Black Creek
Community Development District

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

CONTENTS

FINAL BUDGET

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

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
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 FINAL DEBT SERVICE FUND (SERIES 2020) BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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 FINAL DEBT SERVICE FUND (SERIES 2022) BUDGET

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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 FINAL DEBT SERVICE FUND (SERIES 2024) BUDGET

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

REVENUES	**FISCAL YEAR 2024/2025 ACTUAL**	**FISCAL YEAR 2025/2026 BUDGET**	**FISCAL YEAR 2026/2027 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 FINAL DEBT SERVICE FUND (SERIES 2026) BUDGET

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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**

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

* 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
Single Family Units	99
Total Units	219

Community Information - Expansion Units:	
Villas	418
Townhomes	420
Single Family Units	143
Total Units	981

Total Units:	
Original Units	219
Expansion Units	981
Total	1,200

2nd Expansion Area:	
Single Family	45
Townhomes	8
	53

3rd Expansion Area:	
Townhomes	73
	73

Total Units: **1,326**