

Black Creek
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	141,656	144,279	144,279
Maintenance Assessments	354,787	354,788	354,788
Debt Assessments (2020)	263,617	263,618	263,618
Debt Assessments (2022)	1,298,238	1,298,240	1,298,240
Developer Contribution - Debt	0	537,707	537,707
Interest Income	0	9,841	9,741
TOTAL REVENUES	\$ 2,058,298	\$ 2,608,473	\$ 2,608,373
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Annual Engineer's Report & Inspections	2,000	3,600	3,083
Field Operations Management	1,500	1,500	1,500
Street/Roadway Maintenance/Signage	3,000	1,000	0
Miscellaneous Maintenance (Lawn Service)	3,000	1,000	0
Wall Feature Maintenance/Upkeep	4,000	1,000	0
Landscape Maintenance	10,000	10,500	9,500
Maintenance Contingency	310,000	50,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 333,500	\$ 68,600	\$ 14,083
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	0	0	0
Management	27,612	27,612	27,612
Legal	12,000	10,200	9,105
Assessment Roll	6,000	6,000	6,000
Audit Fees	5,500	5,500	5,500
Arbitrage Rebate Fee	650	550	0
Insurance	6,420	6,134	6,134
Legal Advertisements	1,500	950	520
Miscellaneous	1,000	500	320
Postage	525	375	358
Office Supplies	525	225	177
Dues & Subscriptions	175	175	175
Trustee Fees	4,250	8,278	8,278
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
Administrative Contingency	64,000	15,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 133,157	\$ 84,499	\$ 67,179
TOTAL EXPENDITURES	\$ 466,657	\$ 153,099	\$ 81,262
REVENUES LESS EXPENDITURES	\$ 1,591,641	\$ 2,455,374	\$ 2,527,111
Bond Payments (2020)	(247,800)	(250,778)	(250,778)
Bond Payments (2022)	(1,220,344)	(1,772,722)	(1,772,722)
BALANCE	\$ 123,497	\$ 431,874	\$ 503,611
Property Appraiser & Tax Collector Fee	(41,165)	(19,784)	(19,784)
Discounts For Early Payments	(82,332)	(80,468)	(80,468)
EXCESS/ (SHORTFALL)	\$ -	\$ 331,622	\$ 403,359
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 331,622	\$ 403,359

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$53,374
\$331,622
\$384,996

AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	6,992	6,892
NAV Assessment Collection	247,800	250,778	250,778
Payment By Developer	0	0	0
Miscellaneous Revenue	0	0	0
Total Revenues	\$ 247,825	\$ 257,770	\$ 257,670
EXPENDITURES			
Principal Payments	90,000	90,000	90,000
Interest Payments	156,325	157,675	157,675
Bond Redemption	1,500	0	0
Transfer To Construction Fund	0	3,933	2,933
Total Expenditures	\$ 247,825	\$ 251,608	\$ 250,608
Excess/ (Shortfall)	\$ -	\$ 6,162	\$ 7,062

FUND BALANCE AS OF 9/30/22	\$213,657
FY 2022/2023 ACTIVITY	\$6,162
FUND BALANCE AS OF 9/30/23	\$219,819

Notes

Reserve Fund Balance = \$123,900*. Revenue Fund Balance = \$95,919*
Revenue Fund To Be Used To Fund 12/15/23 Interest Payment Of \$77,488.

* 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 9/30/23 =	\$4,105,000	

AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	30,011	29,911
NAV Assessment Collection	1,220,344	1,235,015	1,235,015
Payment By Developer	0	537,707	537,707
Total Revenues	\$ 1,220,369	\$ 1,802,733	\$ 1,802,633
EXPENDITURES			
Principal Payments	245,000	245,000	245,000
Interest Payments	971,769	1,026,531	1,026,531
Bond Redemption	3,600	0	0
Transfer To Construction Fund	0	19,117	16,117
Total Expenditures	\$ 1,220,369	\$ 1,290,648	\$ 1,287,648
Excess/ (Shortfall)	\$ -	\$ 512,085	\$ 514,985

FUND BALANCE AS OF 9/30/22	\$610,172
FY 2022/2023 ACTIVITY	\$512,085
FUND BALANCE AS OF 9/30/23	\$1,122,257

Notes

Reserve Fund Balance = \$610,172*. Revenue Fund Balance = \$512,085*

Revenue Fund To Be Used To Fund 12/15/23 Interest Payment Of \$482,945.

* 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 9/30/23 =	\$17,490,000	