Project that has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer
Requisition No.: 3

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Parcel C and D Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Parcel C and D Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer
Requisition No.: 3

EXHIBIT D

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
PROMISSORY NOTE ("Note")
DEBT SERVICE RESERVE RELEASE FUNDS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO –
PARCEL C AND D) ("Series 2026 Bonds")**

Developer: D.R. Horton, Inc.

Principal Amount: \$35,637.00 Anticipated Debt Service Reserve Release for Series 2026 Bonds

Date: _____

Interest Rate: 0.00%

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**"), for value received, hereby promises to pay to the Developer set forth above, or its successors or assigns, the amount shown above upon satisfaction of the Reserve Account Release Conditions #2 as defined in the *Second Supplemental Trust Indenture* entered into by the District in connection with its Series 2026 Bonds, and resulting transfer of monies from the District's Series 2026 Reserve Account and into the Series 2026 Acquisition and Construction Account, and in order to finance a portion of the cost of the District's acquisition of the Parcel C Improvements¹, which were acquired pursuant to the *Acquisition Agreement*, dated January 27, 2026, between the District and Developer; provided however, that such payment is contingent upon a determination by the District's bond counsel that the acquisition is properly compensable from the proceeds of the Series 2026 Bonds. The District is under no obligation to ensure the availability of funding from the Series 2026 Bonds at any time and the Developer shall have no right to compel the District to pay such amount(s) from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, *Florida Statutes*. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Developer without the consent of the District or any party.

All acts and conditions required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Developer bear interest

¹ On or around February 2026, the District acquired from the Developer the Parcel C Improvements in the total amount of \$4,439,232.59, has paid \$3,056,199.85 to the Developer in Requisition #1, applied \$133,146.00 towards the Contribution Obligation (defined in the *First Supplemental Assessment Methodology for the Series 2026 Bonds*, dated January 13, 2026), and following satisfaction of the Reserve Account Release Conditions #1, the District paid the Developer \$59,395.00, leaving an eligible balance owed to the Developer of \$1,190,491.74.

at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Developer that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Developer has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Developer hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE DEVELOPER OF THIS NOTE THAT SUCH DEVELOPER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE AMOUNTS ON THIS NOTE.

IN WITNESS WHEREOF, the District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:

Legal Description of District Boundaries, as Amended

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2026, by and between:

Creekside Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is District's Manager, c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**"); and

D.R. Horton, Inc., a foreign corporation, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 1430 Culver Drive NE, Palm Bay, Florida 32907 ("**Landowner**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, pursuant to Resolution 2026-____ the District has authorized a "**Boundary Amendment**" to amend the District's boundaries, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

D.R. HORTON, INC.

By: _____
Its: _____

RESOLUTION 2026-14

[PROJECT COMPLETION RESOLUTION FOR SERIES 2006 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Creekside Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2006 ("**Bonds**"), which Bonds are secured by debt service special assessments levied on Parcels A, B, C, D, E, F, and G and the Commercial Parcel within the District ("**Assessment Area One**"), and which Bonds were used to finance a portion of the Series 2006 Project; and

WHEREAS, as a result of landowner's failure to pay debt service special assessments on Parcels C, D, F, and G within the District, the Assessments thereon were canceled when the Parcels escheated to the County such that the debt service special assessments remain levied only upon the remaining Parcels A, B, and E in Assessment Area One; and

WHEREAS, following that certain Settlement Agreement dated February 26, 2026, between Trustee for the Bonds and the District, the Bonds have been restructured in the total aggregate principal amount of \$1,825,000 and secured with a pledge of debt service special assessments ("**Assessments**") levied on the remaining Parcels A, B, and E in Assessment Area One, for completion of the Series 2006 Project upon Parcels A, B, and E ("**Project**"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Manager similarly has executed and delivered a "**District Certificate**," attached hereto as **Exhibit B**, wherein the District Manager has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORITY. This Resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Date of Completion shall be the effective date of the Resolution.

4. DIRECTION TO DISTRICT STAFF. District Staff are directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.09, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project is complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. MUTUAL RELEASE. Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel

shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

11. CONFLICTS. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate

Exhibit B: District Certificate

EXHIBIT A

**ENGINEER'S CERTIFICATE
REGARDING COMPLETION OF SERIES 2006 PROJECT**

_____, 2026

Board of Supervisors
Creekside Community Development District

U.S. Bank Trust Company National Association, as Trustee

RE: Certificate of Completion for Series 2006 Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the following District's Series 2006 Project upon Parcels A, B, and E ("**Project**"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.
2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING COMPLETION OF SERIES 2006 PROJECT**

_____, 2026

Board of Supervisors
Creekside Community Development District

U.S. Bank Trust Company National Association, as Trustee

RE: Certificate of Completion for Series 2006 Project
District Manager Certifications

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the District's Series 2006 Project upon Parcels A, B, and E ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2006 ("**Bonds**"). The Bonds were secured in part by debt service assessments ("**Assessments**") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Manager, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, the District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continue to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.
5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as District Manager for the Creekside Community Development District, who is personally known to me or who has produced _____ as identification, and did [☐] or did not [☐] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

RESOLUTION 2026-15
[IMPROVEMENTS & PROPERTY ACCEPTANCE - CREEKSIDE PLAT NO. 7]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACCEPTANCE OF DEDICATION OF CREEKSIDE PLAT NO. 7 PROPERTY AND IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Creekside Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“**Act**”); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Engineer’s Report (Assessment Area Two)*, dated March 2025, as supplemented by a report entitled *Supplemental Engineer’s Report for the Creekside Community Development District [2025 Bonds – Assessment Area Two, Creekside Plat No. 7 and D Project]*, dated October 2025; and

WHEREAS, D.R. Horton, Inc., the owner of certain lands within the District, has constructed certain improvements (“**Improvements**”) located within the certain tracts identified in the proposed plat titled *Creekside Plat No. 7*, attached hereto as **Exhibit A** (“**Property**”), and desires to convey the Improvements and Property to the District; and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acceptance of the Improvements and Property, and the assumption of operation and maintenance responsibilities for the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. All actions of the District Chairman and District Staff in the acceptance of the Improvements and Property, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board of Supervisors (“**Board**”). Upon the recording of the proposed plat titled *Creekside Plat No. 7*, the Board further authorizes the acceptance of the Property to the District by the deed set

forth in **Exhibit B**, acceptance of the Improvements on the Property by the bill of sale set forth in **Exhibit C**, and acceptance of drainage easements necessary to maintain the Improvements by easement agreement set forth in **Exhibit D**, all subject to the certificate by the District's Engineer as set forth in **Exhibit E**.

SECTION 2. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**CREEKSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description of Property
Exhibit B: Special Warranty Deed
Exhibit C: Bill of Sale
Exhibit D: Easement Agreement
Exhibit E: Engineer's Certificate

EXHIBIT A:
Legal Description of Property

TRACTS D-1, D-2, E-2A and E-2B, CREEKSIDE TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 21-28, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2736, PAGE 1924, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING WITHIN A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 35 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

STATE PLANE NOTE:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83/J11). STATION "BUCK 1993" WAS HELD FIXED AND "F 528 2001 CERP" FOR ROTATION BEING "00030.34". THE COORDINATE VALUES SHOWN ON THE PLAT WERE COMPUTED USING AUTOCAD LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.9999944060268 WAS USED TO CONVERT GROUND TO GRID DISTANCE. IN THIS CASE, THE SCALE FACTOR APPLIED CAN CONVERT THE GRID DISTANCE TO GROUND DISTANCE. ALL VALUES SHOWN ARE IN US SURVEY FEET. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

A SUBDIVISION WITHIN A REPLAT OF TRACTS D-1 AND D-2, E-2A AND E-2B CREEKSIDE TRACTS, AS RECORDED IN PLAT BOOK 124, PAGES 21-28, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

SIGNED AND SEALED THIS ____ DAY OF _____, 2026, ON BEHALF OF D.R. HORTON, INC., A DELAWARE CORPORATION

FOR ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AS CHAIRMAN OF THE CRENSHAW COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ON-LINE NOTARIZATION AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. JACOB

THIS _____ DAY OF _____, 20____

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DOCKET _____

3970 MINTON ROAD, WEST MELBOURNE, FLOR.
(321) 768-8110

SHEET NO.
1
OF
6

LINE	BEARING	LENGTH
L1	N45°01'17"E	136.95'
L2	N45°01'17"E	143.95'
L3	S88°26'28"E	65.00'
L4	S88°26'28"E	65.00'
L5	S88°26'28"E	65.00'
L6	N45°01'17"E	136.95'
L7	N45°01'17"E	143.95'
L8	N45°01'17"E	136.95'
L9	N45°01'17"E	143.95'
L10	N45°01'17"E	136.95'
L11	N45°01'17"E	143.95'
L12	N45°01'17"E	136.95'
L13	N45°01'17"E	143.95'
L14	N45°01'17"E	136.95'
L15	N45°01'17"E	143.95'
L16	N45°01'17"E	136.95'
L17	N45°01'17"E	143.95'
L18	N45°01'17"E	136.95'
L19	N45°01'17"E	143.95'
L20	N45°01'17"E	136.95'
L21	N45°01'17"E	143.95'
L22	N45°01'17"E	136.95'
L23	N45°01'17"E	143.95'
L24	N45°01'17"E	136.95'
L25	N45°01'17"E	143.95'
L26	N45°01'17"E	136.95'
L27	N45°01'17"E	143.95'
L28	N45°01'17"E	136.95'
L29	N45°01'17"E	143.95'
L30	N45°01'17"E	136.95'
L31	N45°01'17"E	143.95'
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L33	N45°01'17"E	143.95'
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L35	N45°01'17"E	143.95'
L36	N45°01'17"E	136.95'
L37	N45°01'17"E	143.95'
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L40	N45°01'17"E	136.95'

LINE	BEARING	LENGTH
L41	S88°26'28"E	65.00'
L42	S88°26'28"E	65.00'
L43	S88°26'28"E	65.00'
L44	S88°26'28"E	65.00'
L45	S88°26'28"E	65.00'
L46	S88°26'28"E	65.00'
L47	S88°26'28"E	65.00'
L48	S88°26'28"E	65.00'
L49	S88°26'28"E	65.00'
L50	S88°26'28"E	65.00'
L51	S88°26'28"E	65.00'
L52	S88°26'28"E	65.00'
L53	S88°26'28"E	65.00'
L54	S88°26'28"E	65.00'
L55	S88°26'28"E	65.00'
L56	S88°26'28"E	65.00'
L57	S88°26'28"E	65.00'
L58	S88°26'28"E	65.00'
L59	S88°26'28"E	65.00'
L60	S88°26'28"E	65.00'
L61	S88°26'28"E	65.00'
L62	S88°26'28"E	65.00'
L63	S88°26'28"E	65.00'
L64	S88°26'28"E	65.00'
L65	S88°26'28"E	65.00'
L66	S88°26'28"E	65.00'
L67	S88°26'28"E	65.00'
L68	S88°26'28"E	65.00'
L69	S88°26'28"E	65.00'
L70	S88°26'28"E	65.00'
L71	S88°26'28"E	65.00'
L72	S88°26'28"E	65.00'
L73	S88°26'28"E	65.00'
L74	S88°26'28"E	65.00'
L75	S88°26'28"E	65.00'
L76	S88°26'28"E	65.00'
L77	S88°26'28"E	65.00'
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L90	S88°26'28"E	65.00'
L91	S88°26'28"E	65.00'
L92	S88°26'28"E	65.00'
L93	S88°26'28"E	65.00'
L94	S88°26'28"E	65.00'
L95	S88°26'28"E	65.00'
L96	S88°26'28"E	65.00'
L97	S88°26'28"E	65.00'
L98	S88°26'28"E	65.00'
L99	S88°26'28"E	65.00'
L100	S88°26'28"E	65.00'

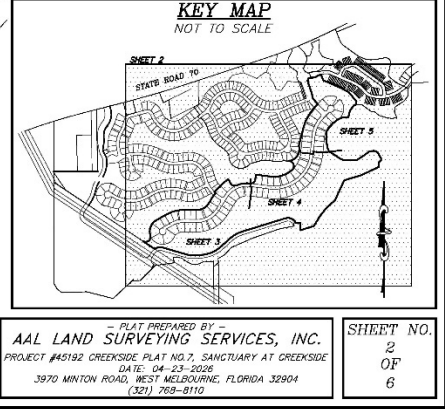
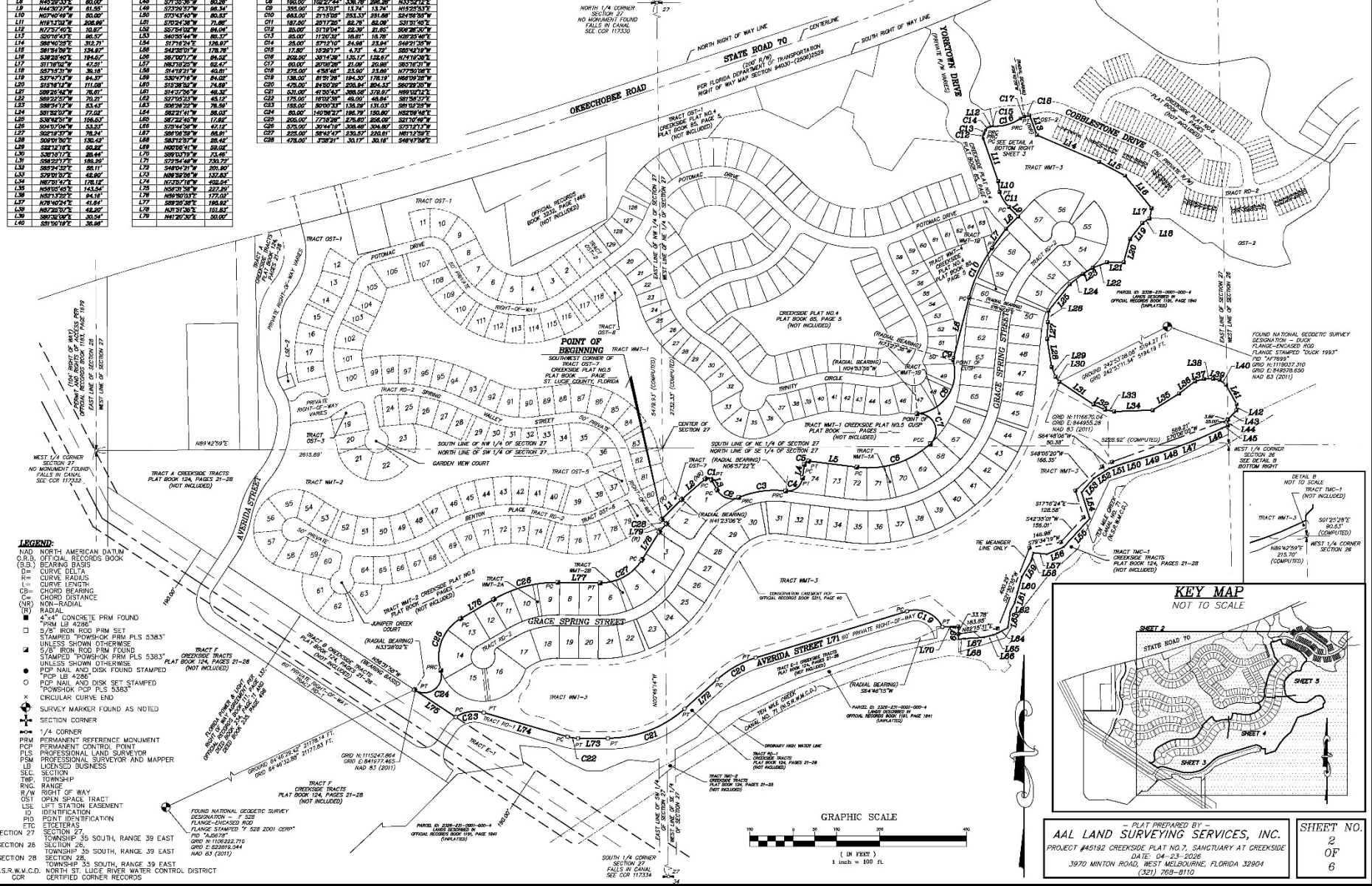
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C1	16.00'	109°29'28"	35.16'	N79°41'57"W
C2	65.00'	181°10'24"	117.72'	N107°30'00"E
C3	400.00'	88°26'28"	220.81'	N118°43'00"E
C4	25.00'	180°00'00"	50.00'	N180°00'00"E
C5	16.00'	109°29'28"	35.16'	N79°41'57"W
C6	400.00'	88°26'28"	220.81'	N118°43'00"E
C7	65.00'	181°10'24"	117.72'	N107°30'00"E
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C15	400.00'	88°26'28"	220.81'	N118°43'00"E
C16	65.00'	181°10'24"	117.72'	N107°30'00"E
C17	16.00'	109°29'28"	35.16'	N79°41'57"W
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C25	65.00'	181°10'24"	117.72'	N107°30'00"E
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C49	65.00'	181°10'24"	117.72'	N107°30'00"E
C50	16.00'	109°29'28"	35.16'	N79°41'57"W

CREEKSIDE PLAT NO.7

A SUBDIVISION WITHIN A REPLAT OF TRACTS D-1 AND D-2, E-2A AND E-2B
CREEKSIDE TRACTS, AS RECORDED IN PLAT BOOK 124, PAGES 21-28, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A
PORTION OF LAND LYING IN
SECTIONS 26 AND 27, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA

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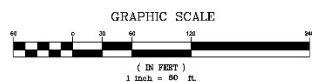
PLAT BOOK
PAGE
DOCKET



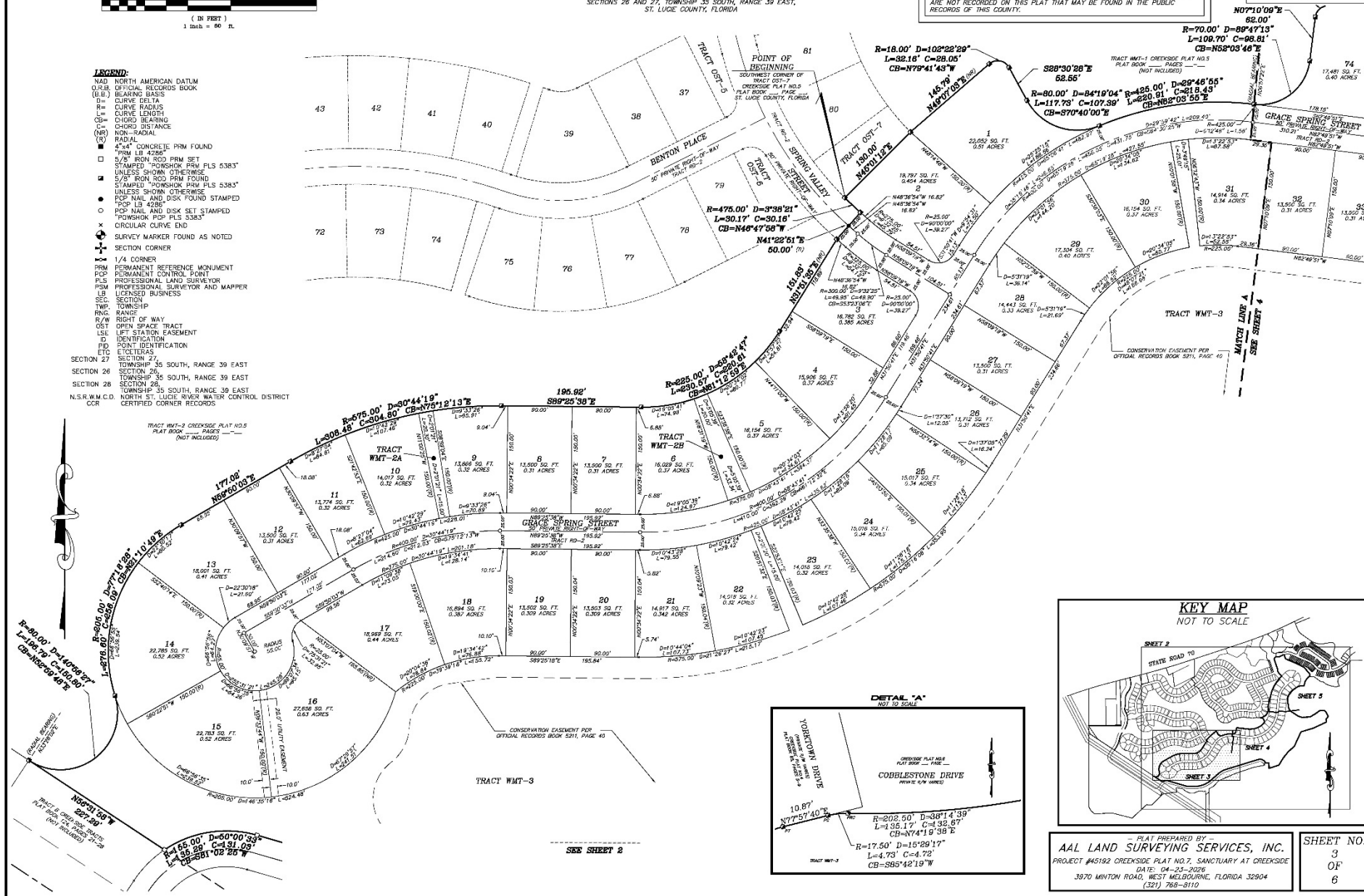
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N07°10'09" E
62.00'
D=89°47'13"
C=98.81'



Legend:
 N.O. NORTH AMERICAN DATUM
 Q.R.R. OFFICIAL RECORDS BOOK
 (B) BEARING BASE
 Δ CURVE DELTA
 R CURVE RADIUS
 L CURVE LENGTH
 C CHORD BEARING
 C.D. CHORD DISTANCE
 (CR) NON-RADIAL
 (R) RADIAL
 * 4 1/4" CONCRETE PIV POINT FOUND
 P.M. PL 4286"
 □ 5" X 5" IRON ROD P.M. SET
 * TAMPED "POWHSK P.M. PL 5383"
 * UNLESS SHOWN OTHERWISE
 * 5" X 5" IRON ROD P.M. FOUND
 □ TAMPED "POWHSK P.M. PL 5383"
 * UNLESS SHOWN OTHERWISE
 * P.C.P. NAIL AND DISK FOUND STAMPED
 P.M. PL 4286"
 * P.C.P. NAIL AND DISK SET STAMPED
 "POWHSK P.M. PL 5383"
 x CIRCULAR CURVE AS NOTED
 + SURVEY MARKER FOUND AS NOTED
 + SECTION CORNER
 + 1/4 CORNER
 P.M. PERMANENT REFERENCE MONUMENT
 P.C.P. PERMANENT CONTROL
 P.M. PROFESSIONAL LAND SURVEYOR
 P.M. PROFESSIONAL SURVEYOR AND MAPPER
 F.C.S. FARMERS BUSINESS
 P.S.W. SECTION
 TWP. TOWNSHIP
 R. RANGE
 F/4 RIGHT OF WAY
 OSG OPEN SPACE TRACT
 LSE LIFT STATION CASSEMENT
 ID IDENTIFICATION
 P.D. POINT IDENTIFICATION
 ETC ETC ETC
 SECTION 27 SECTION 27
 SECTION 26 TOWNSHIP 35 SOUTH, RANGE 39 EAST
 SECTION 26 TOWNSHIP 35 SOUTH, RANGE 39 EAST
 SECTION 28 TOWNSHIP 35 SOUTH, RANGE 39 EAST
 SECTION 28 TOWNSHIP 35 SOUTH, RANGE 39 EAST
 N.S.R.W.M.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT



KEY MAP
NOT TO SCALE

The key map shows a portion of the development. A rectangular box highlights the area covered by Sheets 2, 3, and 4. Sheet 2 is at the top, Sheet 3 is at the bottom, and Sheet 4 is to the right of Sheet 3. Sheet 5 is located to the right of Sheet 4. State Road 70 is shown as a thick line running horizontally across the top of the highlighted area. A north arrow is located in the bottom right corner of the map.

- PLAT PREPARED BY -
AAL LAND SURVEYING SERVICES, INC.
PROJECT #45192 CREEKSIDE PLAT NO.7, SANCTUARY AT CREEKSIDE
DATE: 04-23-2026
3970 MINTON ROAD, WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

SHEET NO.
3
OF
6

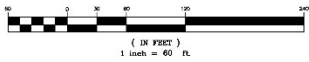
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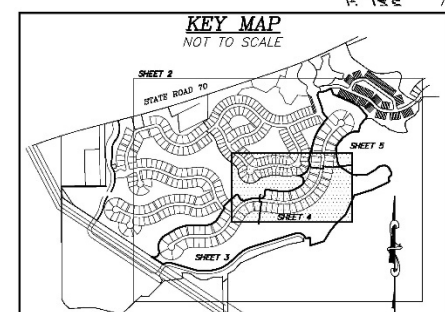
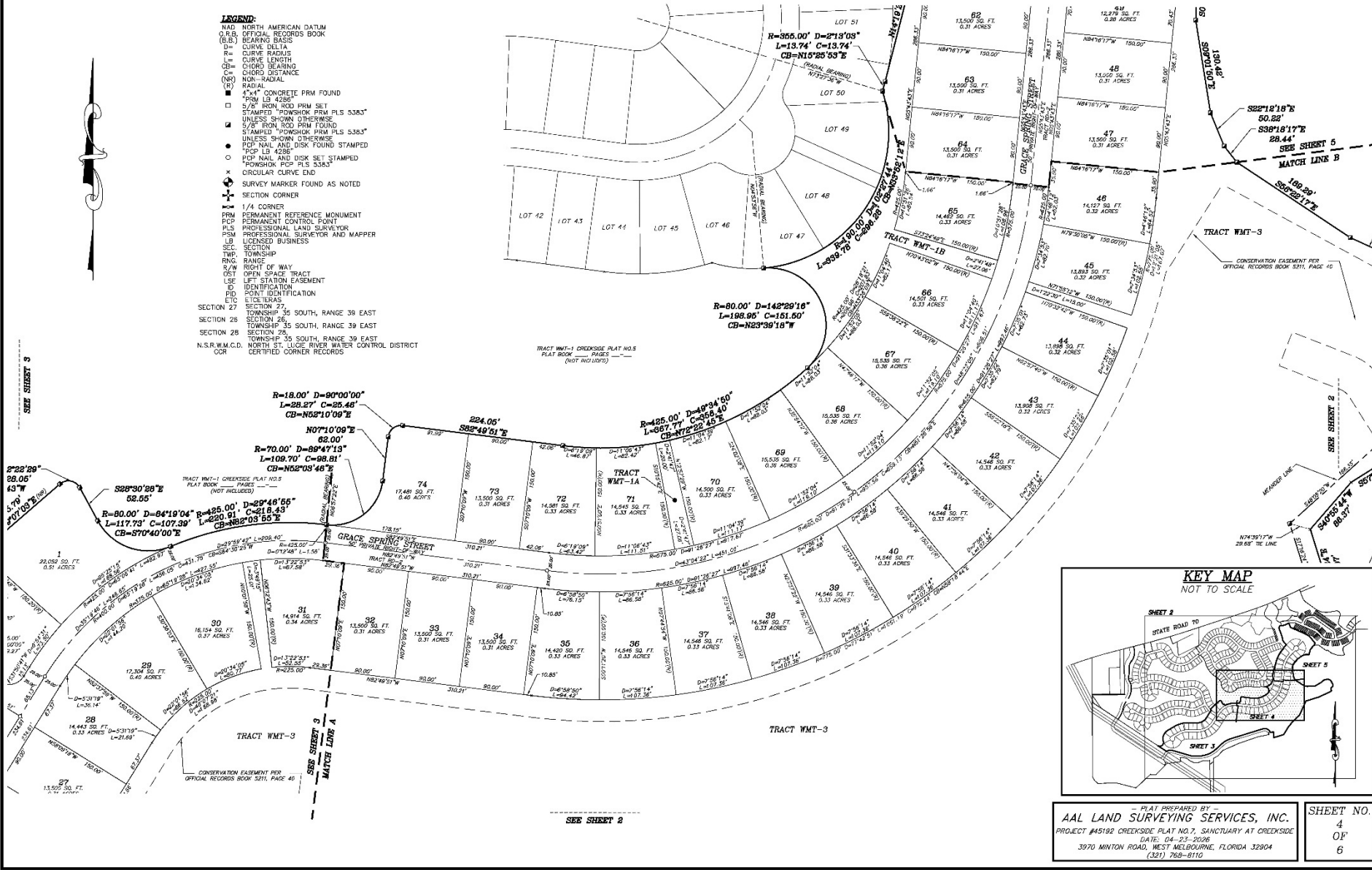
PLAT BOOK _____
PAGE _____
DOCKET _____

GRAPHIC SCALE



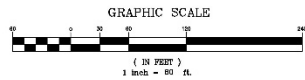
LEGEND:

- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- R.B.D. BEARING BASE
- D= CURVE DELTA
- R= CURVE RADIUS
- L= CURVE LENGTH
- CD= CHORD BEARING
- C= CHORD DISTANCE
- (N) NORTH-RADIAL
- (S) SOUTH-RADIAL
- (R) RADIAL
- 4"x4" CONCRETE PRM FOUND
- 5/8" IRON ROD PRM SET
- STAMPED "POWSHOK PRM PLS 5383"
- UNLESS SHOWN OTHERWISE
- 5/8" IRON ROD PRM FOUND
- STAMPED "POWSHOK PRM PLS 5383"
- UNLESS SHOWN OTHERWISE
- PCP NAIL AND DISK FOUND STAMPED
- PCP LB 4286
- PCP NAIL AND DISK SET STAMPED
- "POWSHOK PCP PLS 5383"
- CIRCULAR CURVE CND
- X SURVEY MARKER FOUND AS NOTED
- SECTION CORNER
- 1/4 CORNER
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- P.S. PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- SEC SECTION
- TWP TOWNSHIP
- RNG RANGE
- R/W RIGHT OF WAY
- OST OPEN SPACE TRACT
- LSE LIFT STATION EASEMENT
- ID IDENTIFICATION
- PD POINT IDENTIFICATION
- ETC ETC
- SECTION 27 TOWNSHIP 35 SOUTH, RANGE 39 EAST
- SECTION 26 TOWNSHIP 35 SOUTH, RANGE 39 EAST
- SECTION 28 TOWNSHIP 35 SOUTH, RANGE 39 EAST
- N.S.R.W.M.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- COR CERTIFIED CORNER RECORDS



— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #45192 CREEKSIDE PLAT NO.7, SANCTUARY AT CREEKSIDE
DATE: 04-23-2026
3970 MINTON ROAD, WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

SHEET NO.
4
OF
6

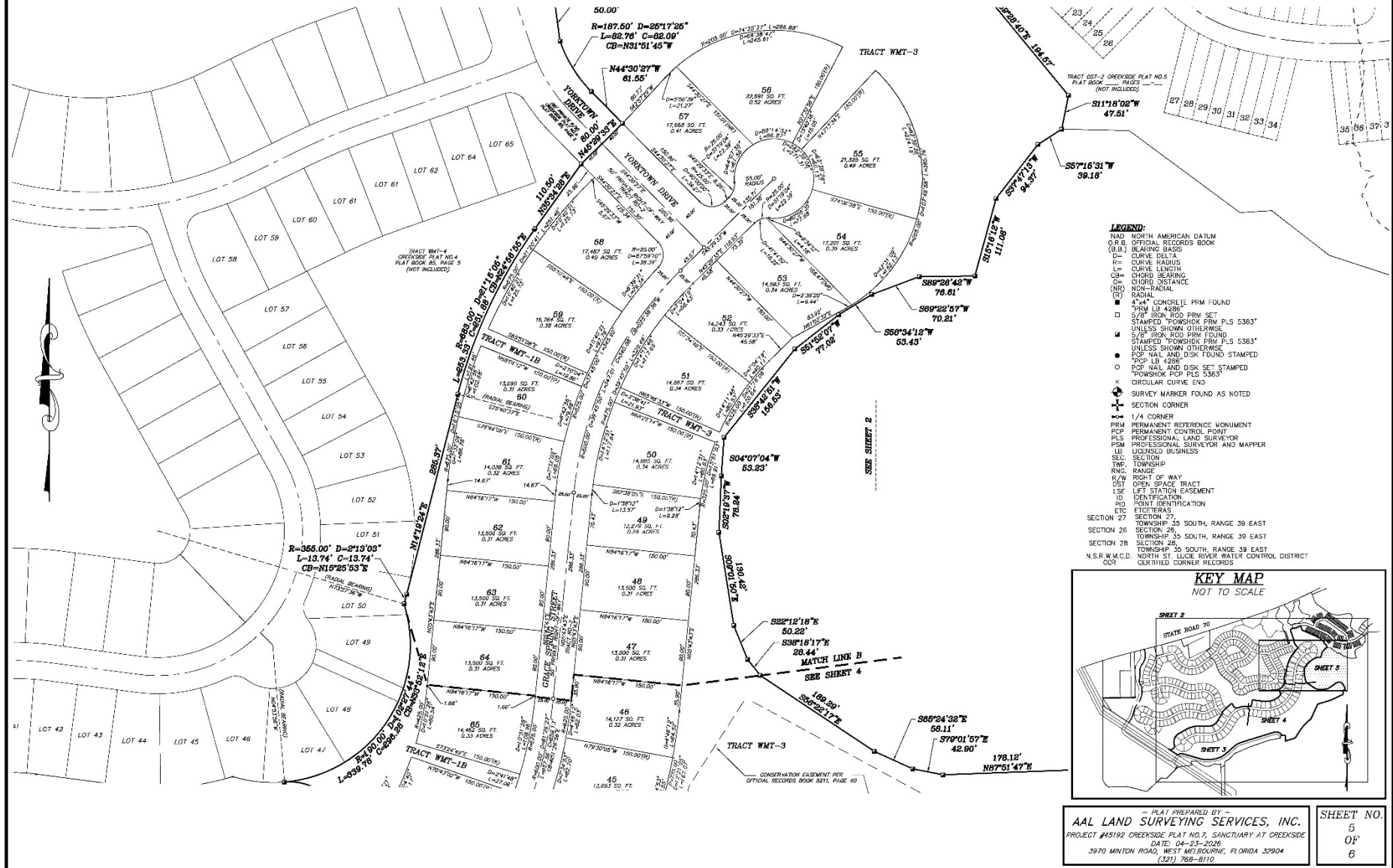


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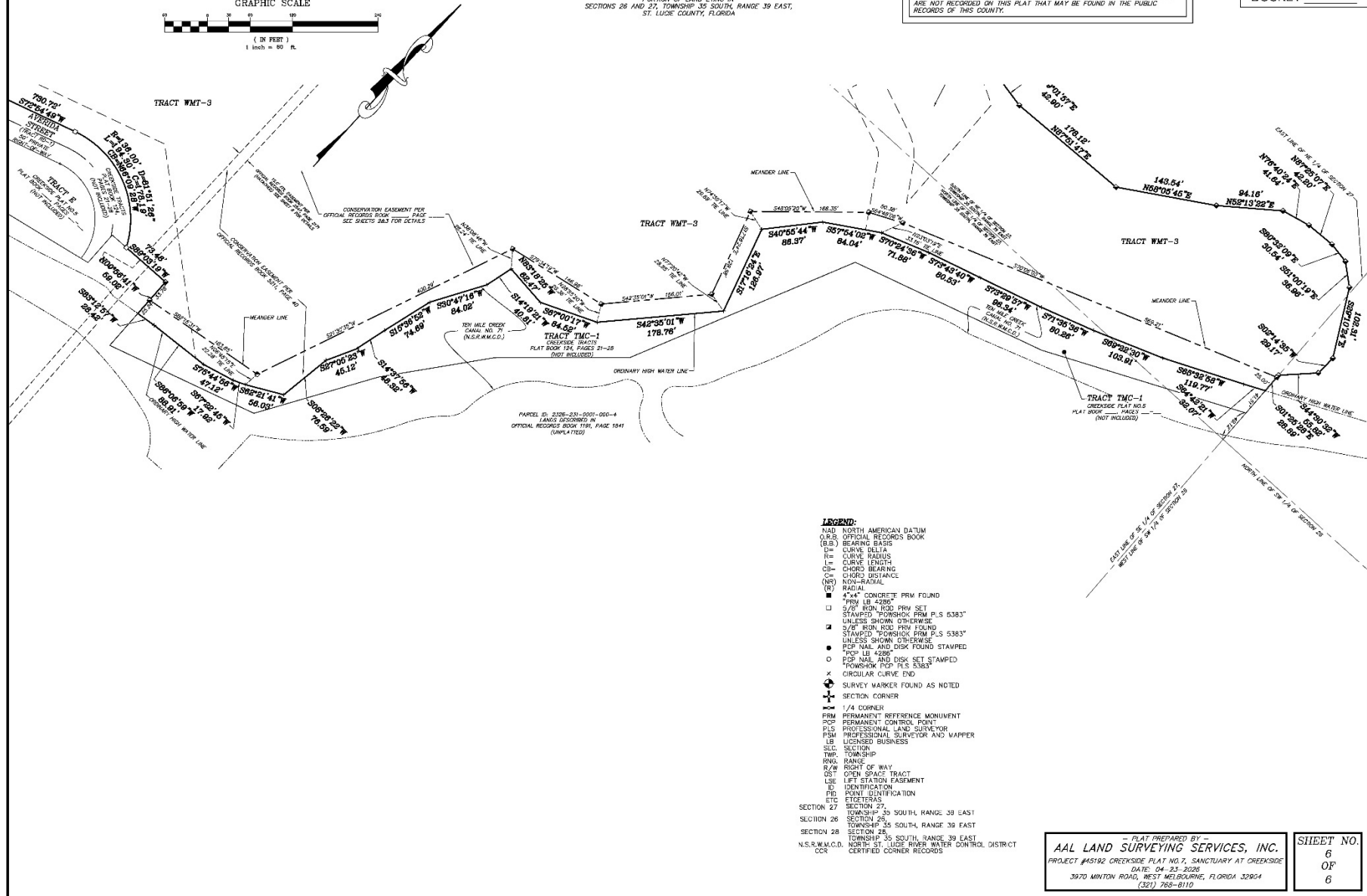
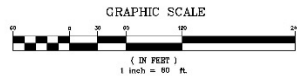


EXHIBIT B:
Special Warranty Deed

This instrument was prepared by and
upon recording should be returned to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED
[CREEKSIDE PLAT NO. 7]

THIS SPECIAL WARRANTY DEED is made as of the ____ day of _____ 2026, by and between:

D.R. HORTON, INC., a Delaware corporation, with an address of 1341 Horton Circle, Arlington, Texas 76011 ("**Grantor**"); and

CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, and more particularly described below ("**Property**"):

TRACT RD-2 (PRIVATE ROAD RIGHT OF WAY, PUBLIC AND PRIVATE DRAINAGE, AND PUBLIC AND PRIVATE UTILITY PURPOSES) AND TRACTS WMT-1A, WMT-1B, WMT-2A, WMT-2B AND WMT-3 (WATER MANAGEMENT TRACTS), *CREEKSIDE PLAT NO. 7*, AS RECORDED IN PLAT BOOK ___, PAGES ___ - ___, OF THE OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same

against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

This Special Warranty Deed is subject to the terms and conditions of **Exhibit A**.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

D.R. HORTON, INC.

By: _____

Name: _____

Address: _____

Name: _____

Title: _____

By: _____

Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **D.R. HORTON, INC.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

ADDITIONAL TERMS AND CONDITIONS OF CONVEYANCE

As a material inducement to Grantor selling and conveying the Property to Grantee, Grantor and Grantee covenant and agree as set forth in this Exhibit "A". Grantee acknowledges and agrees by its acceptance of this Special Warranty Deed that but for Grantee's agreement to these provisions, Grantor would not have sold the Property to Grantee.

- (a) DISCLAIMERS. GRANTOR HEREBY CONVEYS THE PROPERTY TO GRANTEE "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED. GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, GUARANTIES, PROMISES, COVENANTS, AGREEMENTS, OR REPRESENTATIONS OF ANY NATURE WHATSOEVER, PAST, PRESENT, OR FUTURE AS TO OR CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE WHICH MIGHT BE IMPLIED AT LAW. Grantee acknowledges that Grantee has had the opportunity to conduct a feasibility study of the Property prior to its acceptance of this Special Warranty Deed. The Property is hereby accepted by Grantee in its then-present condition, "AS IS, WHERE IS, AND WITH ALL FAULTS". Without limiting the foregoing, Grantee acknowledges and agrees that Grantor has not made, has disclaimed, does not make and does specifically disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral, written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical or other condition of the Property, including, without limitation, the water, soil and geology, and/or the environmental condition of the Property; (ii) the income to be derived from the Property; (iii) the water, soil, and geology, the suitability thereof and/or of the Property for any and all activities and uses which Grantee may elect to conduct; (iv) the compliance of or by the Property or its operations with any applicable laws, rules, ordinances, or regulations of any applicable governmental authority; (v) the habitability, merchantability, marketability, suitability, profitability, developability, or fitness for a particular purpose of the Property; (vi) the manner or quality of the construction or materials, if any, incorporated into the Property; or (vii) the manner, quality or state of repair of the Property. GRANTOR HAS NOT MADE, HAS DISCLAIMED, DOES NOT MAKE AND DOES SPECIFICALLY DISCLAIM ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAWS OR ANY LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS OR ANY OTHER APPLICABLE LAWS, INCLUDING THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN OR ON THE PROPERTY. Grantee further acknowledges that it shall rely solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and that Grantee's acceptance of this Special Warranty Deed shall constitute acceptance of the Property by Grantee "AS IS" and waiver of all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vii) above. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information, makes no representations as to the accuracy or completeness of such information, and does not have and shall not have any duty to provide updates regarding such information or otherwise ensure the availability of any such updated information to Grantee. Grantor is not and shall not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property or the operation thereof, furnished by any real estate broker, agent, employee, servant, engineer, surveyor or other third party.

- (b) RELEASE AND WAIVER OF CLAIMS. Grantee agrees that Grantor shall not be responsible or liable to Grantee for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as Grantee is acquiring the

Property **"AS IS, WHERE IS", AND "WITH ALL FAULTS"**. Grantee, on its own behalf and on behalf of anyone claiming by, through or under Grantee and on behalf of all other Grantee Parties (hereinafter defined), to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor Parties (hereinafter defined) from any and all Claims (hereinafter defined) of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which Grantee may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor or any of the Grantor Parties, relating to the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of the delivery and acceptance of this Special Warranty Deed. Grantee agrees that the waivers and releases set forth above extend to all Claims of any nature and kind whatsoever, known or unknown, suspected or not suspected, and shall be effective upon the delivery and acceptance of this Special Warranty Deed. **WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE, FOR ITSELF AND ON BEHALF OF THE GRANTEE PARTIES, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAWS, WITH RESPECT TO ALL OR A PART OF THE PROPERTY, HEREBY EXPRESSLY WAIVES, RELEASES AND RELINQUISHES ANY AND ALL CLAIMS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE AGAINST GRANTOR AND/OR ANY ONE OR MORE OF THE GRANTOR PARTIES, WHETHER KNOWN OR UNKNOWN, WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE PRESENCE OR EXISTENCE OF HAZARDOUS MATERIALS AT, ON, IN, NEAR, UNDER, OR ABOUT THE PROPERTY, OR WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE VIOLATIONS OF ENVIRONMENTAL LAWS, INCLUDING, WITHOUT LIMITATION (I) ANY AND ALL RIGHTS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE TO SEEK CONTRIBUTION FROM GRANTOR OR ANY GRANTOR PARTIES UNDER SECTION 113(F) OF OR OTHERWISE UNDER CERCLA, AS AMENDED, INCLUDING BY THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986 (42 U.S.C. §9613), AS THE SAME MAY BE FURTHER AMENDED OR REPLACED BY ANY SIMILAR LAW, RULE OR REGULATION; (II) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, NOW OR HEREAFTER EXISTING, WITH RESPECT TO THE PROPERTY UNDER SECTION 107 OF CERCLA (42 U.S.C. §9607); AND (III) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, AND WHETHER BASED ON STRICT LIABILITY OR OTHERWISE, UNDER OTHER APPLICABLE ENVIRONMENTAL LAWS OR BASED ON NUISANCE, TRESPASS OR ANY OTHER COMMON LAW OR STATUTORY PROVISIONS.** Grantee further acknowledges and agrees that each of these releases shall be given full force and effect according to each of its expressed terms and provisions, including but not limited to those relating to unknown, unforeseen, and/or unsuspected claims, damages, and causes of action. To the maximum extent permitted by applicable law, these covenants releasing Grantor and the Grantor Parties shall be a covenant running with the Property and shall be binding upon Grantee and each of the Grantee Parties.

(c) Claims. The term "*Claim*" or "*Claims*" means any and all claims, obligations, actions, causes of action, suits, debts, liens, liabilities, injuries, damages, judgments, losses, demands, orders, penalties, settlements, costs, fines, penalties, forfeitures and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and costs and all litigation, mediation, arbitration and other dispute resolution costs and expenses) and includes expenses of enforcing any indemnification, defense or hold harmless obligations under this Exhibit "A", and regardless of whether based on tort, contract, statute, regulation, common law, equitable principles or otherwise.

(d) Grantee Affiliates. The term "*Grantee Affiliate*" or "*Grantee Affiliates*" means and includes: (i) any parent, subsidiary, or affiliate entity of Grantee and each such entity's and Grantee's employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives and their respective heirs, successors, and assigns, and (ii) any contractor, subcontractor, engineer, architect, broker, agent, or other party hired or retained by Grantee in connection with the marketing, design, or construction of improvements on the Property.

(e) Grantee Parties. The term "*Grantee Party*" or "*Grantee Parties*" means and includes: (i) any Grantee Affiliate; (ii) any future owner of any portion of the Property, such owner's heirs,

successors and assigns; and (iii) any other party who asserts a Claim against Grantor or any Grantor Party if such Claim is made by, through, or under Grantee.

(f) Grantor Parties. The term “Grantor Party” or “Grantor Parties” means and includes (i) Grantor, D.R. Horton, Inc., and any parent, subsidiary, or affiliate entity of Grantor and/or D.R. Horton, Inc., and (ii) all employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives of Grantor, of D.R. Horton, Inc., and of any parent, subsidiary, or affiliate entity of Grantor and/or D.R. Horton, Inc.

(g) GRANTEE’S INDEMNITY OF GRANTOR. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND (WITH COUNSEL ACCEPTABLE TO GRANTOR), SAVE AND HOLD HARMLESS GRANTOR AND EACH OF THE GRANTOR PARTIES FROM AND AGAINST ANY AND ALL CLAIMS OF ANY NATURE ASSERTED, INCURRED OR BROUGHT AGAINST GRANTOR OR ANY GRANTOR PARTY BY GRANTEE OR ANY GRANTEE PARTY IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF, DIRECTLY OR INDIRECTLY, THIS SPECIAL WARRANTY DEED, THE PROPERTY, OR THE OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE, MANAGEMENT, DEVELOPMENT, CONSTRUCTION, AND MARKETING OF THE PROPERTY AND ANY STRUCTURES AND/OR OTHER IMPROVEMENTS CONSTRUCTED THEREON, WHETHER THE SAME BE AT LAW, IN EQUITY OR OTHERWISE. GRANTEE’S INDEMNIFICATION OF GRANTOR AND THE GRANTOR PARTIES AS PROVIDED HEREIN EXPRESSLY INCLUDES CLAIMS ARISING FROM, RELATED TO, OR CAUSED BY IN WHOLE OR IN PART GRANTOR’S COMPARATIVE, CONTRIBUTORY, OR SOLE NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, BUT NOT INCLUDING GRANTOR’S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OR GRANTOR’S BREACH OF ANY OF ANY REPRESENTATION, WARRANTY, OR COVENANT IN THIS SPECIAL WARRANTY DEED.

(h) Sovereign Immunity. Regardless of anything in the Special Warranty Deed, or herein, to the contrary, nothing in the Special Warranty Deed, or herein, shall be deemed to waive the Grantee’s limitations of liability established under Section 768.28, Florida Statutes or other applicable law.

EXHIBIT C:
Bill of Sale

BILL OF SALE AND LIMITED ASSIGNMENT
[CREEKSIDE PLAT NO. 7 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **D.R. HORTON, INC.**, a Delaware corporation, with an address of 1341 Horton Circle, Arlington, Texas 76011 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the **CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this

document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

D.R. HORTON, INC.

By: _____

Name: _____

Name: _____

Title: _____

By: _____

Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **D.R. HORTON, INC.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities within or upon Tract RD-2 (Private Road Right Of Way, Public and Private Drainage, and Public and Private Utility Purposes), Tracts WMT-1A, WMT-1B, WMT-2A, WMT-2B and WMT-3 (Stormwater Management Purposes), and any “Drainage Easements,” as identified in the plat known as *Creekside Plat No. 7*, as recorded in Plat Book ____, Pages ____ - ____, of the Official Records of St. Lucie County, Florida.

Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon Tract RD-2 (Private Road Right Of Way, Public and Private Drainage, and Public and Private Utility Purposes), Tracts WMT-1A, WMT-1B, WMT-2A, WMT-2B and WMT-3 (Stormwater Management Purposes), and any “Drainage Easements,” as identified in the plat known as *Creekside Plat No. 7*, as recorded in Plat Book ____, Pages ____ - ____, of the Official Records of St. Lucie County, Florida.

EXHIBIT D:
Easement Agreement

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

**EASEMENT AGREEMENT
[CREEKSIDE PLAT NO. 7]**

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2026, by and among:

D.R. Horton, Inc., a Delaware corporation, with an address of 1341 Horton Circle, Arlington, Texas 76011 ("**Landowner**"); and

Creekside Community Development District, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of those certain plats identified as *Creekside Plat No. 7*, as recorded in Plat Book ____, Pages ____ - ____, of the Official Records of St. Lucie County, Florida, among other documents, Landowner has dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plat; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner grant to the District a perpetual easement over the Easement Areas and Landowner is agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner hereby grants to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

- a. The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and other district facilities, located within **any "Drainage Easements," as identified in the plat known as *Creekside Plat No. 7*, as recorded in Plat Book __, Pages __ - __, of the Official Records of St. Lucie County, Florida.**

The parties agree that, absent a separate agreement between the Landowner and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system within the District.

3. **Inconsistent Use.** Landowner agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Covenants Running With The Land.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District or Landowner seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Landowner and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Landowner understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions

of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

D.R. HORTON, INC.

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **D.R. Horton, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**CREEKSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Creekside Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT E:
Engineer's Certificate

**CERTIFICATE OF DISTRICT ENGINEER REGARDING ACCEPTANCE
OF CREEKSIDE PLAT NO. 7 PROPERTY & IMPROVEMENTS**

_____, 2026

Board of Supervisors
Creekside Community Development District

Re: Creekside Plat No. 7 Property & Improvements

Dear Board Members:

The undersigned, a representative of Kimley-Horn & Associates, LLC ("**District Engineer**"), as District Engineer for the Creekside Community Development District ("**District**"), hereby makes the following certifications in connection with acceptance of certain improvements (collectively, "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Engineer's Report (Assessment Area Two)*, dated March 2025, as supplemented by a report entitled *Supplemental Engineer's Report for the Creekside Community Development District [2025 Bonds – Assessment Area Two, Creekside Plat No. 7 and D Project]*, dated October 2025 (together, "**Engineer's Report**") for the District and specially benefit property within the District as further described in such Engineer's Report.
3. To the best of my knowledge and belief, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from defects, and are functional for their intended purpose.
4. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and to the best of my knowledge and belief have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

KIMLEY-HORN & ASSOCIATES, LLC

_____, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of Kimley-Horn & Associates, LLC, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description and Location of Creekside Plat No. 7 Improvements

Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities within or upon Tract RD-2 (Private Road Right Of Way, Public and Private Drainage, and Public and Private Utility Purposes), Tracts WMT-1A, WMT-1B, WMT-2A, WMT-2B and WMT-3 (Stormwater Management Purposes), and any “Drainage Easements,” as identified in the plat known as *Creekside Plat No. 7*, as recorded in Plat Book ____, Pages ____ - ____, of the Official Records of St. Lucie County, Florida.

Roadway Improvements - All public roads, pavement, curbing and other physical improvements – including but not limited to landscaping elements – located within or upon Tract RD-2 (Private Road Right Of Way, Public and Private Drainage, and Public and Private Utility Purposes), Tracts WMT-1A, WMT-1B, WMT-2A, WMT-2B and WMT-3 (Stormwater Management Purposes), and any “Drainage Easements,” as identified in the plat known as *Creekside Plat No. 7*, as recorded in Plat Book ____, Pages ____ - ____, of the Official Records of St. Lucie County, Florida.

RESOLUTION 2026-16

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Creekside Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 13th day of August 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

*Creekside
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

Creekside
Community Development District

Budget Amendment
FY 2026



Creekside
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 7/31/26	Adopted Budget FY2026	Proposed Increase / (Decrease)	Budget Amendment FY 2026
<u>REVENUES:</u>				
Special Assessments - On Roll	\$ 100,520	\$ 97,985	\$ -	\$ 97,985
Interest income	10,056	9,000	-	9,000
Carry Forward Surplus	-	12,931	114,500	127,431
TOTAL REVENUES	\$110,576	\$119,916	\$114,500	\$234,416
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Engineering	\$ 18,871	\$ 6,000	\$ 18,000	\$ 24,000
Attorney	84,088	30,000	70,000	100,000
Annual Audit	3,800	4,500	-	4,500
Assessment Administration	2,000	2,000	-	2,000
Arbitrage Rebate	600	600	-	600
Dissemination Agent	2,188	2,625	-	2,625
Trustee Fees	24,236	-	25,000	25,000
Management Fees	31,667	38,000	-	38,000
Property Appraiser	3,192	3,000	200	3,200
Information Technology	-	-	-	-
Website Maintenance	1,250	1,500	-	1,500
Telephone	-	25	-	25
Postage & Delivery	283	100	300	400
Insurance General Liability	7,934	8,921	-	8,921
Printing & Binding	1	250	-	250
Legal Advertising	1,235	1,000	500	1,500
Other Current Charges	1,015	900	500	1,400
Property Taxes	636	2,250	-	2,250
Office Supplies	0	70	-	70
Dues, Licenses & Subscriptions	175	175	-	175
1st Qrt Operating Reserves	-	13,000	-	13,000
Contingency	-	5,000	-	5,000
TOTAL EXPENDITURES	\$183,169	\$119,916	\$114,500	\$234,416
EXCESS REVENUES (EXPENDITURES)	\$(72,594)	\$-	\$-	\$ -

BOARD OF SUPERVISORS MEETING DATES
CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Creekside Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 2:00 p.m., at the W Executive Suites, LLC. 1860 SW Fountainview BLVD, Suite 100, Port Saint Lucie, FL 34986 on the second Thursday of each month as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.creeksidecdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi , Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

COMPLETED

Suborganization ▼ Board of Supervisors ▼

Sort by: PID Form Year Filer Name ▼ Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
305377	2025	MICHAEL FOLSTEIN	- Creekside Community Development District - Board of Supervisors ⓘ - The Groves of St. Lucie County Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/15/2026	View Filings
307811	2025	Tim Gee	Creekside Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/1/2026	View Filings
318320	2025	Dawn Litrenta	Creekside Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 5/6/2026	View Filings
265231	2025	SONJA PEDRETTI	- Creekside Community Development District - Board of Supervisors ⓘ - The Groves of St. Lucie County Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 2/16/2026	View Filings
318873	2025	Wyatt Rudd	Creekside Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/30/2026	View Filings

1-5 of 5

Rows per page: 25 ▲

« < 1 > »

Back

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2026.

CDD NAME	REGISTERED VOTERS
Bent Creek	480
Copper Creek	1,056
Creekside	420
Portofino Isles	1,300
Portofino Landings	213
Portofino Shores	788
Reserve	1,275
Veranda Landing	184
River Place	736
Tesoro	446
Verano 1	1,454
Verano 2	2,445
Verano 3	1,376
Verano 4	218
Verano 5	0
Verano Center	12
Waterstone	836



Memorandum

To: Creekside Board of Supervisors

From: District Management

Date: June 29, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Creekside Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____

Print Name:_____

Creekside Community Development District

Date:_____

District Manager:_____

Print Name:_____

Creekside Community Development District

Date:_____



Memorandum

To: Creekside Board of Supervisors

From: District Management

Date: July 29, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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Achieved: Yes ☐ No ☐

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Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Creekside Community Development District

Date: _____

District Manager: _____
Print Name: _____
Creekside Community Development District

Date: _____

Creekside
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

6/01/26 - 7/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
6/1 - 6/30	615 - 619	\$	11,271.88
7/1 - 7/31	620 - 624	\$	10,869.18
TOTAL		\$	22,141.06

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 8/04/26		PAGE 1	
*** CHECK DATES 06/01/2026 - 07/31/2026 ***		CREEKSIDE CDD - GENERAL FUND													
		BANK A CREEKSIDE - GENERAL													
CHECK DATE	VEND#	INVOICE.....		...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	CHECK....				
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#		
6/04/26	00002	6/01/26	262	202606	310	51300	34000		*	3,166.67					
			JUN 26 -	MGMT FEES											
		6/01/26	262	202606	310	51300	31300		*	218.75					
			JUN 26 -	DISSEMINATION											
		6/01/26	262	202606	310	51300	35110		*	125.00					
			JUN 26 -	WEBSITE ADMIN											
		6/01/26	262	202606	310	51300	42000		*	3.70					
			JUN 26 -	POSTAGE											
GOVERNMENTAL MANAGEMENT SERVICES -											3,514.12	000615			
6/04/26	00034	4/30/26	24701000	202604	310	51300	31100		*	670.00					
			ENG SVCS THRU 4/30/26												
KIMLEY-HORN AND ASSOCIATES, INC.											670.00	000616			
6/04/26	00038	5/31/26	7734585	202605	310	51300	48000		*	150.96					
			NOTICE OF CANDIDATES BOS												
USA TODAY MEDIA CORP.											150.96	000617			
6/11/26	00033	6/09/26	3760266	202604	310	51300	31500		*	6,911.00					
			APR 26 -	GENERAL COUNSEL											
KUTAK ROCK LLP											6,911.00	000618			
6/11/26	00017	4/30/26	04302026	202604	310	51300	42000		*	25.80					
			POSTAGE - 2025	ROLL YEAR											
ST LUCIE COUNTY TAX COLLECTOR											25.80	000619			
7/01/26	00019	7/01/26	07012026	202607	300	20700	10200		*	1,355.91					
			TXFER OF TAX RECEIPTS												
CREEKSIDE CDD - SERIES 2006											1,355.91	000620			
7/01/26	00033	6/26/26	3763654	202605	310	51300	31500		*	4,174.00					
			MAY 26 -	GENERAL COUNSEL											
KUTAK ROCK LLP											4,174.00	000621			
7/14/26	00002	7/01/26	263	202607	310	51300	34000		*	3,166.67					
			JUL 26 -	MGMT FEES											
		7/01/26	263	202607	310	51300	31300		*	218.75					
			JUL 26 -	DISSEMINATION											
		7/01/26	263	202607	310	51300	35110		*	125.00					
			JUL 26 -	WEBSITE ADMIN											
		7/01/26	263	202607	310	51300	51000		*	.15					
			JUL 26 -	OFFICE SUPPLIES											
		7/01/26	263	202607	310	51300	42000		*	9.47					
			JUL 26 -	POSTAGE											
		7/01/26	263	202607	310	51300	42500		*	.75					
			JUL 26 -	COPIES											
GOVERNMENTAL MANAGEMENT SERVICES -											3,520.79	000622			
				CRKS CREEKSIDE				SRINKUS							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/14/26	00038	6/30/26 7780135	202606 310-51300-48000	USA TODAY MEDIA CORP.	*	123.48	123.48 000623
			REV ADOPTION OF BUDGET				
7/15/26	00034	6/30/26 24701000	202606 310-51300-31100	KIMLEY-HORN AND ASSOCIATES, INC.	*	1,695.00	1,695.00 000624
			ENG SVCS THRU 6/30/26				
TOTAL FOR BANK A						22,141.06	
TOTAL FOR REGISTER						22,141.06	

Creekside
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2006</u>
4	<u>Debt Service Fund Series 2026</u>
5	<u>Capital Project Fund Series 2026</u>
6	<u>Month to Month</u>
7	<u>Assessment Receipt Schedule</u>
8	<u>Long Term Debt Report</u>

Creekside
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 22,205	\$ -	\$ -	\$ 22,205
Due from Developer	-	-	-	-
Due from General Fund	-	-	-	-
<u>Investments:</u>				
State Board of Administration (SBA)	200,780	-	-	200,780
<u>Series 2006</u>				
Reserve	-	81,407	-	81,407
Interest	-	-	-	-
Principal	-	-	-	-
Revenue	-	94,922	-	94,922
Prepayment	-	21	-	21
Redemption	-	8	-	8
<u>Series 2026</u>				
Reserve	-	118,790	-	118,790
Capital Interest	-	-	-	-
Revenue	-	695	-	695
Interest	-	-	-	-
Sinking	-	-	-	-
Construction	-	-	7,739	7,739
Cost of Issuance	-	-	105	105
Total Assets	\$ 222,984	\$ 295,842	\$ 7,844	\$ 526,671
Liabilities:				
Accounts Payable	\$ 5,073	\$ -	\$ -	\$ 5,073
Unavailable Revenue	-	-	-	-
Due to Debt Service	-	-	-	-
Due to Other Bondholder	-	-	-	-
Total Liabilities	\$ 5,073	\$ -	\$ -	\$ 5,073
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 295,842	\$ -	\$ 295,842
Capital Project	-	-	7,844	7,844
Unassigned	217,911	-	-	217,911
Total Fund Balances	\$ 217,911	\$ 295,842	\$ 7,844	\$ 521,598
Total Liabilities & Fund Balance	\$ 222,984	\$ 295,842	\$ 7,844	\$ 526,671

Creekside
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 97,985	\$ 97,985	\$ 100,520	\$ 2,535
Interest Income	9,000	9,000	10,056	1,056
Total Revenues	\$ 106,985	\$ 106,985	\$ 110,576	\$ 3,591
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 6,000	\$ 5,000	\$ 18,871	\$ (13,871)
Attorney Fees	30,000	25,000	84,088	(59,088)
Annual Audit	4,500	3,800	3,800	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	2,625	2,188	2,188	-
Trustee Fees	-	-	24,236	(24,236)
Management Fees	38,000	31,667	31,667	-
Property Appraiser	3,000	3,192	3,192	-
Website Maintenance	1,500	1,250	1,250	-
Telephone	25	21	-	21
Postage & Delivery	100	83	283	(199)
Insurance General Liability	8,921	8,921	7,934	987
Printing & Binding	250	208	1	207
Legal Advertising	1,000	833	1,235	(402)
Other Current Charges	900	750	1,015	(265)
Property Taxes	2,250	2,250	636	1,614
Office Supplies	70	58	0	58
Dues, Licenses & Subscriptions	175	175	175	-
1st Qrt Operating Reserves	13,000	10,833	-	10,833
Contingency	5,000	4,167	-	4,167
Total Expenditures	\$ 119,916	\$ 102,997	\$ 183,169	\$ (80,173)
Excess (Deficiency) of Revenues over Expenditures	\$ (12,931)	\$ 3,988	\$ (72,594)	\$ (76,582)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (200,000)	\$ (200,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (200,000)	\$ (200,000)
Net Change in Fund Balance	\$ (12,931)	\$ 3,988	\$ (272,594)	\$ (276,582)
Fund Balance - Beginning	\$ -		\$ 490,505	
Fund Balance - Ending	\$ (12,931)		\$ 217,911	

Creekside
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 195,656	\$ 195,656	\$ 200,348	\$ 4,692
Interest Income	-	-	33,350	33,350
Settlement Revenue	-	-	362,837	362,837
Total Revenues	\$ 195,656	\$ 195,656	\$ 596,535	\$ 400,879
Expenditures:				
Interest - 11/1	\$ 96,200	\$ 96,200	\$ 139,620	\$ (43,420)
Principal - 5/1	205,000	205,000	205,000	-
Interest - 5/1	96,200	96,200	139,620	(43,420)
Other Debt Service Costs	-	-	33,414	(33,414)
Total Expenditures	\$ 397,400	\$ 397,400	\$ 517,654	\$ (120,254)
Excess (Deficiency) of Revenues over Expenditures	\$ (201,744)	\$ (201,744)	\$ 78,881	\$ 280,625
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 200,000	\$ 200,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 200,000	\$ 200,000
Net Change in Fund Balance	\$ (201,744)	\$ (201,744)	\$ 278,881	\$ 480,625
Fund Balance - Beginning	\$ -		\$ (102,524)	
Fund Balance - Ending	\$ (201,744)		\$ 176,357	

Creekside
Community Development District
Debt Service Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	2,203	2,203
Total Revenues	\$ -	\$ -	\$ 2,203	\$ 2,203
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 48,116	\$ (48,116)
Total Expenditures	\$ -	\$ -	\$ 48,116	\$ (48,116)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (45,913)	\$ (45,913)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 166,906	\$ 166,906
Transfer In/(Out)	-	-	(1,508)	(1,508)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 165,399	\$ 165,399
Net Change in Fund Balance	\$ -	\$ -	\$ 119,485	\$ 119,485
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 119,485	

Creekside
Community Development District
Capital Project Fund Series 2026
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 6,237	\$ 6,237
Total Revenues	\$ -	\$ -	\$ 6,237	\$ 6,237
Expenditures:				
Improvements	\$ -	\$ -	\$ 3,056,200	\$ (3,056,200)
Cost of Issuance	-	-	251,794	(251,794)
Total Expenditures	\$ -	\$ -	\$ 3,307,994	\$ (3,307,994)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,301,757)	\$ (3,301,757)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 3,308,094	\$ 3,308,094
Transfer In/(Out)	-	-	1,508	1,508
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3,309,601	\$ 3,309,601
Net Change in Fund Balance	\$ -	\$ -	\$ 7,844	\$ 7,844
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 7,844	

Creekside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 2,532	\$ 94,522	\$ 1,248	\$ 215	\$ 440	\$ 882	\$ -	\$ 679	\$ 2	\$ -	\$ -	\$ 100,520
Interest Income	1,477	1,388	1,383	1,352	1,105	690	672	692	644	652	-	-	10,056
Total Revenues	\$ 1,477	\$ 3,920	\$ 95,905	\$ 2,600	\$ 1,320	\$ 1,130	\$ 1,554	\$ 692	\$ 1,323	\$ 655	\$ -	\$ -	\$ 110,576
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Engineering	\$ 1,588	\$ -	\$ 600	\$ 10,228	\$ 1,696	\$ 2,395	\$ 670	\$ -	\$ 1,695	\$ -	\$ -	\$ -	\$ 18,871
Attorney Fees	4,331	3,810	6,501	11,351	34,619	7,880	7,022	4,174	4,401	-	-	-	84,088
Annual Audit	-	-	-	3,800	-	-	-	-	-	-	-	-	3,800
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	600	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	219	219	219	219	219	219	219	219	219	219	-	-	2,188
Trustee Fees	-	-	-	24,236	-	-	-	-	-	-	-	-	24,236
Management Fees	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	-	-	31,667
Property Appraiser	-	-	3,192	-	-	-	-	-	-	-	-	-	3,192
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	125	125	125	125	125	125	125	125	125	125	-	-	1,250
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	2	1	4	30	75	38	115	5	4	9	-	-	283
Insurance General Liability	7,934	-	-	-	-	-	-	-	-	-	-	-	7,934
Printing & Binding	-	-	-	-	0	-	0	-	-	1	-	-	1
Legal Advertising	-	96	192	-	-	-	-	151	123	672	-	-	1,235
Other Current Charges	-	-	26	250	-	28	43	548	51	68	-	-	1,015
Property Taxes	-	636	-	-	-	-	-	-	-	-	-	-	636
Office Supplies	-	-	-	-	-	-	-	0	-	0	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
1st Qrt Operating Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 19,540	\$ 8,053	\$ 14,625	\$ 53,404	\$ 39,901	\$ 13,851	\$ 11,361	\$ 8,389	\$ 9,785	\$ 4,261	\$ -	\$ -	\$ 183,169
Total Expenditures	\$ 19,540	\$ 8,053	\$ 14,625	\$ 53,404	\$ 39,901	\$ 13,851	\$ 11,361	\$ 8,389	\$ 9,785	\$ 4,261	\$ -	\$ -	\$ 183,169
Excess (Deficiency) of Revenues over Expenditures	\$ (18,062)	\$ (4,133)	\$ 81,280	\$ (50,804)	\$ (38,580)	\$ (12,722)	\$ (9,807)	\$ (7,697)	\$ (8,462)	\$ (3,606)	\$ -	\$ -	\$ (72,594)
Net Change in Fund Balance	\$ (18,062)	\$ (4,133)	\$ 81,280	\$ (50,804)	\$ (38,580)	\$ (12,722)	\$ (9,807)	\$ (7,697)	\$ (8,462)	\$ (3,606)	\$ -	\$ -	\$ (72,594)

Creekside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St. Lucie County
Fiscal Year 2026

Gross Assessments \$ 106,505.50 \$ 212,669.64 \$ 319,175.14
Net Assessments \$ 97,985.06 \$ 195,656.07 \$ 293,641.13

ON ROLL ASSESSMENTS

allocation in % 33.37% 66.63% 100.00%

Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2006 Debt			Total
							O&M Portion	Service		
11/17/25	11/1-11/6/25	\$ 672.00	\$ 26.88	\$ 12.90	\$ -	\$ 632.22	\$ 210.97	\$ 421.25		\$ 632.22
11/21/25	11/7-11/13/25	7,392.00	295.68	141.93	-	6,954.39	2,320.61	4,633.78		6,954.39
12/02/25	11/14-11/20/25	2,834.63	113.38	54.42	-	2,666.83	889.89	1,776.94		2,666.83
12/08/25	11/21-11/27/25	151,872.00	6,074.88	2,915.94	-	142,881.18	47,678.00	95,203.18		142,881.18
12/12/25	11/28-12/4/25	145,702.43	5,828.00	2,797.49	-	137,076.94	45,741.18	91,335.76		137,076.94
12/31/25	12/12-12/18/25	672.00	20.16	13.04	-	638.80	213.16	425.64		638.80
01/06/26	12/19-12/25/25	672.00	20.16	13.04	-	638.80	213.16	425.64		638.80
01/09/26	Interest	-	-	-	179.83	179.83	179.83	-		179.83
01/09/26	12/26-1/1/2026	1,344.00	40.32	26.07	-	1,277.61	426.33	851.28		1,277.61
01/16/26	1/2-1/8/2026	672.00	20.16	13.04	-	638.80	213.16	425.64		638.80
01/30/26	1/16-1/22/26	672.00	13.44	13.17	-	645.39	215.36	430.03		645.39
02/13/26	1/30-2/5/26	672.00	13.44	13.17	-	645.39	215.36	430.03		645.39
03/20/26	3/6-3/12/26	672.00	-	13.44	-	658.56	219.75	438.81		658.56
03/27/26	3/13-3/19/26	672.00	-	13.44	-	658.56	219.75	438.81		658.56
04/03/26	3/20-3/26/26	672.00	-	13.44	-	658.56	219.75	438.81		658.56
04/09/26	Interest	-	-	-	2.50	2.50	2.50	-		2.50
04/13/26	3/27-4/2/26	2,016.00	-	40.32	-	1,975.68	659.26	1,316.42		1,975.68
06/01/26	5/15-5/21/26	1,344.00	(40.32)	27.69	-	1,356.63	452.69	903.94		1,356.63
06/23/26	6/1-6/15/26	672.00	(20.16)	13.84	-	678.32	226.35	451.97		678.32
07/09/26	Interest	-	-	-	2.45	2.45	2.45	-		2.45
TOTAL		\$ 319,225.06	\$ 12,406.02	\$ 6,136.38	\$ 184.78	\$ 300,867.44	\$ 100,519.51	\$ 200,347.93		\$ 300,867.44

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

Creekside

Community Development District

Long Term Debt Report

Series 2006, Special Assessment Revenue Bonds		
Interest Rate:	5.20%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	6.748% of the initial principal amount of the Bonds	
Reserve Fund Requirement	\$195,400	
Reserve Fund Balance	81,407	
Original Bond Issue - 12/21/2006		\$10,445,000
Less: Principal Payment - 5/1/2009		(\$150,000)
Less: Principal Payment - 2/4/2014		(\$4,825,000)
Less: Principal Payment - 3/18/14 (DWAC)		(\$100,000)
Less: Principal Payment - 1/29/2025		(\$500,000)
Less: Principal Settlement Payment - 5/8/26		(\$1,100,000)
Less: Cancelled Bonds per Settlement Agreement - 5/8/26		(\$2,045,000)
Current Bonds Outstanding		\$1,725,000

Series 2026, Special Assessment Revenue Bonds		
Interest Rate:	\$410,000	4.00%
Maturity Date:		5/1/2033
	\$1,255,000	5.30%
		5/1/2046
	\$1,810,000	5.60%
		5/1/2056
Reserve Fund Definition	Equal to: (i) 50% of MADS until condition #1 is met (ii) 25% of MADS until condition #2 is met (iii) 10% of MADS for outstanding bonds	
Reserve Fund Requirement	\$118,790	
Reserve Fund Balance	118,790	
Original Bond Issue - 1/27/2026		\$3,475,000
Current Bonds Outstanding		\$3,475,000