

Black Creek  
Community Development District

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

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 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 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 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**

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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 9/30/24 =	\$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 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 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 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 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	