

Black Creek
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2020)**
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2022)**
- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)**
- VI ASSESSMENT COMPARISON**

PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	147,915
Maintenance Assessments	370,468
Debt Assessments (2020)	263,617
Debt Assessments (2022)	1,298,238
Debt Assessments (2024)	66,689
Other Revenue	0
Interest Income	1,200
TOTAL REVENUES	\$ 2,148,127
EXPENDITURES	
Maintenance Expenditures	
Annual Engineer's Report & Inspections	3,000
Field Operations Management	1,500
Street/Roadway Maintenance/Signage	3,000
Miscellaneous Maintenance	10,000
Wall Feature Maintenance/Upkeep	4,000
Landscape Maintenance	80,000
Storm Drainage/Class V Permit	15,000
Maintenance Contingency	231,740
TOTAL MAINTENANCE EXPENDITURES	\$ 348,240
Administrative Expenditures	
Supervisor Fees	0
Management	30,132
Legal	15,000
Assessment Roll	6,000
Audit Fees	7,000
Arbitrage Rebate Fee	650
Insurance	7,500
Legal Advertisements	10,000
Miscellaneous	1,000
Postage	525
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	2,000
Website Management	2,000
Administrative Contingency	44,983
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,240
TOTAL EXPENDITURES	\$ 488,480
REVENUES LESS EXPENDITURES	\$ 1,659,647
Bond Payments (2020)	(247,800)
Bond Payments (2022)	(1,220,344)
Bond Payments (2024)	(62,687)
BALANCE	\$ 128,816
County Appraiser & Tax Collector Fee	(42,939)
Discounts For Early Payments	(85,877)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	145,609	147,915	147,915	Expenditures Less Interest / .94
Maintenance Assessments	354,793	370,468	370,468	Expenditures/.94
Debt Assessments (2020)	263,618	263,617	263,617	Bond Payments/.94
Debt Assessments (2022)	1,298,245	1,298,238	1,298,238	Bond Payments/.94
Debt Assessments (2024)	0	66,699	66,689	Bond Payments/.94
Other Revenue	0	0	0	
Interest Income	25,659	240	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 2,087,924	\$ 2,147,177	\$ 2,148,127	
EXPENDITURES				
Maintenance Expenditures				
Annual Engineer's Report & Inspections	2,000	3,000	3,000	No Change From 2024/2025 Budget
Field Operations Management	1,500	1,500	1,500	Field Operations Management
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	3,000	10,000	\$7,000 Increase From 2024/2025 Budget
Wall Feature Maintenance/Upkeep	0	4,000	4,000	No Change From 2024/2025 Budget
Landscape Maintenance	21,024	60,000	80,000	\$20,000 Increase From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	15,000	New Requirement In Miami-Dade County
Maintenance Contingency	0	273,740	231,740	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 24,524	\$ 348,240	\$ 348,240	
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	28,440	29,292	30,132	CPI Adjustment
Legal	23,909	12,000	15,000	\$3,000 Increase From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	Assessment Roll
Audit Fees	5,600	6,700	7,000	Has Increased Due To Third Bond Issue
Arbitrage Rebate Fee	650	650	650	Arbitrage Rebate Fee
Insurance	6,594	7,300	7,500	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	30,869	3,000	10,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	501	1,000	1,000	No Change From 2024/2025 Budget
Postage	810	525	525	No Change From 2024/2025 Budget
Office Supplies	1,105	525	525	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	8,277	12,750	12,750	Has Increased Due To Third Bond Issue
Continuing Disclosure Fee	1,000	2,000	2,000	Has Increased Due To Third Bond Issue
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	55,363	44,983	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 115,930	\$ 139,280	\$ 140,240	
TOTAL EXPENDITURES	\$ 140,454	\$ 487,520	\$ 488,480	
REVENUES LESS EXPENDITURES	\$ 1,947,470	\$ 1,659,657	\$ 1,659,647	
Bond Payments (2020)	(250,801)	(247,800)	(247,800)	2026 P & I Payments
Bond Payments (2022)	(1,235,137)	(1,220,344)	(1,220,344)	2025 P & I Payments
Bond Payments (2024)	0	(62,697)	(62,687)	2025 P & I Payments
BALANCE	\$ 461,532	\$ 128,816	\$ 128,816	
County Appraiser & Tax Collector Fee	(19,792)	(42,939)	(42,939)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(80,279)	(85,877)	(85,877)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 361,461	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2020) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	14,380	400	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	250,801	247,800	247,800	Maximum Debt Service Collection
Total Revenues	\$ 265,181	\$ 248,200	\$ 248,800	
EXPENDITURES				
Principal Payments	90,000	95,000	100,000	Principal Payment Due In 2026
Interest Payments	154,975	150,850	147,800	Interest Payments Due In 2026
Transfer To Construction Fund	6,541	0	0	
Bond Redemption	0	2,350	1,000	Estimated Excess Debt Collections
Total Expenditures	\$ 251,516	\$ 248,200	\$ 248,800	
Excess/ (Shortfall)	\$ 13,665	\$ -	\$ -	

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 1/1/25 =	\$4,015,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2022) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	69,911	500	2,000	Projected Interest For FY 2025/2026
Payment By Developer	0	0	0	
NAV Tax Collection	1,235,137	1,220,344	1,220,344	Maximum Debt Service Collection
Total Revenues	\$ 1,305,048	\$ 1,220,844	\$ 1,222,344	
EXPENDITURES				
Principal Payments	260,000	270,000	285,000	Principal Payment Due In 2026
Interest Payments	965,889	946,929	933,609	Interest Payments Due In 2026
Transfer To Construction Fund	32,213	0	0	
Bond Redemption	0	3,915	3,735	Estimated Excess Debt Collections
Total Expenditures	\$ 1,258,102	\$ 1,220,844	\$ 1,222,344	
Excess/ (Shortfall)	\$ 46,946	\$ -	\$ -	

Series 2022 Bond Information

Original Par Amount =	\$17,735,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.8% - 5.625%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	May 2022		
Maturity Date =	June 2052		
Par Amount As Of 1/1/25 =	\$17,230,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2024) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11	0	100	Projected Interest For FY 2025/2026
Bond Proceeds	14,845	0	0	
NAV Tax Collection	0	0	62,687	Maximum Debt Service Collection
Total Revenues	\$ 14,856	\$ -	\$ 62,787	
EXPENDITURES				
Principal Payments	0	0	15,000	Principal Payment Due In 2026
Interest Payments	0	0	47,383	Interest Payments Due In 2026
Transfer To Construction Fund	0	0	0	
Bond Redemption	0	0	404	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 62,787	
Excess/ (Shortfall)	\$ 14,856	\$ -	\$ -	

Series 2024 Bond Information

Original Par Amount =	\$938,000	Annual Principal Payments Due =	May 15th
Interest Rate =	4.0% - 5.375%	Annual Interest Payments Due =	May 15th & November 15th
Issue Date =	August 2024		
Maturity Date =	May 2054		
Par Amount As Of 1/1/25 =	\$938,000		

Black Creek Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
<u>Original Units</u>				
Administrative Assessment For Townhomes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,156.63</u>	<u>\$ 1,156.63</u>	<u>\$ 1,156.63</u>	<u>\$ 1,156.63</u>
Total	\$ 1,570.34	\$ 1,570.34	\$ 1,570.34	\$ 1,570.34
Administrative Assessment For Single Family Homes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,260.83</u>	<u>\$ 1,260.83</u>	<u>\$ 1,260.83</u>	<u>\$ 1,260.83</u>
Total	\$ 1,674.54	\$ 1,674.54	\$ 1,674.54	\$ 1,674.54
<u>Expansion Units</u>				
Administrative Assessment For Villas	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Villas	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Villas</u>	<u>\$ 1,247.65</u>	<u>\$ 1,247.65</u>	<u>\$ 1,247.65</u>	<u>\$ 1,247.65</u>
Total	\$ 1,661.36	\$ 1,661.36	\$ 1,661.36	\$ 1,661.36
Administrative Assessment For Townhomes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,352.89</u>	<u>\$ 1,352.89</u>	<u>\$ 1,352.89</u>	<u>\$ 1,352.89</u>
Total	\$ 1,766.60	\$ 1,766.60	\$ 1,766.60	\$ 1,766.60
Administrative Assessment For Single Family Homes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,458.13</u>	<u>\$ 1,458.13</u>	<u>\$ 1,458.13</u>	<u>\$ 1,458.13</u>
Total	\$ 1,871.84	\$ 1,871.84	\$ 1,871.84	\$ 1,871.84
<u>Second Expansion Units</u>				
Administrative Assessment For Townhomes	\$ -	\$ -	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ 295.66	\$ 295.66
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,169.00</u>	<u>\$ 1,169.00</u>
Total	\$ -	\$ -	\$ 1,582.71	\$ 1,582.71
Administrative Assessment For Single Family Homes	\$ -	\$ -	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ -	\$ -	\$ 295.66	\$ 295.66
<u>Debt Assessment For Single Family Homes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,274.18</u>	<u>\$ 1,274.18</u>
Total	\$ -	\$ -	\$ 1,687.89	\$ 1,687.89

* Assessments Include the Following :

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

Notes

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

Community Information - Expansion Units:

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

Total Units:

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

2nd Expansion Area:

Single Family	45
<u>Townhomes</u>	<u>8</u>
Total	53

Total Units: 1253