



**BLACK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 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 & PUBLIC HEARING**  
July 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. May 20, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 3. Consider Resolution No. 2026-07 – Adopting Fiscal Year 2026/2027 Final Budget.....Page 7
- H. Old Business
- I. New Business
  - 1. Discussion Regarding Parking and Towing Rules and Agreement for Enforcement of Parking and Towing Rules and Regulations.....Page 17
  - 2. Consider Resolution No. 2026-08 – Adopting Fiscal Year 2026/2027 Meeting Schedule.....Page 24
  - 3. 2026 Legislative Memo.....Page 26
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date  
2026-06-25

Subcategory  
Miscellaneous Notices

Notice of Public Hearing &  
Regular Board Meeting of the  
Black Creek Community  
Development District

The Board of Supervisors (the "Board") of the Black Creek Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on July 15, 2026, at 10:30 a.m., or as soon thereafter as can be heard, in a Meeting Room of Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the District's Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Scheduled Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Black Creek Community  
Development District

[www.blackcreekcdd.org](http://www.blackcreekcdd.org)

PUBLISH: MIAMI HERALD 06/25/26 & 07/02/26

IPL0350986

Jun 25, Jul 2 2026

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING AND PUBLIC HEARING  
MAY 20, 2026**

**A. CALL TO ORDER**

District Manager Armando Silva called the May 20, 2026, Regular Board Meeting of the Black Creek Community Development District (the “District”) to order at 10:46 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 October 3, 2025, 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: Teresa Baluja, Raisa Krause, and Marc Szasz.

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

**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. April 15, 2026, Regular Board Meeting**

Mr. Silva presented the April 15, 2026, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the April 15, 2026, Regular Board Meeting minutes, *as presented*.

*Note: At approximately 10:47 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.*

**G. PUBLIC HEARING**

**1. Proof of Publication**

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on April 14, 2026, and April 20, 2026, as legally required.

**2. Receive Public Comments on DERM Rules Pertaining to Maintenance and Compliance with the Declarations of Restrictive Covenant and Engineering Control Maintenance Plan Relating to Protection of Groundwater and Contaminated Soil**

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the DERM Rules Pertaining to Maintenance and Compliance with the Declarations of Restrictive Covenant and Engineering Control Maintenance Plan Relating to Protection of Groundwater and Contaminated Soil. There being no members of the public present, Mr. Silva closed the public comments portion of the Public Hearing.

**3. Consider Resolution No. 2026-06 Adopting DERM Rules Pertaining to Maintenance and Compliance with the Declarations of Restrictive Covenant and Engineering Control Maintenance Plan Relating to Protection of Groundwater and Contaminated Soil**

Mr. Silva presented Resolution No. 2026-06, entitled:

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ADOPTING RULES PERTAINING TO MAINTENANCE AND COMPLIANCE WITH THE DECLARATIONS OF RESTRICTIVE COVENANT AND ENGINEERING CONTROL MAINTENANCE PLANS RELATING TO PROTECTION OF GROUNDWATER AND CONTAMINATED SOIL ON PROPERTY LOCATED WITHIN THE DISTRICT BOUNDARIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva stated that the resolution establishes District rules to ensure compliance with recorded Declarations of Restrictive Covenants (DRCs) and Engineering Control Maintenance Plans (ECMPs) related to groundwater protection and contaminated soil within the District boundaries. The rules authorize the District to conduct semi-annual inspections under the supervision of a licensed professional engineer, require property owners to notify the District of any activities that may disturb engineering controls or impact groundwater, and mandate compliance with all applicable DERM permitting and reporting requirements. The District is responsible for reporting violations to DERM and may undertake necessary corrective actions if a property owner fails to comply. Any costs incurred by the District to restore compliance may be recovered from the property owner, including through the imposition of a maintenance special assessment. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed adopting Resolution No. 2026-06, as presented.

*Note: There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 10:49 a.m. and simultaneously reconvened the Regular Board Meeting.*

**H. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**I. NEW BUSINESS**

**1. Discussion Regarding Parking Rules**

Mr. Silva reported that he had received correspondence from Ms. Shirley Duarte, Property Manager for the Siena Reserve Master Association, regarding ongoing concerns with residents parking on District-owned property.

Ms. Duarte requested that the Board consider adopting parking regulations for District property. A discussion ensued regarding enforcement options and the need to coordinate any District parking regulations with the parking rules currently enforced by the Association.

Following discussion, the Board directed District Counsel to prepare a draft set of parking rules for consideration at the next meeting, ensuring consistency with the Association's existing parking policies where appropriate.

It was also noted that certain areas within the community were owned and maintained by Miami-Dade County rather than the District. Accordingly, staff recommended that the Association contact Miami-Dade County to request assistance with the installation of "No Parking" signage in County-owned areas, as necessary.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Statement of Financial Interests – Form 1**

Mr. Silva reminded the Board that their individual 2025 Form 1 – Statement of Financial Interests were due to the Supervisor of Elections' office by July 1, 2026.

**2. Announcing Certification of Registered Voters**

Mr. Silva announced that the Office of the Supervisor of Elections had certified that the Black Creek Community Development District had 1,424 registered voters.

**3. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026**

Mr. Silva announced that the qualifying period for candidates seeking election to the District Board of Supervisors would run from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026. The seats up for election are Seat #1 and Seat #2.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further Board Member or Staff closing comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed adjourning the Regular Board Meeting at 10:56 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

Publication Date  
2026-06-25

Subcategory  
Miscellaneous Notices

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PUBLISH: MIAMI HERALD 06/25/26 & 07/02/26

IPL0350986

Jun 25, Jul 2 2026

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Black Creek Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2026/2027, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2026/2027 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

**Section 1.** The Operating Fund Budget for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or 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 15<sup>th</sup> day of July, 2026.

**ATTEST:**

**BLACK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Black Creek  
Community Development District

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

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- VII ASSESSMENT COMPARISON

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

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
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
<b>TOTAL REVENUES</b>	<b>\$ 2,277,382</b>
<b>EXPENDITURES</b>	
<b>Maintenance Expenditures</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 368,505</b>
<b>Administrative Expenditures</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 148,640</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 517,145</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,760,237</b>
Bond Payments (2020)	(247,800)
Bond Payments (2022)	(1,220,344)
Bond Payments (2024)	(62,687)
Bond Payments (2026)	(92,853)
<b>BALANCE</b>	<b>\$ 136,553</b>
County Appraiser & Tax Collector Fee	(45,518)
Discounts For Early Payments	(91,035)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 2,165,559</b>	<b>\$ 2,148,127</b>	<b>\$ 2,277,382</b>	
<b>EXPENDITURES</b>				
<b>Maintenance Expenditures</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 62,833</b>	<b>\$ 348,240</b>	<b>\$ 368,505</b>	
<b>Administrative Expenditures</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 82,588</b>	<b>\$ 140,240</b>	<b>\$ 148,640</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 145,421</b>	<b>\$ 488,480</b>	<b>\$ 517,145</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 2,020,138</b>	<b>\$ 1,659,647</b>	<b>\$ 1,760,237</b>	
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
<b>BALANCE</b>	<b>\$ 471,774</b>	<b>\$ 128,816</b>	<b>\$ 136,553</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 368,410</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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
<b>Total Revenues</b>	<b>\$ 262,901</b>	<b>\$ 248,800</b>	<b>\$ 249,300</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 252,712</b>	<b>\$ 248,800</b>	<b>\$ 249,300</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 10,189</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 FINAL 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
<b>Total Revenues</b>	<b>\$ 1,293,235</b>	<b>\$ 1,222,344</b>	<b>\$ 1,223,344</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 1,250,183</b>	<b>\$ 1,222,344</b>	<b>\$ 1,223,344</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 43,052</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2022 Bond Information**

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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 FINAL 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
<b>Total Revenues</b>	<b>\$ 64,657</b>	<b>\$ 62,787</b>	<b>\$ 62,787</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 46,698</b>	<b>\$ 62,787</b>	<b>\$ 62,787</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 17,959</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2024 Bond Information**

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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 FINAL 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
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,353</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,353</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**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*
<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>
<b>Total</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>
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>
<b>Total</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>
<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>
<b>Total</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>
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>
<b>Total</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>
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>
<b>Total</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>
<u>Second Expansion Units</u>				
Administrative Assessment For Townhomes	\$ -	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ 1,169.00</u>	<u>\$ 1,169.00</u>	<u>\$ 1,169.00</u>
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,582.71</b>	<b>\$ 1,582.71</b>	<b>\$ 1,582.71</b>
Administrative Assessment For Single Family Homes	\$ -	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ -	\$ 295.66	\$ 295.66	\$ 295.66
<u>Debt Assessment For Single Family Homes</u>	<u>\$ -</u>	<u>\$ 1,274.18</u>	<u>\$ 1,274.18</u>	<u>\$ 1,274.18</u>
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,687.89</b>	<b>\$ 1,687.89</b>	<b>\$ 1,687.89</b>
<u>Third Expansion Units</u>				
Administrative Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 295.66
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,353.14</u>
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,766.85</b>

\* Assessments Include the Following :

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

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

**Notes**

Net Per Unit O&M Covenant amount is \$390.00  
Gross Per Unit O&M Covenant amount is \$414.89

Total Units:

Original Units	219
<u>Expansion Units</u>	<u>981</u>
Total	1,200

2nd Expansion Area:

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

3rd Expansion Area:

Townhomes	73
Total	73

Total Units: **1,326**

**AGREEMENT FOR ENFORCEMENT OF  
PARKING AND TOWING RULES AND REGULATIONS**

This Agreement For Enforcement of Parking and Towing Rules and Regulations (the “Agreement”) s made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”), by and between:

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, FL 33410 (the “District”); and

**SIENA RESERVE MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address and mailing address is 14275 SW 142 Avenue, Miami, FL 33186 (the “Association”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

**WHEREAS**, the Association is a homeowners’ association organized and existing pursuant to Chapter 720, Florida Statutes; and

**WHEREAS**, on \_\_\_\_\_, following a duly advertised public hearing, the District’s Board of Supervisors adopted Resolution No. \_\_\_\_\_ enacting the Black Creek Community Development District Parking and Towing Rules and Regulations (“Parking and Towing Rules”).

**WHEREAS**, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to enter into this Agreement with the Association in order to authorize the Association to enforce the Parking and Towing Rules adopted by the District; and

**WHEREAS**, the parties have determined that this Agreement is in the best interests of the parties and the residents of the District, in order to ensure an orderly and coordinated enforcement of parking and towing rules within the communities located within the boundaries of the District.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the term and conditions hereof, the District and the Association agree as follows:

1.0 **RECITALS.** The foregoing recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 **ENFORCEMENT OF RULES.** The District hereby authorizes the Association to enforce and apply the District's Parking and Towing Rules, which were approved and enacted by the District by Resolution No. \_\_\_\_\_ on \_\_\_\_\_, and which are attached hereto as **Exhibit A**, on all streets, roads, designated parking spaces, and other real property owned or maintained by the District, and as such Parking and Towing Rules may be amended by the District from time to time. Nothing herein shall be interpreted or construed to prohibit the District from enforcing, at any time and by any legal means necessary, the Parking and Towing Rules. Association shall be fully responsible for all decisions pertaining to the towing citing or towing of vehicles determined by the Association to be in violation of the Parking and Towing Rules.

3.0 **INDEMNIFICATION.**

3.1 The Association agrees to indemnify and hold harmless the District, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees sustained by the District, its elected officers, agents, servants, or employees, arising out of, or by reason of, or relating to this Agreement or resulting from the Association's negligent acts, errors, or omissions, or willful or intentional acts.

3.2 To the extent permitted by law, the District agrees to indemnify and hold harmless the Association, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees sustained by the Association, its elected officers, agents, servants, or employees, arising out of, or by reason of, or relating to this Agreement or resulting from the District's negligent acts, errors, or omissions, or willful or intentional acts.

4.0 **NO WAIVER OF IMMUNITIES.** Nothing herein shall be construed as a waiver by the District of the protections, immunities, and limitations of liability provided in Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

5.0 **TERM OF AGREEMENT; TERMINATION.**

5.1 This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this Agreement shall be for one (1) year and shall automatically renew for additional one (1)-year periods on the anniversary date of the Effective Date of the Agreement.

5.2 Either party may terminate this Agreement for convenience (with or without cause) at any time and at its discretion upon providing twenty-four (24) hours' written notice of its intent to terminate to the other party.

**6.0 MISCELLANEOUS PROVISIONS.**

6.1 **NOTICES.** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

**DISTRICT:**                   **Black Creek Community Development District**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Attention: District Manager

With copy to:               **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael Pawelczyk

**ASSOCIATION:**       **Siena Reserve Master Association, Inc.**  
14275 SW 142 Avenue  
Miami, Florida 33186  
Attention: President

Notice shall be deemed given upon the earlier of actual receipt, one business day after sending by express overnight courier, or three business days after sending by certified or registered mail.

6.2 **ENTIRE AGREEMENT.** The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between the District and the Association and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

6.3 **AMENDMENT AND WAIVER.** This Agreement may be amended only by a written instrument signed by both parties. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

6.4 **SEVERABILITY.** The parties agree that if any part, term, or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

6.5 **GOVERNING LAW; VENUE.** This Agreement shall be construed under the laws of the State of Florida. Venue of any claim, objection, or dispute arising out of this Agreement shall be in the appropriate court of competent jurisdiction in Miami-Dade County, Florida.

6.6 **ATTORNEYS' FEES.** In any dispute arising between or among the parties, the losing party shall pay to the prevailing party reasonable costs and expenses incurred in connection with any mediation, arbitration, or suit as determined by the mediator, arbitrator, or court, including attorneys' fees, court costs incurred by the prevailing party or any agent or employee of the prevailing party in participating in any arbitration or litigation in connection therewith.

6.7 **NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**IN WITNESS WHEREOF**, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson/Vice Chairperson

Date: \_\_\_\_\_, 2026

**SIENA RESERVE  
MASTER ASSOCIATION, INC.**

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2026

**EXHIBIT A**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PARKING AND TOWING RULES AND REGULATIONS**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
PARKING AND TOWING RULES AND REGULATIONS**

- 1.1 Any vehicle parked in violation of these parking and towing rules as set forth herein (the “Parking and Towing Rules”) may be towed at the vehicle owner’s expense by a towing contractor approved by the Board of Supervisors (the “Board”) of the Black Creek Community Development District (the “District”), subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. “No Parking” signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District’s right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the Parking and Towing Rules prohibiting on-street parking.
- 1.5 The enforcement of these Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator’s property within the District on the next ensuing tax bill.

**RESOLUTION NO. 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Black Creek Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 15<sup>th</sup> day of July, 2026.

**ATTEST:**

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 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, 2026**  
**November 19, 2026**  
**February 18, 2027**  
**March 18, 2027**  
**April 15, 2027**  
**May 20, 2027**  
**June 17, 2027**  
**July 15, 2027**  
**August 19, 2027**  
**September 16, 2027**

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](http://www.blackcreekcdd.org)

**PUBLISH: THE MIAMI HERALD 00/00/26**

## MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.  
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

**2. Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

**3. Chapter [TBD], Laws of Florida (HB 0655).** This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

**4. Chapter 2026-115, Laws of Florida (HB 1085).** This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

**5. Chapter [TBD], Laws of Florida (SB 1180).** This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

**6. Chapter 2026-3, Laws of Florida (SB 290).** This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

**7. Chapter 2026-7, Laws of Florida (HB 399).** This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

**8. Chapter [TBD], Laws of Florida (HB 967).** This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.