Creekside

Community Development District

Adopted Budget

FY 2027

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Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
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**
EXPENDITURES:					
Administrative					
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**
Other Sources/(Uses)					
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.

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Community Development District

Budget Narrative

Expenditures - Administrative (continued)

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.

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Adopted 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	Adopted Budget FY 2027
REVENUES:					
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**
EXPENDITURES:					
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**
Other Sources/(Uses)					
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**

Interest Due 11/1/27	$ 42,120
	$ 42,120

(1) Carry Forward is Net of Reserve Requirement

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**

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Adopted 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	Adopted 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**

Interest Due 11/1/27	$ 91,138
	$ 91,138

(1) Carry Forward is Net of Reserve Requirement

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)**
Parcel E - MF	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
Platted SF Parcel A	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
Platted SF Parcel B	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
Commercial	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
Commercial	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
Subtotal	399	398	398												
Parcel C - Single-Family 75'	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
Parcel D - Single-Family 90'	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
NEW UNITS - Tract F	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
Parcel G - SF	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
Subtotal	444	444	444												
Total Units	***843***	***842***	***842***												