



**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 15, 2026
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 Waterfront Drive
Miami, Florida 33126
REGULAR BOARD MEETING
April 15, 2026
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. February 18, 2026 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of First Amendment to Services Agreement.....Page 7
 - 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 14
- I. Administrative & Operational Matters
 - 1. Statement of Financial Interests – Form 1
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0276783	Legal Ad - IPL0276783		1.0	82.0L

ATTENTION: Black Creek Community Development District IP
 c/o Special District Services, Inc.
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 15, 2025**
- November 19, 2025**
- February 18, 2026**
- March 18, 2026**
- April 15, 2026**
- May 20, 2026**
- June 17, 2026**
- July 15, 2026**
- August 19, 2026**
- September 16, 2026**

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.

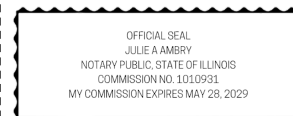
If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony 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
PUBLISH: THE MIAMI HERALD
10/03/25
 IPL0276783
 Oct 3 2025

Sworn to and subscribed before
 me on



**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 18, 2026**

A. CALL TO ORDER

The February 18, 2026, Regular Board Meeting of the Black Creek Community Development District (the “District”) was called to order at 10:42 a.m. at Lennar Homes, LLC, 5505 Blue Lagoon Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the February 2, 2026, Regular Board Meeting had been published in the *Miami Herald* on October 3, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice-Chairperson Teresa Baluja and Supervisors Vanessa Perez and Carmen Orozco constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Michael Pawelczyk of Billing, Cochran, P.A.

D. ADDITIONS OR DELETIONS TO 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. January 21, 2026, Regular Board Meeting & Public Hearing

Mr. Silva presented the minutes of the January 21, 2026, Regular Board Meeting and Public Hearing. A **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously approving the minutes of the January 21, 2026, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

There was no Old Business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution 2026-03 – Delegation Resolution

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$2,000,000 BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2026 (3RD EXPANSION AREA PROJECT) (THE “BONDS”) TO BE ISSUED IN ONE OR MORE SERIES TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE SECOND EXPANSION AREA WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE GOVERNING THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Sanford provided an explanation for the document with emphasis on authorizing the issuance of not to exceed \$2,00,000 aggregate principal amount of Bonds in one or more series to pay for all or a portion of the Third Expansion Area Project; designation of attesting Board Members; authorization of execution and delivery of the form of a Third

Supplemental Trust Indenture and use of the Master Trust Indenture; sale of the Bonds with parameter(s); appointment of a Trustee; and authorizes appropriate proceedings to be filed in Circuit Court (Miami-Dade County/State of Florida) to validate the proposed Bonds. A discussion ensued after which:

A **motion** made by Ms. Baluja, seconded by Ms. Perez and passed unanimously approving and adopting Resolution No. 2026-03, *as presented*, thereby authorizing the issuance of not to exceed \$2,000,000 aggregate principal amount of Black Creek Community Development District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements (the Third Expansion Area Project), as described in the Third Supplemental Engineer’s Report dated February 11, 2026, as amended; and authorizes District Officials to execute related documents as required.

2. Consider Ratification of the Acquisition Agreement

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 Third 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 Third Expansion Area Project. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving, in substantial final form, the Acquisition Agreement between the District and Lennar Homes, LLC (the “Developer”), subject to final review/approval by District Counsel; and further authorizes District officials to execute the referenced Agreement upon its completion.

3. Consider Acceptance of the Declaration of Consent to Jurisdiction

Mr. Pawelczyk presented the Declaration of Consent to Jurisdiction and explained that the declaration provides consent to the District’s levy of special assessments on the property described therein. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed accepting the Declaration of Consent to Jurisdiction, in substantial final form.

4. Consider Resolution 2026-04 – Completion of 2022 Project

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FINDING AND DECLARING THE SERIES 2022 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES*, WITHIN WHICH PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE EXPANSION AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented Resolution 2026-04 and explained that the District Engineer had certified that the 2022 Project had been completed in accordance with the approved plans and specifications. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving and adopting Resolution No. 2026-04, as presented.

5. Consider Approval of Lien Record

For information purposes only, Mr. Pawelczyk presented the Lien of Record of the Black Creek Community Development District (the “District”) related only to the Third Expansion Area within the District and explained that the document, once finalized, would be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2026 (Third 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 Expansion Area Project. No Board action was required on this matter; however, the Board, by motion, approved the recording of the document, as legally required:

A **motion** was made by Ms. Baluja, seconded by Ms. Orozco and unanimously passed authorizing the recording of the Lien of Record applicable to the Third Expansion Area of the District.

6. Accepting the 3rd Supplemental Engineer’s Report

Mr. Silva advised that the 3rd Supplemental Engineer’s Report was revised to reflect the correct acreage for the Third Expansion Area which is 10.6 gross acres. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed accepting the revised 3rd Supplemental Engineer's Report from Ford Engineers, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Mr. Pawelczyk presented a proposed adjustment to its hourly fee structure, noting that its current rates had remained in place since 2023 and that the increase was necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$325 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District's budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving the proposed rate increase, as presented.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments at this time.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously adjourning the Regular Board Meeting at 11:00 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIRST AMENDMENT TO SERVICES AGREEMENT

THIS FIRST AMENDMENT TO THE SERVICES AGREEMENT (“First Amendment”), dated the _____ day of _____, 2026, is by and between:

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”), and

FRD COMPLETE TREE SERVICE & LAWN CARE, INC., a Florida corporation, whose principal and mailing address is 14805 SW 258 Street, Homestead, Florida 33032 (the “Contractor”).

WITNESSETH:

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Contractor entered into an Amended and Restated Agreement for Landscape Maintenance Services, effective May 20, 2025 (the “Agreement”); and

WHEREAS, the District and the Contractor desire to amend the Agreement to incorporate additional irrigation inspection, maintenance, and repair services, including monthly wet checks, sprinkler replacement, and related system repairs (the “Additional Work”), as set forth in that certain proposal dated March 25, 2026 (Estimate No. 4164) (the “Additional Work Proposal”), and to reflect the associated pricing and terms for such services, as well as to address certain ancillary matters relating to the contractual relationship; and

WHEREAS, the District and the Contractor have agreed to this First Amendment to provide for the Additional Work, together with the associated pricing, as set forth in Exhibit “A-1” attached hereto.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment

Section 2. The Agreement is hereby amended to add the Additional Work set forth in the Additional Work Proposal for the compensation set forth therein.

Section 2. Compensation. Section 3 of the Agreement, entitled “COMPENSATION” is hereby replaced in its entirety to provide that, as compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

In exchange for providing the Landscape Maintenance Services pursuant to this Agreement, the District shall pay Contractor in accordance with the Proposal an annual contract amount of **SEVENTY-THREE THOUSAND FOUR HUNDRED AND 00/100 (\$73,400.00) DOLLARS** (the "Contract Price"), which Contract Price shall be paid in in equal monthly payments of \$6,116.66 each for work performed pursuant to this Agreement.

Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or its designee, shall not exceed the rates set forth on Contractor’s Proposal and provided that any additional compensation for additional duties shall not cause the total amount for landscape and irrigation services to exceed the statutory public bidding threshold for maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month.

Section 4. The Agreement is amended to add a new Article 32, entitled “SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION,” as follows:

Section 32. Scrutinized Company or Other Entity Certification.

Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 5. The Agreement is amended to add a new Article 33, entitled “CONVICTED VENDOR LIST,” as follows:

Section 33. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 6. The Agreement is amended to add a new Article 34, entitled “ANTI-HUMAN TRAFFICKING AFFIDAVIT,” as follows:

Section 34. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

Section 7. This First Amendment shall be effective on _____, 2026 (the “Effective Date”). Prior to the Effective Date, the terms of the Agreement shall apply.

Section 8. In all other respects the Agreement, effective May 20, 2025, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:

**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Armando Silva, Secretary

Teresa Baluja, Chair
Board of Supervisors

_____ day of _____, 2026

**FRD COMPLETE TREE SERVICE &
LAWN CARE, INC., a Florida
corporation**

Print Name

By: _____

Print Name: _____

Title: _____

Print Name

_____ day of _____, 2026

EXHIBIT “A-1”

ADDITIONAL WORK AND PRICING

ESTIMATE

Frd complete tree service Lawn care Inc
14805 258th St
Homestead, FL 33032

frd.lawn@care@hotmail.com
+1 (786) 269-7451



Bill to
Black Creek CDD C/o SDS, Inc. 2501A
Burns Road Palm Beach Gardens, FL 3341

Ship to
Black Creek CDD C/o SDS, Inc. 2501A
Burns Road Palm Beach Gardens, FL 3341
28134 SW 129th CT Homestead FL33032

Estimate details

Estimate no.: 4164
Estimate date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Monthly Wet Check 5 sprinkler replacement Repair tubes 3 quarts (Anything more will be charged) Does not include tubes broken under sidewalks, driveways \$800 Monthly Yearly Price Attached	1	\$9,600.00	\$9,600.00
					Total	\$9,600.00

Note to customer

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Frd complete tree service Lawn care Inc

Accepted date

Accepted by

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Black Creek Community Development District (“District”) was established by Ordinance No. 19-28 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective April 19, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Black Creek Community Development District (the “Board”) the proposed operating fund budget for Fiscal Year 2026/2027; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2026

HOUR: 10:30 a.m.

LOCATION: Lennar Homes, LLC
5505 Waterfront Drive
Miami, Florida 33126

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of April, 2026.

ATTEST:

**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2026/2027 Budget

EXHIBIT A

Black Creek
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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I	PROPOSED BUDGET
II	DETAILED PROPOSED BUDGET
III	DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2020)
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V	DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)
VI	DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2026)
VII	ASSESSMENT COMPARISON

PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	156,532
Maintenance Assessments	392,027
Debt Assessments (2020)	263,617
Debt Assessments (2022)	1,298,238
Debt Assessments (2024)	66,689
Debt Assessments (2026)	98,779
Other Revenue	0
Interest Income	1,500
TOTAL REVENUES	\$ 2,277,382
EXPENDITURES	
Maintenance Expenditures	
Annual Engineer's Report & Inspections	10,000
Field Operations Management	6,000
Street/Roadway Maintenance/Signage	3,000
Miscellaneous Maintenance	10,000
Wall Feature Maintenance/Upkeep	4,000
Landscape Maintenance	100,000
Irrigation Maintenance	20,000
Storm Drainage/Class V Permit	15,000
Maintenance Contingency	200,505
TOTAL MAINTENANCE EXPENDITURES	\$ 368,505
Administrative Expenditures	
Supervisor Fees	0
Management	30,936
Legal	17,000
Assessment Roll	6,000
Audit Fees	7,000
Arbitrage Rebate Fee	650
Insurance	8,000
Legal Advertisements	8,000
Miscellaneous	1,000
Postage	525
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	17,500
Continuing Disclosure Fee	2,000
Website Management	2,000
Dissemination Services	1,000
Administrative Contingency	46,329
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 148,640
TOTAL EXPENDITURES	\$ 517,145
REVENUES LESS EXPENDITURES	\$ 1,760,237
Bond Payments (2020)	(247,800)
Bond Payments (2022)	(1,220,344)
Bond Payments (2024)	(62,687)
Bond Payments (2026)	(92,853)
BALANCE	\$ 136,553
County Appraiser & Tax Collector Fee	(45,518)
Discounts For Early Payments	(91,035)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	151,293	147,915	156,532	Expenditures Less Interest / .94
Maintenance Assessments	370,045	370,468	392,027	Expenditures/.94
Debt Assessments (2020)	263,332	263,617	263,617	Bond Payments/.94
Debt Assessments (2022)	1,296,820	1,298,238	1,298,238	Bond Payments/.94
Debt Assessments (2024)	66,610	66,689	66,689	Bond Payments/.94
Debt Assessments (2026)	0	0	98,779	Bond Payments/.94
Other Revenue	0	0	0	
Interest Income	17,459	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 2,165,559	\$ 2,148,127	\$ 2,277,382	
EXPENDITURES				
Maintenance Expenditures				
Annual Engineer's Report & Inspections	2,800	3,000	10,000	FY 25/26 Expenditure Through March 26 Was \$15,300
Field Operations Management	1,500	1,500	6,000	Field Operations Management
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance	0	10,000	10,000	No Change From 2025/2026 Budget
Wall Feature Maintenance/Upkeep	0	4,000	4,000	No Change From 2025/2026 Budget
Landscape Maintenance	58,533	80,000	100,000	FY 25/26 Expenditure Through March 26 Was \$40,000
Irrigation Maintenance	0	0	20,000	Irrigation Maintenance
Storm Drainage/Class V Permit	0	15,000	15,000	No Change From 2025/2026 Budget
Maintenance Contingency	0	231,740	200,505	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 62,833	\$ 348,240	\$ 368,505	
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	29,292	30,132	30,936	CPI Adjustment
Legal	14,935	15,000	17,000	\$2,000 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	Assessment Roll
Audit Fees	6,700	7,000	7,000	Has Increased Due To Fourth Bond Issue
Arbitrage Rebate Fee	650	650	650	Arbitrage Rebate Fee
Insurance	6,858	7,500	8,000	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,727	10,000	8,000	\$2,000 Decrease From 2025/2026 Budget
Miscellaneous	328	1,000	1,000	No Change From 2025/2026 Budget
Postage	169	525	525	No Change From 2025/2026 Budget
Office Supplies	180	525	525	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	12,524	12,750	17,500	Has Increased Due To Fourth Bond Issue
Continuing Disclosure Fee	1,050	2,000	2,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Dissemination Services	0	0	1,000	Required By Underwriter
Administrative Contingency	0	44,983	46,329	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,588	\$ 140,240	\$ 148,640	
TOTAL EXPENDITURES	\$ 145,421	\$ 488,480	\$ 517,145	
REVENUES LESS EXPENDITURES	\$ 2,020,138	\$ 1,659,647	\$ 1,760,237	
Bond Payments (2020)	(250,641)	(247,800)	(247,800)	2027 P & I Payments
Bond Payments (2022)	(1,234,322)	(1,220,344)	(1,220,344)	2027 P & I Payments
Bond Payments (2024)	(63,401)	(62,687)	(62,687)	2027 P & I Payments
Bond Payments (2026)	0	0	(92,853)	2027 P & I Payments
BALANCE	\$ 471,774	\$ 128,816	\$ 136,553	
County Appraiser & Tax Collector Fee	(20,628)	(42,939)	(45,518)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(82,736)	(85,877)	(91,035)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 368,410	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2020) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,260	1,000	1,500	Projected Interest For FY 2026/2027
NAV Tax Collection	250,641	247,800	247,800	Maximum Debt Service Collection
Total Revenues	\$ 262,901	\$ 248,800	\$ 249,300	
EXPENDITURES				
Principal Payments	95,000	100,000	100,000	Principal Payment Due In 2027
Interest Payments	152,275	147,800	144,550	Interest Payments Due In 2027
Transfer To Construction Fund	5,437	0	0	
Bond Redemption	0	1,000	4,750	Estimated Excess Debt Collections
Total Expenditures	\$ 252,712	\$ 248,800	\$ 249,300	
Excess/ (Shortfall)	\$ 10,189	\$ -	\$ -	

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 1/1/26 =	\$3,920,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2022) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	58,913	2,000	3,000	Projected Interest For FY 2026/2027
NAV Tax Collection	1,234,322	1,220,344	1,220,344	Maximum Debt Service Collection
Total Revenues	\$ 1,293,235	\$ 1,222,344	\$ 1,223,344	
EXPENDITURES				
Principal Payments	270,000	285,000	300,000	Principal Payment Due In 2027
Interest Payments	953,409	933,609	919,569	Interest Payments Due In 2027
Transfer To Construction Fund	26,774	0	0	
Bond Redemption	0	3,735	3,775	Estimated Excess Debt Collections
Total Expenditures	\$ 1,250,183	\$ 1,222,344	\$ 1,223,344	
Excess/ (Shortfall)	\$ 43,052	\$ -	\$ -	

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 1/1/26 =	\$16,960,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2024) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,256	100	100	Projected Interest For FY 2026/2027
Bond Proceeds	0	0	0	
NAV Tax Collection	63,401	62,687	62,687	Maximum Debt Service Collection
Total Revenues	\$ 64,657	\$ 62,787	\$ 62,787	
EXPENDITURES				
Principal Payments	14,000	15,000	15,000	Principal Payment Due In 2027
Interest Payments	32,698	47,383	47,383	Interest Payments Due In 2027
Transfer To Construction Fund	0	0	0	
Bond Redemption	0	404	404	Estimated Excess Debt Collections
Total Expenditures	\$ 46,698	\$ 62,787	\$ 62,787	
Excess/ (Shortfall)	\$ 17,959	\$ -	\$ -	

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 1/1/26 =	\$924,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2026) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	500	Projected Interest For FY 2026/2027
Bond Proceeds	0	0	0	
NAV Tax Collection	0	0	92,853	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 93,353	
EXPENDITURES				
Principal Payments	0	0	21,000	Principal Payment Due In 2027
Interest Payments	0	0	71,286	Interest Payments Due In 2027
Transfer To Construction Fund	0	0	0	
Bond Redemption	0	0	1,067	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 93,353	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: Capitalized Interest Set-up Through November 2026.

Series 2026 Bond Information

Original Par Amount =	\$1,384,000	Annual Principal Payments Due =	May 15th
Interest Rate =	4.0% - 5.5%	Annual Interest Payments Due =	May 15th & November 15th
Issue Date =	August 2024		
Maturity Date =	May 2056		
Par Amount As Of 4/1/26 =	\$1,384,000		

**Black Creek Community Development District
Assessment Comparison**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Original Units				
Administrative Assessment For Townhomes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Townhomes	\$ 1,156.63	\$ 1,156.63	\$ 1,156.63	\$ 1,156.63
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
Debt Assessment For Single Family Homes	\$ 1,260.83	\$ 1,260.83	\$ 1,260.83	\$ 1,260.83
Total	\$ 1,674.54	\$ 1,674.54	\$ 1,674.54	\$ 1,674.54
Expansion Units				
Administrative Assessment For Villas	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Villas	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Villas	\$ 1,247.65	\$ 1,247.65	\$ 1,247.65	\$ 1,247.65
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
Debt Assessment For Townhomes	\$ 1,352.89	\$ 1,352.89	\$ 1,352.89	\$ 1,352.89
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
Debt Assessment For Single Family Homes	\$ 1,458.13	\$ 1,458.13	\$ 1,458.13	\$ 1,458.13
Total	\$ 1,871.84	\$ 1,871.84	\$ 1,871.84	\$ 1,871.84
Second Expansion Units				
Administrative Assessment For Townhomes	\$ -	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Townhomes	\$ -	\$ 1,169.00	\$ 1,169.00	\$ 1,169.00
Total	\$ -	\$ 1,582.71	\$ 1,582.71	\$ 1,582.71
Administrative Assessment For Single Family Homes	\$ -	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ -	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Single Family Homes	\$ -	\$ 1,274.18	\$ 1,274.18	\$ 1,274.18
Total	\$ -	\$ 1,687.89	\$ 1,687.89	\$ 1,687.89
Third Expansion Units				
Administrative Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 295.66
Debt Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 1,353.14
Total	\$ -	\$ -	\$ -	\$ 1,766.85

* 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
Single Family Units	99
Total Units	219
Community Information - Expansion Units:	
Villas	418
Townhomes	420
Single Family Units	143
Total Units	981
Total Units:	1,200