



**BLACK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 16, 2024  
10:30 A.M.**

Special District Services, Inc.  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193  
786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Lennar Homes, LLC  
5505 Blue Lagoon Drive  
Miami, Florida 33126

**REGULAR BOARD MEETING**

October 16, 2024  
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. August 21, 2024 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-13 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 6
  - 2. Consider Resolution No. 2024-14 – Petition to Expand District Boundaries.....Page 13
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification                          | Order PO | Amount   | Cols | Depth |
|-----------|--------------|---|----------|----------|------|-------|
| 142115    | 596126       | Print Legal Ad-IPL01960610 - IPL0196061 |          | \$845.74 | 2    | 48 L  |

**Attention:** Laura J. Archer

Black Creek Community Development District  
 c/o Special District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, Florida 33410  
 LArcher@sdsinc.org

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board") of the **Black Creek Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 at **10:30 a.m.** on the following dates:

- October 16, 2024**
- November 20, 2024**
- March 19, 2025**
- April 16, 2025**
- June 18, 2025**
- July 16, 2025**
- September 17, 2025**

The purpose of the meetings is for the Board to consider any 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 for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 ensure 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 786-313-3661 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 with no advertised notice.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
 www.blackcreekcdd.org  
 IPL0196061  
 Sep 30 2024

**PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

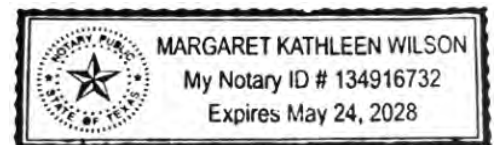
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 30th day of September in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
AUGUST 21, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the August 21, 2024, Special Board Meeting of the Black Creek Community Development District to order at 10:31 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Waterford District Drive, Miami, Florida 33126.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on August 12, 2024, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Teresa Baluja, Vice-Chairperson Carmen Orozco and Supervisor Raisa Krause.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk 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. July 17, 2024, Regular Board Meeting**

Mr. Silva presented the July 17, 2024, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Orozco, seconded by Ms. Baluja and unanimously passed to approve the July 17, 2024, Regular Board Meeting minutes, *as presented*.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**H. NEW BUSINESS**

**1. Consider Approval of Ancillary Documents for the Series 2024 Bonds (2<sup>nd</sup> Expansion Area)**

#### **a. Acquisition Agreement – 2<sup>nd</sup> Expansion Area**

Mr. Pawelczyk presented the Acquisition Agreement and outlined the purpose of the document with emphasis on the District acquiring certain defined public infrastructure improvements and the payment for the defined improvements. The District anticipates issuing Bonds in one series to finance a portion of the cost of construction of the 2<sup>nd</sup> Expansion Area Project; therefore, it is anticipated that in addition to acquiring certain completed infrastructure improvements from the Developer, the District will accept the assignment of certain contract rights between the Developer and Contractor(s) (to be named) for implementing/constructing improvements within the scope of the District’s 2<sup>nd</sup> Expansion Area Project.

#### **b. Collateral Assignment and Assumption of Development Rights – 2<sup>nd</sup> Expansion Area**

Mr. Pawelczyk presented the Collateral Assignment & Assumption of Development Rights Agreement (the “Agreement”) between Lennar Homes, LLC (the “Developer” or “Assignor”) and the Black Creek CDD (the “Assignee”) and provided an explanation for the document, describing the District’s rights and ability regarding assignment of certain Development Rights to complete the Project to the extent that such Development Rights have not been previously assigned, transferred, or otherwise conveyed to Miami-Dade County, Florida, the State of Florida, the District, any utility provider, or other homebuilder, etc.

#### **c. Completion Agreement – 2<sup>nd</sup> Expansion Area Project – Series 2024 Bonds**

Mr. Pawelczyk presented the Completion Agreement between Lennar Homes, LLC (the “Developer”) and the Black Creek Community Development District (the “District”) and explained that the District would be obligated to issue the Series 2024 Bonds to fund only a portion of the cost of the 2<sup>nd</sup> Expansion Area Project and the Developer will cause the 2<sup>nd</sup> Expansion Area Project to be completed and conveyed to the District, or otherwise provide funds to the District, to cause the 2<sup>nd</sup> Expansion Area Project to be completed. The Completion Agreement fully sets forth the parameters for completion of the public improvements.

#### **d. Lien of Record – 2<sup>nd</sup> Expansion Area**

For information purposes only, Mr. Pawelczyk presented the Lien of Record of the Black Creek Community Development District (the “District”) related only to the 2<sup>nd</sup> Expansion Area within the District and explained that the document, once finalized, will be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2024 (2<sup>nd</sup> Expansion Area Project), and that the District’s lien secures the payment of special assessments levied for the purpose of funding the District’s operating and maintenance expenses, and to pay the District’s bond indebtedness for the purpose of funding various improvements incurred by the District in connection with the 2<sup>nd</sup> Expansion Area Project.

#### **e. True-Up Agreement – 2<sup>nd</sup> Expansion Area**

Mr. Pawelczyk presented the True-Up Agreement (the “Agreement”) between Lennar Homes, LLC (the “Developer”) and the Black Creek Community Development District (the “District”). Mr. Pawelczyk explained the purpose of the Agreement and indicated that the allocation of costs and benefits for the improvements is based upon an estimated number and type of dwelling units within the District. Should the number of dwelling units change, then a true-up test will be performed to ensure that the total annual debt service assessment revenues from the levied special assessments is equal to or exceeds the Maximum Annual Debt Service, as outlined in the Supplemental Special Assessment Methodology Report dated July 23, 2024.

#### **f. Declaration of Consent**

Mr. Pawelczyk presented the Declaration of Consent to Jurisdiction of the District and outlined the purpose for the document. The Declaration explains that the Developer acknowledges that the District has been created and validly exists under the provisions of Chapter 190, Florida Statutes, as amended, and that the District has followed statutory procedures to levy and impose Special Assessments that are legal, valid and binding first liens upon the property in the District. Furthermore, the Declaration shall represent a lien of record for the purposes of Chapter 197, Florida Statutes.

A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed to approve, in substantially final form, the Acquisition Agreement, Collateral Assignment and Assumption of Development Rights, Completion Agreement, Lien of Record, True-Up Agreement, and Declaration of Consent, for the 2nd Expansion Area; and subject to final review/approval by District Counsel; and authorizes District officials to execute the referenced Agreement upon its completion.

## **2. Consider Approval of Assumption and Acceptance of Agreement Rights**

Mr. Pawelczyk presented the Assumption and Acceptance of Agreement Rights Agreement between Lennar Homes, LLC, the Black Creek CDD, and Miami-Dade County (the “County”) and provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Orozco and unanimously passed to approve the Assumption and Acceptance of Agreement Rights

## **3. Consider Resolution No. 2024-12 – Adopting Goals and Objectives**

Resolution No. 2024-12 was presented, entitled:

### **RESOLUTION 2024-12**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva explained that effective July 1, 2024, the Florida Legislature adopted House Bill 7013(“HB 7013”) whereas beginning October 1, 2024, the District shall establish goals and objectives and create performance measures and standards to evaluate the District’s achievement of those goals and objectives. A discussion ensued after which;

A **motion** was made by Mr. Baluja, seconded by Ms. Orozco and unanimously passed to approve Resolution No. 2024-12; as presented.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational Matters.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board member & staff closing comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Orozco and passed unanimously to adjourn the Special Board Meeting at 10:53 a.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chairperson

**RESOLUTION NO. 2024-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Black Creek Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of October, 2024.

**ATTEST:**

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Black Creek  
Community Development District

**Amended Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

# CONTENTS

- I      **AMENDED FINAL OPERATING FUND BUDGET**
- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET (2020)**
- III    **AMENDED FINAL DEBT SERVICE FUND BUDGET (2022)**
- IV     **AMENDED FINAL DEBT SERVICE FUND BUDGET (2024)**

**AMENDED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2023/2024<br>BUDGET<br>10/1/23 - 9/30/24 | AMENDED<br>FINAL<br>BUDGET<br>10/1/23 - 9/30/24 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/23 - 9/29/24 |
|--|---|---|--|
| <b>REVENUES</b>                          |   |   |  |
| Administrative Assessments               | 141,654   | 145,609   | 145,609  |
| Maintenance Assessments                  | 354,787   | 354,793   | 354,793  |
| Debt Assessments (2020)                  | 263,617   | 263,618   | 263,618  |
| Debt Assessments (2022)                  | 1,298,238   | 1,298,245                                       | 1,298,245                                      |
| Debt Assessments (2024)                  | 0   | 0   | 0  |
| Interest Income                          | 0   | 21,800  | 21,715   |
| <b>TOTAL REVENUES</b>                    | <b>\$ 2,058,296</b>                                     | <b>\$ 2,084,065</b>                             | <b>\$ 2,083,980</b>                            |
| <b>EXPENDITURES</b>                      |   |   |  |
| <b>MAINTENANCE EXPENDITURES</b>          |   |   |  |
| Annual Engineer's Report & Inspections   | 2,000   | 2,000   | 2,000  |
| 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                    | 60,000  | 30,000  | 21,024   |
| Maintenance Contingency                  | 260,000   | 50,000  | 0  |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 333,500</b>                                       | <b>\$ 86,500</b>                                | <b>\$ 24,524</b>                               |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |   |   |  |
| Supervisor Fees                          | 0   | 0   | 0  |
| Management                               | 28,440  | 28,440  | 28,440   |
| Legal                                    | 12,000  | 30,000  | 23,387   |
| Assessment Roll                          | 6,000   | 6,000   | 6,000  |
| Audit Fees                               | 5,700   | 5,600   | 5,600  |
| Arbitrage Rebate Fee                     | 650   | 650   | 650  |
| Insurance                                | 6,420   | 6,594   | 6,594  |
| Legal Advertisements                     | 1,500   | 35,000  | 30,024   |
| Miscellaneous                            | 1,000   | 1,000   | 501  |
| Postage                                  | 525   | 830   | 810  |
| Office Supplies                          | 525   | 1,150   | 1,105  |
| 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               | 62,970  | 20,000  | 0  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 133,155</b>                                       | <b>\$ 146,717</b>                               | <b>\$ 114,564</b>                              |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 466,655</b>                                       | <b>\$ 233,217</b>                               | <b>\$ 139,088</b>                              |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 1,591,641</b>                                     | <b>\$ 1,850,848</b>                             | <b>\$ 1,944,892</b>                            |
| Bond Payments (2020)                     | (247,800)   | (250,801)                                       | (250,801)                                      |
| Bond Payments (2022)                     | (1,220,344)   | (1,235,137)                                     | (1,235,137)                                    |
| Bond Payments (2024)                     | 0   | 0   | 0  |
| <b>BALANCE</b>                           | <b>\$ 123,497</b>                                       | <b>\$ 364,910</b>                               | <b>\$ 458,954</b>                              |
| Property Appraiser & Tax Collector Fee   | (41,166)  | (19,792)  | (19,792)                                       |
| Discounts For Early Payments             | (82,331)  | (80,280)  | (80,280)                                       |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ -</b>   | <b>\$ 264,838</b>                               | <b>\$ 358,882</b>                              |
| Carryover From Prior Year                | 0   | 0   | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>   | <b>\$ 264,838</b>                               | <b>\$ 358,882</b>                              |

|                            |  |
|----------------------------|--|
| FUND BALANCE AS OF 9/30/23 |  |
| FY 2023/2024 ACTIVITY      |  |
| FUND BALANCE AS OF 9/30/24 |  |

|           |
|-----------|
| \$456,356 |
| \$264,838 |
| \$721,194 |

**AMENDED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2020**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                               | FISCAL YEAR<br>2023/2024<br>BUDGET<br>10/1/23 - 9/30/24 | AMENDED<br>FINAL<br>BUDGET<br>10/1/23 - 9/30/24 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/23 - 9/29/24 |
|-------------------------------|---|---|--|
| <b>REVENUES</b>               |   |   |  |
| Interest Income               | 100   | 13,400  | 13,351   |
| NAV Assessment Collection     | 247,800   | 250,801   | 250,801  |
| Miscellaneous Revenue         | 0   | 0   | 0  |
| <b>Total Revenues</b>         | <b>\$ 247,900</b>                                       | <b>\$ 264,201</b>                               | <b>\$ 264,152</b>                              |
|                               |   |   |  |
| <b>EXPENDITURES</b>           |   |   |  |
| Principal Payments            | 90,000  | 90,000  | 90,000   |
| Interest Payments             | 153,625   | 154,975   | 154,975  |
| Bond Redemption               | 4,275   | 0   | 0  |
| Transfer To Construction Fund | 0   | 5,990   | 5,990  |
| <b>Total Expenditures</b>     | <b>\$ 247,900</b>                                       | <b>\$ 250,965</b>                               | <b>\$ 250,965</b>                              |
|                               |   |   |  |
| <b>Excess/ (Shortfall)</b>    | <b>\$ -</b>   | <b>\$ 13,236</b>                                | <b>\$ 13,187</b>                               |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/23 | \$221,156 |
| FY 2023/2024 ACTIVITY      | \$13,236  |
| FUND BALANCE AS OF 9/30/24 | \$234,392 |

Notes

Reserve Fund Balance = \$123,900\*. Revenue Fund Balance = \$110,492\*

Revenue Fund To Be Used To Fund 12/15/24 Interest Payment Of \$76,138.

\* 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      |
| <br>                       |               |                                |
| Par Amount As Of 9/30/24 = | \$4,015,000   |                                |

**AMENDED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2022**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                               | FISCAL YEAR<br>2023/2024<br>BUDGET<br>10/1/23 - 9/30/24 | AMENDED<br>FINAL<br>BUDGET<br>10/1/23 - 9/30/24 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/23 - 9/29/24 |
|-------------------------------|---|---|--|
| <b>REVENUES</b>               |   |   |  |
| Interest Income               | 100   | 64,800  | 64,769   |
| NAV Assessment Collection     | 1,220,344   | 1,235,137                                       | 1,235,137                                      |
| Payment By Developer          | 0   | 0   | 0  |
| <b>Total Revenues</b>         | <b>\$ 1,220,444</b>                                     | <b>\$ 1,299,937</b>                             | <b>\$ 1,299,906</b>                            |
| <b>EXPENDITURES</b>           |   |   |  |
| Principal Payments            | 260,000   | 260,000   | 260,000  |
| Interest Payments             | 959,649   | 965,888   | 965,888  |
| Bond Redemption               | 795   | 0   | 0  |
| Transfer To Construction Fund | 0   | 33,502  | 29,502   |
| <b>Total Expenditures</b>     | <b>\$ 1,220,444</b>                                     | <b>\$ 1,259,390</b>                             | <b>\$ 1,255,390</b>                            |
| <b>Excess/ (Shortfall)</b>    | <b>\$ -</b>   | <b>\$ 40,547</b>                                | <b>\$ 44,516</b>                               |

|                            |             |
|----------------------------|-------------|
| FUND BALANCE AS OF 9/30/23 | \$1,127,473 |
| FY 2023/2024 ACTIVITY      | \$40,547    |
| FUND BALANCE AS OF 9/30/24 | \$1,168,020 |

Notes

Reserve Fund Balance = \$610,172\*. Revenue Fund Balance = \$557,848\*

Revenue Fund To Be Used To Fund 12/15/24 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 9/30/24 = | \$17,230,000  |                                |

**AMENDED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2024**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                               | <b>FISCAL YEAR<br/>2023/2024<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/23 - 9/29/24</b> |
|-------------------------------|---|---|--|
| <b>REVENUES</b>               |   |   |  |
| Interest Income               | 0   | 50  | 0  |
| Bond Proceeds (Debt Service)  | 0   | 14,845  | 14,845   |
| NAV Assessment Collection     | 0   | 0   | 0  |
| Developer Contribution - Debt | 0   | 0   | 0  |
| <b>Total Revenues</b>         | <b>\$ -</b>   | <b>\$ 14,895</b>  | <b>\$ 14,845</b>   |
| <b>EXPENDITURES</b>           |   |   |  |
| Principal Payments            | 0   | 0   | 0  |
| Interest Payments             | 0   | 0   | 0  |
| Bond Redemption               | 0   | 0   | 0  |
| <b>Total Expenditures</b>     | <b>\$ -</b>   | <b>\$ -</b>   | <b>\$ -</b>  |
| <b>Excess/ (Shortfall)</b>    | <b>\$ -</b>   | <b>\$ 14,895</b>  | <b>\$ 14,845</b>   |

|                            |          |
|----------------------------|----------|
| FUND BALANCE AS OF 9/30/23 | \$0      |
| FY 2023/2024 ACTIVITY      | \$14,895 |
| FUND BALANCE AS OF 9/30/24 | \$14,895 |

Notes

Reserve Fund Balance = \$6,269\*. Interest Account Balance = \$8,626\*.  
Interest Account To Be Used To Make 12/15/2024 Interest Payment Of \$8,576.  
Capitalized Interest Was Set-Up Through November 2024.  
Capital Projects Bond Proceeds = \$923,155. Total Bond Proceeds = \$938,000.  
FY 2023/2024 Cost Of Issuance = \$182,885.  
Fiscal Year 2023/2024 Capital Outlay = \$740,170.

\* 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 9/30/24 = | \$938,000      |                                |

**RESOLUTION NO. 2024-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.**

**WHEREAS**, Black Creek Community Development District (“District”) has received a request from the landowner of adjacent parcels, that the landowner’s parcels be annexed into the District; and

**WHEREAS**, the District Board of Supervisors (“Board”) has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

**WHEREAS**, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 10.6 +/- acres.

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

**SECTION 1.** The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

**SECTION 2.** The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

**SECTION 3.** The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

**SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5.** If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**SECTION 6.** This Resolution shall take effect upon adoption.

**THIS RESOLUTION WAS PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF OCTOBER, 2024.**

**BLACK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**Exhibit "A"**

A portion of the Northwest Quarter of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of said Section 23; thence S00°40'36"E, along the East line of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 23 for a distance of 1349.87 feet; thence S89°00'03"W, along the South line of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 23 for a distance of 341.05 feet; thence N00°45'30"W, along the West line of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 23 for a distance of 1349.07 feet; thence N88°52'09"E, along the North line of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 23 for a distance of 342.97 feet to the Point of Beginning.