Black Creek
Community Development District

Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

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AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Administrative Assessments	147,915	**151,293**	151,293
Maintenance Assessments	370,468	**370,045**	370,045
Debt Assessments (2020)	263,617	**263,332**	263,332
Debt Assessments (2022)	1,298,238	**1,296,820**	1,296,820
Debt Assessments (2024)	66,699	**66,610**	66,610
Interest Income	240	**15,000**	14,706
TOTAL REVENUES	**$ 2,147,177**	**$ 2,163,100**	**$ 2,162,806**
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Annual Engineer's Report & Inspections	3,000	**3,000**	2,800
Field Operations Management	1,500	**1,500**	1,500
Street/Roadway Maintenance/Signage	3,000	**500**	0
Miscellaneous Maintenance (Lawn Service)	3,000	**500**	0
Wall Feature Maintenance/Upkeep	4,000	**500**	0
Landscape Maintenance	60,000	**60,000**	58,533
Maintenance Contingency	273,740	**75,000**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 348,240**	**$ 141,000**	**$ 62,833**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	0	**0**	0
Management	29,292	**29,292**	29,292
Legal	12,000	**15,000**	13,949
Assessment Roll	6,000	**6,000**	6,000
Audit Fees	6,700	**6,700**	6,700
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,300	**6,858**	6,858
Legal Advertisements	3,000	**2,700**	1,727
Miscellaneous	1,000	**500**	328
Postage	525	**180**	169
Office Supplies	525	**225**	180
Dues & Subscriptions	175	**175**	175
Trustee Fees	12,750	**12,524**	12,524
Continuing Disclosure Fee	2,000	**1,050**	1,050
Website Management	2,000	**2,000**	2,000
Administrative Contingency	55,363	**25,000**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 139,280**	**$ 108,854**	**$ 81,602**
TOTAL EXPENDITURES	**$ 487,520**	**$ 249,854**	**$ 144,435**
REVENUES LESS EXPENDITURES	**$ 1,659,657**	**$ 1,913,246**	**$ 2,018,371**
Bond Payments (2020)	(247,800)	**(250,641)**	(250,641)
Bond Payments (2022)	(1,220,344)	**(1,234,322)**	(1,234,322)
Bond Payments (2024)	(62,697)	**(63,401)**	(63,401)
BALANCE	**$ 128,816**	**$ 364,882**	**$ 470,007**
Property Appraiser & Tax Collector Fee	(42,939)	**(20,628)**	(20,628)
Discounts For Early Payments	(85,877)	**(82,736)**	(82,736)
EXCESS/ (SHORTFALL)	**$ -**	**$ 261,518**	**$ 366,643**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 261,518**	**$ 366,643**

FUND BALANCE AS OF 9/30/24	$817,817
FY 2024/2025 ACTIVITY	$261,518
FUND BALANCE AS OF 9/30/25	$1,079,335

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	**FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25**	**AMENDED FINAL BUDGET 10/1/24 - 9/30/25**	**YEAR TO DATE ACTUAL 10/1/24 - 9/29/25**
Interest Income	400	**11,880**	11,380
NAV Assessment Collection	247,800	**250,641**	250,641
Total Revenues	**$ 248,200**	**$ 262,521**	**$ 262,021**
EXPENDITURES			
Principal Payments	95,000	**95,000**	95,000
Interest Payments	150,850	**152,275**	152,275
Bond Redemption	2,350	**0**	0
Transfer To Construction Fund	0	**5,490**	4,990
Total Expenditures	**$ 248,200**	**$ 252,765**	**$ 252,265**
Excess/ (Shortfall)	**$ -**	**$ 9,756**	**$ 9,756**

FUND BALANCE AS OF 9/30/24	$234,822
FY 2024/2025 ACTIVITY	$9,756
FUND BALANCE AS OF 9/30/25	$244,578

Notes

Reserve Fund Balance = $123,900*. Revenue Fund Balance = $120,678*

Revenue Fund To Be Used To Fund 12/15/25 Interest Payment Of $74,713.

* 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 9/30/25 = $3,920,000

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
Interest Income	500	**55,000**	54,542
NAV Assessment Collection	1,220,344	**1,234,322**	1,234,322
Payment By Developer	0	**0**	0
Total Revenues	**$ 1,220,844**	**$ 1,289,322**	**$ 1,288,864**
EXPENDITURES			
Principal Payments	270,000	**270,000**	270,000
Interest Payments	946,929	**953,409**	953,409
Bond Redemption	3,915	**0**	0
Transfer To Construction Fund	0	**27,033**	24,575
Total Expenditures	**$ 1,220,844**	**$ 1,250,442**	**$ 1,247,984**
Excess/ (Shortfall)	**$ -**	**$ 38,880**	**$ 40,881**

FUND BALANCE AS OF 9/30/24		$1,174,420
FY 2024/2025 ACTIVITY		$38,880
FUND BALANCE AS OF 9/30/25		$1,213,300

Notes

Reserve Fund Balance = $610,172*. Revenue Fund Balance = $605,128*

Revenue Fund To Be Used To Fund 12/15/25 Interest Payment Of $470,224.

* 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 9/30/25 =	$16,960,000	

AMENDED FINAL BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	**FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25**	**AMENDED FINAL BUDGET 10/1/24 - 9/30/25**	**YEAR TO DATE ACTUAL 10/1/24 - 9/29/25**
Interest Income	100	**1,275**	1,251
NAV Assessment Collection	62,702	**63,401**	63,401
Total Revenues	**$ 62,802**	**$ 64,676**	**$ 64,652**
EXPENDITURES			
Principal Payments	14,000	**14,000**	14,000
Interest Payments	47,963	**32,698**	32,698
Bond Redemption	839	**0**	0
Total Expenditures	**$ 62,802**	**$ 46,698**	**$ 46,698**
Excess/ (Shortfall)	**$ -**	**$ 17,978**	**$ 17,954**

FUND BALANCE AS OF 9/30/24	$14,856
FY 2024/2025 ACTIVITY	$17,978
FUND BALANCE AS OF 9/30/25	$32,834

Notes

Reserve Fund Balance = $6,531*. Revenue Account Balance = $26,293*.

Revenue Account To Be Used To Make 12/15/2025 Interest Payment Of $23,841.

Capitalized Interest Was Set-Up Through November 2024.

* 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 9/30/25 =	$924,000	