



**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 17, 2021
10:30 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.blackcreekcdd.org
305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
March 17, 2021
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 10, 2021 Special Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2021-09 – Adopting a Fiscal Year 2021/2022 Proposed Budget.....Page 7
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/13/2020.

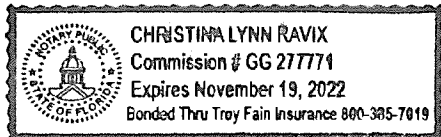
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia
Sworn to and subscribed before me this

13 day of OCTOBER, A.D. 2020

C. Ravix
(SEAL)

GUILLERMO GARCIA personally known to me



**BLACK CREEK COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2020/2021 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Black Creek Community Development District will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 10:30 a.m. on the following dates:

- October 21, 2020
- November 18, 2020
- December 16, 2020
- January 20, 2021
- February 17, 2021
- March 17, 2021
- April 21, 2021
- May 19, 2021
- June 16, 2021
- July 21, 2021
- August 18, 2021
- September 15, 2021

The purpose of the meetings is for the Board to consider District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.blackcreekcdd.org

10/13

20-22/0000492681M

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MARCH 10, 2021**

A. CALL TO ORDER

District Manager, Armando Silva called the March 10, 2021, Regular Board Meeting of the Black Creek Community Development District (the “District”) to order at 10:39 a.m. in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on February 21, 2021, and March 1, 2021, as legally required.

C. ESTABLISH QUORUM

It was determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Maria C. Herrera, Vanessa Perez and Yadira Monzon.

Also in attendance were: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk (*via conference call*) of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 3, 2021, Special Board Meeting

The February 3, 2021, Special Board Meeting minutes were presented for Board approval.

A **motion** was made by Ms. Herrera, seconded by Ms. Perez and passed unanimously approving the February 3, 2021, Special Board Meeting, as presented.

Note: *At approximately 10:41 a.m., Mr. Silva recessed the Regular Meeting and opened the Public Hearing.*

G. PUBLIC HEARING - LEVY OF NON-AD VALOREM ASSESSMENTS

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on February 22, 2021, and March 1, 2021, as legally required.

2. Receive Public Comment Regarding the Intent to Levy Non-Ad Valorem Special Assessments

It was explained that the purpose of this portion of the Public Hearing was to hear testimony from affected property owners as to the propriety and advisability of making the planned public improvements and funding same or a portion thereof with the levy of special assessments on all assessable property in the Expansion Area of the District. Furthermore, based upon the public comments, the Board would then be asked to make a final decision on the levy of said assessments. There were no members of the public present; therefore, the public comment portion of the Public Hearing was closed.

3. Consider Approval of the Project and Levying of Special Assessments Based Upon Comments from the Public

Mr. Silva stated that the Board had previously intended to approve the public infrastructure improvements (the “Project”) and to levy special assessments to pay for the Project improvements, as described in the Supplemental Engineer’s Report dated and accepted by the Board of Supervisors on February 3, 2021, as may be further revised; and as outlined in the Master Methodology Report dated and accepted by the Board of Supervisors on February 3, 2021, as may be further revised. Furthermore, Mr. Silva indicated that it would be in order for the Board to make a motion approving the Expansion Area Project, as outlined in the District Engineer’s Report and to provide for the levying of special assessments to pay for the Expansion Area Project Improvements, as outlined in the Master Methodology Report. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Perez and unanimously passed approving the Expansion Area Project and the Levying of Special Non-Ad Valorem Assessments on all assessable land in the Expansion Area within the Black Creek Community Development District.

4. Consider Adjusting and Equalizing of the Non-Ad Valorem Special Assessments Based on Comments from the Public

Mr. Silva announced that the District’s Board of Supervisors (“Board”) would now sit as the *Equalization Board* acting on the fairness and the apportionment of the proposed special assessments. This *Equalization Board* will hear and consider any and all complaints regarding the special assessments and adjust and equalize the special assessments on a basis of just and right. There were no comments or members of the public present, therefore, Mr. Silva called for a motion to confirm the fairness, equity and apportionment of the proposed special assessments for the Expansion Area of the District. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Perez and unanimously passed to approve the fairness, equity and apportionment of the special assessments for the Expansion Area of the District and as such the special assessments are hereby confirmed. Mr. Silva proceeded and closed the meeting of the *Equalization Board*.

5. Consider Resolution No. 2021-06 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments, the Intent to Utilize Chapter 197, F.S., for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments and the Adoption of a Final Assessment Roll

Resolution No. 2021-06 was presented, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE EXPANSION AREA OF THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Silva explained that Resolution No. 2021-06 summarizes the Board's authority to approve the public infrastructure improvements (the "Project"), the intent to issue Bonds for the financing all or a portion of the District's improvements, equalizing, approving, confirming and levying the non-ad valorem special assessments, payment of non-ad valorem special assessments and the method of collection for the non-ad valorem special assessments and that it would be in order to consider and approve Resolution No. 2021-06. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed to approve and adopt Resolution No. 2021-06, as presented, thereby approving the Project; and the intent to issue Bonds to finance all or a portion of the public improvements; and equalizing, confirming and levying of non-ad valorem special assessments; and the payment and method of collection of the special assessments.

***Note:** At approximately 10:44 a.m., Mr. Silva closed the Public Hearing on the Levy of Non-Ad Valorem Special Assessments and simultaneously opened the Public Hearing on the Use of the Uniform Method.*

H. PUBLIC HEARING – AUTHORIZING USE OF THE UNIFORM METHOD OF COLLECTION

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing on the Use of the Uniform Method had been published in the *Miami Daily Business Review* on February 9, 2021, February 16, 2021, February 23, 2021, and March 2, 2021, as legally required.

2. Receive Public Comment on the Use of the Uniform Method

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments for the District and stated that the debt assessments and operation and maintenance assessments, at

some time in the future, would be collected on the annual property tax bill by the Miami-Dade County Tax Collector. There being no public comments regarding this matter, Mr. Silva closed the public comment portion of the Public Hearing related to the uniform method of collection, levy and enforcement of non-ad valorem assessments.

3. Consider Resolution No. 2021-07 – Adopting the Use of the Uniform Method

Mr. Silva presented Resolution No. 2021-07, entitled:

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE EXPANSION AREA OF THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva stated that the Board of Supervisors had previously authorized, by adoption of Resolution No. 2021-07, the intent to use the uniform method of collection, levy and enforcement of non-ad valorem assessments, pursuant to Section 197.3632, Florida Statutes. The District properly noticed the intent to levy non-ad valorem assessments for the Expansion Area of the District and this Public Hearing was advertised, as legally required. Resolution 2021-07 will authorize the use of the uniform method of collection. A discussion ensued after which:

A **motion** was made by Ms. Herrera, seconded by Ms. Perez and unanimously passed to approve and adopt Resolution No. 2021-07, as presented, thereby authorizing use of the uniform method of collection, levy and enforcement of non-ad valorem assessments, pursuant to Section 197.3632, Florida Statutes.

Note: *At approximately 10:46 a.m., Mr. Silva closed the Public Hearing on the Use of the Uniform Method and simultaneously reconvened the Regular Board Meeting.*

I. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

J. NEW BUSINESS

1. Consider Resolution No. 2021-08 – E-Verify Memorandum of Understanding

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Pawelczyk explained that the Florida Legislature had recently enacted Section 448.095, Florida Statutes, which requires that all public employers, such as the District, verify employment eligibility using the United States Department of Homeland Security’s E-Verify System. Mr. Pawelczyk explained that although the District does not have employees, the District is still required to register with the E-Verify System. He further explained that effective January 1, 2021, all District contractors would need to register with the E-Verify System as well to be eligible to conduct business for the District.

A **motion** was made by Ms. Herrera, seconded by Ms. Perez and unanimously passed to approve Resolution No. 2021-08 and further authorizing District Staff to register Black Creek Community Development District with the United States Department of Homeland Security’s E-Verify System.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Pawelczyk informed the Board that the Bond Validation Hearing for the Expansion Area of the District was scheduled for March 29, 2021.

O. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

P. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:50 a.m. on a **motion** made by Ms. Herrera, seconded by Ms. Perez and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Black Creek Community Development District (“District”) was recently established by Ordinance No. 19-28 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective April 19, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Black Creek Community Development District (the “Board”) the proposed operating fund budget for Fiscal Year 2021/2022; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: _____, **2021**

HOUR: _____ **10:30 a.m.**

LOCATION: _____ Lennar Homes, LLC
_____ 730 N. W. 107th Avenue
_____ 3rd Floor, Suite 300 Meeting Room
_____ Miami, Florida 33172

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of March, 2021.

ATTEST:

**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2021/2022 Budget

EXHIBIT A

Black Creek
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)
- V ASSESSMENT COMPARISON

PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	121,365
Maintenance Assessments	376,064
Debt Assessments (2020)	263,617
Debt Assessments (2021)	2,245,658
Developer Contribution	0
Other Revenue	0
Interest Income	0
TOTAL REVENUES	\$ 3,006,704
EXPENDITURES	
Maintenance Expenditures	
Annual Engineer's Report & Inspections	4,000
Field Operations Management	1,500
Street/Roadway Maintenance/Signage	3,000
Miscellaneous Maintenance	45,000
Wall Feature Maintenance/Upkeep	7,000
Maintenance Contingency	293,000
TOTAL MAINTENANCE EXPENDITURES	\$ 353,500
Administrative Expenditures	
Supervisor Fees	0
Management	26,808
Legal	12,000
Legal - Extraordinary	0
Assessment Roll	6,000
Audit Fees	5,400
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,500
Miscellaneous	2,000
Postage	525
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	8,500
Continuing Disclosure Fee	2,000
Website Management	2,000
Administrative Contingency	40,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 114,083
TOTAL EXPENDITURES	\$ 467,583
REVENUES LESS EXPENDITURES	\$ 2,539,121
Bond Payments (2020)	(247,800)
Bond Payments (2021)	(2,110,919)
BALANCE	\$ 180,402
County Appraiser & Tax Collector Fee	(60,134)
Discounts For Early Payments	(120,268)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	72,982	121,365	Expenditures Less Interest /.94
Maintenance Assessments	0	17,879	376,064	Expenditures/.94
Debt Assessments (2020)	0	263,617	263,617	Bond Payments/.94
Debt Assessments (2021)	0	0	2,245,658	Bond Payments/.94
Developer Contribution	68,550	0	0	
Other Revenue	643	0	0	
Interest Income	0	120	0	Projected At \$0 Per Month
TOTAL REVENUES	\$ 69,193	\$ 354,598	\$ 3,006,704	
EXPENDITURES				
Maintenance Expenditures				
Annual Engineer's Report & Inspections	643	1,800	4,000	\$2,200 Increase From 2020/2021 Budget
Field Operations Management	0	0	1,500	Field Operations Management
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2020/2021 Budget
Miscellaneous Maintenance	0	3,000	45,000	\$22,000 Increase From 2020/2021 Budget
Wall Feature Maintenance/Upkeep	0	6,900	7,000	\$100 Increase From 2020/2021 Budget
Maintenance Contingency	0	2,106	293,000	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 643	\$ 16,806	\$ 353,500	
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	25,860	26,448	26,808	CPI Adjustment
Legal	10,793	12,000	12,000	No Change From 2020/2021 Budget
Legal - Extraordinary	9,496	0	0	
Assessment Roll	6,000	6,000	6,000	Assessment Roll
Audit Fees	0	3,900	5,400	Increased Due To Second Bond
Arbitrage Rebate Fee	0	0	650	Arbitrage Rebate Fee
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	653	2,500	1,500	\$1,000 Decrease From 2020/2021 Budget
Miscellaneous	73	1,000	2,000	\$1,000 Increase From 2020/2021 Budget
Postage	122	550	525	\$25 Decrease From 2020/2021 Budget
Office Supplies	201	900	525	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	0	4,250	8,500	Increased Due To Second Bond
Continuing Disclosure Fee	500	1,000	2,000	Increased Due To Second Bond
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Administrative Contingency	0	2,000	40,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,124	\$ 68,723	\$ 114,083	
TOTAL EXPENDITURES	\$ 61,767	\$ 85,529	\$ 467,583	
REVENUES LESS EXPENDITURES	\$ 7,426	\$ 269,069	\$ 2,539,121	
Bond Payments (2020)	0	(247,800)	(247,800)	2022 P & I Payments
Bond Payments (2021)	0	0	(2,110,919)	2022 P & I Payments
BALANCE	\$ 7,426	\$ 21,269	\$ 180,402	
County Appraiser & Tax Collector Fee	0	(7,090)	(60,134)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(14,179)	(120,268)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 7,426	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2020) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	352	0	25	Projected Interest For FY 2021/2022
Bond Proceeds	184,941	0	0	
NAV Tax Collection	0	247,800	247,800	Maximum Debt Service Collection
Total Revenues	\$ 185,293	\$ 247,800	\$ 247,825	
EXPENDITURES				
Principal Payments	0	85,000	85,000	Principal Payment Due In 2022
Interest Payments	61,244	161,500	158,951	Interest Payments Due In 2022
Bond Redemption	0	1,300	3,874	Estimated Excess Debt Collections
Total Expenditures	\$ 61,244	\$ 247,800	\$ 247,825	
Excess/ (Shortfall)	\$ 124,049	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$4,365,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	January 2020		
Maturity Date =	June 2050		

Par Amount As Of 1/1/21 = \$4,365,000

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2021) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	25	Projected Interest For FY 2021/2022
Bond Proceeds	0	0	0	
NAV Tax Collection	0	0	2,110,919	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 2,110,944	
EXPENDITURES				
Principal Payments	0	0	200,000	Estimated Principal Payment Due In 2022
Interest Payments	0	0	1,905,000	Estimated Interest Payments Due In 2022
Bond Redemption	0	0	5,944	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 2,110,944	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Principal & Interest Payment Amounts Are Estimated - Maximum Debt Service Based On Master Expansion Area Methodology

Black Creek Community Development District Assessment Comparison

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
<u>Original Units</u>				
Administrative Assessment For Townhomes	\$ -	\$ -	\$ 333.25	\$ 101.14
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ 81.64	\$ 313.39
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,156.63</u>	<u>\$ 1,156.63</u>
Total	\$ -	\$ -	\$ 1,571.52	\$ 1,571.16
Administrative Assessment For Single Family Homes	\$ -	\$ -	\$ 333.25	\$ 101.14
Maintenance Assessments For Single Family Homes	\$ -	\$ -	\$ 81.64	\$ 313.39
<u>Debt Assessment For Single Family Homes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,260.83</u>	<u>\$ 1,260.83</u>
Total	\$ -	\$ -	\$ 1,675.72	\$ 1,675.36
<u>Expansion Units</u>				
Administrative Assessment For Villas	\$ -	\$ -	\$ -	\$ 101.14
Maintenance Assessment For Villas	\$ -	\$ -	\$ -	\$ 313.39
<u>Debt Assessment For Villas</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,158.14</u>
Total	\$ -	\$ -	\$ -	\$ 2,572.67
Administrative Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 101.14
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 313.39
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,340.18</u>
Total	\$ -	\$ -	\$ -	\$ 2,754.71
Administrative Assessment For Single Family Homes	\$ -	\$ -	\$ 333.25	\$ 101.14
Maintenance Assessments For Single Family Homes	\$ -	\$ -	\$ 81.64	\$ 313.39
<u>Debt Assessment For Single Family Homes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,260.83</u>	<u>\$ 2,522.23</u>
Total	\$ -	\$ -	\$ 1,675.72	\$ 2,936.76

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Note

Net Per Unit O&M Covenant amount is \$390.00
Gross Per Unit O&M Covenant amount is \$414.89

Community Information - Original Units:

Townhomes	120
<u>Single Family Units</u>	<u>99</u>
Total Units	219

Total Units:

Original Units	219
<u>Expansion Units</u>	<u>981</u>
Total Units	1200

Community Information - Expansion Units:

Villas	418
Townhomes	420
<u>Single Family Units</u>	<u>143</u>
Total Units	981