Black Creek
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	147,915	**147,508**	147,508
Maintenance Assessments	370,468	**363,842**	363,842
Debt Assessments (2020)	263,617	**258,918**	258,918
Debt Assessments (2022)	1,298,238	**1,275,082**	1,275,082
Debt Assessments (2024)	66,689	**65,494**	65,494
Debt Assessments (2026)	0	**0**	0
Interest Income	1,200	**9,200**	9,042
TOTAL REVENUES	**$ 2,148,127**	**$ 2,120,044**	**$ 2,119,886**
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Annual Engineer's Report & Inspections	3,000	**19,000**	15,600
Field Operations Management	1,500	**1,500**	1,500
Street/Roadway Maintenance/Signage	3,000	**500**	0
Miscellaneous Maintenance (Lawn Service)	10,000	**500**	0
Wall Feature Maintenance/Upkeep	4,000	**500**	0
Landscape Maintenance	80,000	**72,000**	55,950
Storm Drainage/Class V Permit	15,000	**1,000**	0
Maintenance Contingency	231,740	**75,000**	0
Irrigation Maintenance	0	**3,200**	3,200
TOTAL MAINTENANCE EXPENDITURES	**$ 348,240**	**$ 173,200**	**$ 76,250**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	0	**0**	0
Payroll Taxes (Employer)	0	**0**	0
Management	30,132	**30,132**	30,132
Legal	15,000	**39,000**	34,725
Assessment Roll	6,000	**6,000**	6,000
Audit Fees	7,000	**4,800**	4,800
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,500	**7,269**	7,269
Legal Advertisements	10,000	**23,000**	19,831
Miscellaneous	1,000	**750**	544
Postage	525	**1,350**	1,316
Office Supplies	525	**1,175**	1,131
Dues & Subscriptions	175	**175**	175
Trustee Fees	12,750	**12,739**	12,739
Continuing Disclosure Fee	2,000	**1,050**	1,050
Website Management	2,000	**2,000**	2,000
Administrative Contingency	44,983	**25,000**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 140,240**	**$ 155,090**	**$ 122,362**
TOTAL EXPENDITURES	**$ 488,480**	**$ 328,290**	**$ 198,612**
REVENUES LESS EXPENDITURES	**$ 1,659,647**	**$ 1,791,754**	**$ 1,921,274**
Bond Payments (2020)	(247,800)	**(246,706)**	(246,706)
Bond Payments (2022)	(1,220,344)	**(1,214,943)**	(1,214,943)
Bond Payments (2024)	(62,687)	**(62,405)**	(62,405)
Bond Payments (2026)	0	**0**	0
BALANCE	**$ 128,816**	**$ 267,700**	**$ 397,220**
Property Appraiser & Tax Collector Fee	(42,939)	**(20,295)**	(20,295)
Discounts For Early Payments	(85,877)	**(79,159)**	(79,159)
EXCESS/ (SHORTFALL)	**$ -**	**$ 168,246**	**$ 297,766**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 168,246**	**$ 297,766**

FUND BALANCE AS OF 9/30/25	$1,186,228
FY 2025/2026 ACTIVITY	$168,246
FUND BALANCE AS OF 9/30/26	$1,354,474

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**10,400**	10,287
NAV Assessment Collection	247,800	**246,706**	246,706
Total Revenues	**$ 248,800**	**$ 257,106**	**$ 256,993**
EXPENDITURES			
Principal Payments	100,000	**100,000**	100,000
Interest Payments	147,800	**149,425**	149,425
Bond Redemption	1,000	**0**	0
Transfer To Construction Fund	0	**4,111**	4,111
Total Expenditures	**$ 248,800**	**$ 253,536**	**$ 253,536**
Excess/ (Shortfall)	**$ -**	**$ 3,570**	**$ 3,457**

FUND BALANCE AS OF 9/30/25	$245,010
FY 2025/2026 ACTIVITY	$3,570
FUND BALANCE AS OF 9/30/26	$248,580

Notes

Reserve Fund Balance = $123,900*. Revenue Fund Balance = $124,680*

Revenue Fund To Be Used To Fund 12/15/26 Interest Payment Of $73,087.

* Approximate Amounts

Series 2020 Bond Information

Original Par Amount =	$4,365,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.00%	June 15th
Issue Date =	January 2020	Annual Interest Payments Due:
Maturity Date =	June 2050	June 15th & December 15th
Par Amount As Of 9/30/26 =	$3,820,000	

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	2,000	**50,000**	49,225
NAV Assessment Collection	1,220,344	**1,214,942**	1,214,942
Payment By Developer	0	**0**	0
Total Revenues	**$ 1,222,344**	**$ 1,264,942**	**$ 1,264,167**
EXPENDITURES			
Principal Payments	285,000	**285,000**	285,000
Interest Payments	933,609	**940,448**	940,448
Bond Redemption	3,735	**0**	0
Transfer To Construction Fund	0	**25,000**	20,248
Total Expenditures	**$ 1,222,344**	**$ 1,250,448**	**$ 1,245,696**
Excess/ (Shortfall)	**$ -**	**$ 14,494**	**$ 18,471**

FUND BALANCE AS OF 9/30/25	$1,217,472
FY 2025/2026 ACTIVITY	$14,494
FUND BALANCE AS OF 9/30/26	$1,231,966

Notes

Reserve Fund Balance = $610,172*. Revenue Fund Balance = $621,795*

Revenue Fund To Be Used To Fund 12/15/26 Interest Payment Of $463,384.

* Approximate Amounts

Series 2022 Bond Information

Original Par Amount =	$17,735,000	Annual Principal Payments Due:
Interest Rate =	4.8% - 5.625%	June 15th
Issue Date =	May 2022	Annual Interest Payments Due:
Maturity Date =	June 2052	June 15th & December 15th
Par Amount As Of 9/30/26 =	$16,675,000	

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	100	**1,300**	1,276
NAV Assessment Collection	62,687	**62,405**	62,405
Total Revenues	**$ 62,787**	**$ 63,705**	**$ 63,681**
EXPENDITURES			
Principal Payments	15,000	**15,000**	15,000
Interest Payments	47,383	**47,682**	47,682
Bond Redemption	404	**445**	445
Total Expenditures	**$ 62,787**	**$ 63,127**	**$ 63,127**
Excess/ (Shortfall)	**$ -**	**$ 578**	**$ 554**

FUND BALANCE AS OF 9/30/25	$32,916
FY 2025/2026 ACTIVITY	$578
FUND BALANCE AS OF 9/30/26	$33,494

Notes

Reserve Fund Balance = $6,324*. Revenue Account Balance = $27,170*.

Revenue Account To Be Used To Make 11/1/2026 Interest Payment Of $23,541.

* Approximate Amounts

Series 2024 Bond Information

Original Par Amount =	$938,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.375%	May 1st
Issue Date =	August 2024	Annual Interest Payments Due:
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 9/30/26 =	$909,000	

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2026
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	0	**625**	592
Bond Proceeds	0	**52,508**	52,508
NAV Assessment Collection	0	**0**	0
Total Revenues	**$ -**	**$ 53,133**	**$ 53,100**
EXPENDITURES			
Principal Payments	0	**0**	0
Interest Payments	0	**7,370**	7,370
Bond Redemption	0	**0**	0
Total Expenditures	**$ -**	**$ 7,370**	**$ 7,370**
Excess/ (Shortfall)	**$ -**	**$ 45,763**	**$ 45,730**

FUND BALANCE AS OF 9/30/25	$0
FY 2025/2026 ACTIVITY	$45,763
FUND BALANCE AS OF 9/30/26	$45,763

Notes

Reserve Fund Balance = $9,401*. Interest Account Balance = $36,362*

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of $35,853.

Capitalized Interest Was Set-Up Through November 2026.

Capital Projects Bond Proceeds = $1,331,492. Total Bond Proceeds = $1,384,000.

FY 2025/2026 Cost Of Issuance = $195,108.

FY 2025/2026 Original Issue Discount = $5,600.

Fiscal Year 2025/2026 Capital Outlay = $1,132,000 (Projected)*.

* Approximate Amounts

Series 2026 Bond Information

Original Par Amount =	$1,384,000	Annual Principal Payments Due:
Interest Rate =	4.0% - 5.5%	May 1st
Issue Date =	March 2026	Annual Interest Payments Due:
Maturity Date =	May 2056	November 1st
Par Amount As Of 9/30/26 =	$1,384,000	