CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2022	4
Amortization Schedule - Series 2022	5 - 6
Assessment Summary	7

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 383,149
Allowable discounts (4%)	-				(15,326)
Assessment levy: on-roll - net	-	-	-	-	367,823
Assessment levy: off-roll	172,340	$ 90,455	$ 262,795	$ 353,250	51,750
Landowner contribution	296,850	57,072	36,300	93,372	89,943
Lot closings	-	23,200	-	23,200	-
Total revenues	469,190	170,727	299,095	469,822	509,516
EXPENDITURES					
Professional & administrative					
Supervisors	8,000	3,014	4,986	8,000	8,000
Management/accounting/recording	45,000	22,500	22,500	45,000	45,000
Debt service fund accounting	5,000	2,500	2,500	5,000	5,000
O&M Accounting	2,000	1,000	1,000	2,000	2,000
Legal	25,000	7,348	17,652	25,000	25,000
Engineering	3,000	4,046	-	4,046	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	8	492	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	566	934	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,500
Contingencies/bank charges	500	378	122	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
DTS EMMA filing software	-	-	-	-	1,500
Room rental	900	900	-	900	900
Tax collector	-	-	-	-	15,326
Total professional & administrative	110,690	49,190	62,546	111,736	129,516
Field operations					
Landscape maintenance	300,000	26,644	273,356	300,000	300,000
Landscape contingency	7,000	-	7,000	7,000	15,000
Lake/Stormwater maintenance	20,000	-	20,000	20,000	20,000
Irrigation repairs	10,000	-	10,000	10,000	20,000
Utilities					
Electrict	5,000	-	5,000	5,000	5,000
Streetlights	1,500	-	1,500	1,500	-
Reuse	15,000	-	15,000	15,000	20,000
Total field operations	358,500	26,644	331,856	358,500	380,000
Total expenditures	469,190	75,834	394,402	470,236	509,516
Excess/(deficiency) of revenues over/(under) expenditures	-	94,893	(95,307)	(414)	-
Fund balance - beginning (unaudited)	-	414	-	414	-
Fund balance - ending (projected)					
Unassigned	-	95,307	(95,307)	-	-
Fund balance - ending	$ -	$ 95,307	$ (95,307)	$ -	$ -

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

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

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Website hosting & maintenance	705
Website ADA compliance	210
DTS EMMA filing software	1,500
Room rental	900
Tax collector	15,326
Field operations	
Landscape maintenance	300,000
Landscape contingency	15,000
Lake/Stormwater maintenance	20,000
Irrigation repairs	20,000
Utilities	
Electricity	5,000
Reuse	20,000
Total expenditures	$509,516

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: on-roll	$ -				$ 1,048,286
Allowable discounts (4%)	-				(41,931)
Net assessment levy - on-roll	-	-	-	-	1,006,355
Assessment levy: off-roll	1,553,180	$ 721,754	$ 831,426	$ 1,385,575	197,246
Assessment prepayments	-	3,207,697	-	3,207,697	-
Lot closings	-	167,605	-	167,605	-
Interest	-	63,252	-	63,252	-
Total revenues	1,553,180	4,160,308	831,426	4,824,129	1,203,601
EXPENDITURES					
Debt service					
Principal	410,000	-	410,000	410,000	345,000
Principal prepayment	-	-	3,205,000	3,205,000	-
Interest	1,150,063	575,031	575,032	1,150,063	921,050
Tax collector	-	-	-	-	41,931
Total expenditures	1,560,063	575,031	4,190,032	4,765,063	1,307,981
Excess/(deficiency) of revenues over/(under) expenditures	(6,883)	3,585,277	(3,358,606)	59,066	(104,380)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(38,345)	-	(38,345)	-
Total other financing sources/(uses)	-	(38,345)	-	(38,345)	-
Net increase/(decrease) in fund balance	(6,883)	3,546,932	(3,358,606)	20,721	(104,380)
Fund balance:					
Beginning fund balance (unaudited)	2,144,441	2,161,236	5,708,168	2,161,236	2,181,957
Ending fund balance (projected)	$2,137,558	$5,708,168	$2,349,562	$2,181,957	2,077,577
Use of fund balance:					
Debt service reserve account balance (required)					(1,553,182)
Interest expense - November 1, 2025					(453,841)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 70,554

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			460,525.00	460,525.00	21,385,000.00
05/01/25	345,000.00	3.875%	460,525.00	805,525.00	21,040,000.00
11/01/25			453,840.63	453,840.63	21,040,000.00
05/01/26	360,000.00	3.875%	453,840.63	813,840.63	20,680,000.00
11/01/26			446,865.63	446,865.63	20,680,000.00
05/01/27	375,000.00	3.875%	446,865.63	821,865.63	20,305,000.00
11/01/27			439,600.00	439,600.00	20,305,000.00
05/01/28	390,000.00	4.250%	439,600.00	829,600.00	19,915,000.00
11/01/28			431,312.50	431,312.50	19,915,000.00
05/01/29	405,000.00	4.250%	431,312.50	836,312.50	19,510,000.00
11/01/29			422,706.25	422,706.25	19,510,000.00
05/01/30	425,000.00	4.250%	422,706.25	847,706.25	19,085,000.00
11/01/30			413,675.00	413,675.00	19,085,000.00
05/01/31	440,000.00	4.250%	413,675.00	853,675.00	18,645,000.00
11/01/31			404,325.00	404,325.00	18,645,000.00
05/01/32	460,000.00	4.250%	404,325.00	864,325.00	18,185,000.00
11/01/32			394,550.00	394,550.00	18,185,000.00
05/01/33	480,000.00	4.625%	394,550.00	874,550.00	17,705,000.00
11/01/33			383,450.00	383,450.00	17,705,000.00
05/01/34	505,000.00	4.625%	383,450.00	888,450.00	17,200,000.00
11/01/34			371,771.88	371,771.88	17,200,000.00
05/01/35	530,000.00	4.625%	371,771.88	901,771.88	16,670,000.00
11/01/35			359,515.63	359,515.63	16,670,000.00
05/01/36	555,000.00	4.625%	359,515.63	914,515.63	16,115,000.00
11/01/36			346,681.25	346,681.25	16,115,000.00
05/01/37	580,000.00	4.625%	346,681.25	926,681.25	15,535,000.00
11/01/37			333,268.75	333,268.75	15,535,000.00
05/01/38	605,000.00	4.625%	333,268.75	938,268.75	14,930,000.00
11/01/38			319,278.13	319,278.13	14,930,000.00
05/01/39	635,000.00	4.625%	319,278.13	954,278.13	14,295,000.00
11/01/39			304,593.75	304,593.75	14,295,000.00
05/01/40	665,000.00	4.625%	304,593.75	969,593.75	13,630,000.00
11/01/40			289,215.63	289,215.63	13,630,000.00
05/01/41	695,000.00	4.625%	289,215.63	984,215.63	12,935,000.00
11/01/41			273,143.75	273,143.75	12,935,000.00
05/01/42	730,000.00	4.625%	273,143.75	1,003,143.75	12,205,000.00
11/01/42			256,262.50	256,262.50	12,205,000.00
05/01/43	765,000.00	4.750%	256,262.50	1,021,262.50	11,440,000.00
11/01/43			238,093.75	238,093.75	11,440,000.00
05/01/44	800,000.00	4.750%	238,093.75	1,038,093.75	10,640,000.00
11/01/44			219,093.75	219,093.75	10,640,000.00
05/01/45	840,000.00	4.750%	219,093.75	1,059,093.75	9,800,000.00
11/01/45			199,143.75	199,143.75	9,800,000.00
05/01/46	880,000.00	4.750%	199,143.75	1,079,143.75	8,920,000.00
11/01/46			178,243.75	178,243.75	8,920,000.00

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	925,000.00	4.750%	178,243.75	1,103,243.75	7,995,000.00
11/01/47			156,275.00	156,275.00	7,995,000.00
05/01/48	970,000.00	4.750%	156,275.00	1,126,275.00	7,025,000.00
11/01/48			133,237.50	133,237.50	7,025,000.00
05/01/49	1,020,000.00	4.750%	133,237.50	1,153,237.50	6,005,000.00
11/01/49			109,012.50	109,012.50	6,005,000.00
05/01/50	1,065,000.00	4.750%	109,012.50	1,174,012.50	4,940,000.00
11/01/50			83,718.75	83,718.75	4,940,000.00
05/01/51	1,120,000.00	4.750%	83,718.75	1,203,718.75	3,820,000.00
11/01/51			57,118.75	57,118.75	3,820,000.00
05/01/52	1,175,000.00	4.750%	57,118.75	1,232,118.75	2,645,000.00
11/01/52			29,212.50	29,212.50	2,645,000.00
05/01/53	1,230,000.00	4.750%	29,212.50	1,259,212.50	1,415,000.00
Total	**19,970,000.00**		**17,015,462.56**	**36,985,462.56**	

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessment

Phase 1

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	$ -	$ -	$ -	$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50' Paid-Down	168	83.80	731.41	1,595.74	2,410.95	3,094.62
SF 50'	136	83.80	731.41	2,928.94	3,744.15	3,094.62
SF 60' Paid-Down	126	83.80	731.41	1,914.89	2,730.10	3,633.55
SF 60'	40	83.80	731.41	3,514.73	4,329.94	3,633.55
SF 70'	-		-	-	-	n/a
Total	**470**					

Off-Roll Assessment

Phase 1

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	$ -	$ -	$ -	$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50'	48	77.10	672.90	2,694.62	3,444.62	2,769.36
SF 60'	21	77.10	672.90	3,233.55	3,983.55	3,308.29
SF 70'	-	-	-	-	-	n/a
Total	**69**					

Developer Contribution

Future Areas

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	102	**-**	$ -	$ -	$ -	n/a
SF 40'	32	-	-	-	-	n/a
SF 50'	346	-	-	-	-	n/a
SF 60'	367	-	-	-	-	n/a
SF 70'	95	-	-	-	-	n/a
Total	**942**					