

# Blackburn Creek Community Development District

12051 Corporate Boulevard, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

[www.blackburncreekcdd.com](http://www.blackburncreekcdd.com)

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The meeting of the Board of Supervisors for the **Blackburn Creek Community Development District** will be held **Wednesday, December 8, 2021 at 12:00 p.m.** located at **5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 790 562 990 #**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **General Business Matters**

1. Consideration of the Minutes of the November 10, 2021 Board of Supervisors' Meeting
2. Ratification of Payment Authorizations 165-168
3. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
- Audience Comments
- Supervisors Requests

### **Adjournment**



**BLACKBURN CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Consideration of the Minutes of the November  
10, 2021 Board of Supervisors' Meeting

**MINUTES OF MEETING**

**BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES  
Wednesday, November 10, 2021 at 12:00 p.m.  
5800 Lakewood Ranch Blvd., Sarasota, FL 34240**

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson	
Jerald Dell	Vice Chairperson	
David Trast	Assistant Secretary	
Kirk Fegley	Assistant Secretary	
Pete Williams	Assistant Secretary	(via phone)

Also Present via Speaker or in Person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC	
	(via phone)	
Ed Vogler	District Counsel- Vogler Ashton	(via phone)
Ryan Hoppe	District Engineer- Kimley-Horn	(via phone)
Bill Conerly	District Engineer- Kimley-Horn	(joined meeting in progress)
John Leinaweaver	Neal Communities	
Jim Schier	Neal Communities	
John McKay	Neal Communities	
Sandy Foster	Neal Communities	(joined at 12:11 p.m.)
Janice Snow	Neal Communities	(joined at 12:19 p.m.)

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Carvalho called to order at 12:01 p.m. the meeting of the Board of Supervisors of the Blackburn Creek Community Development District and proceeded with roll call. The persons in attendance are outlined above.

**Public Comment Period**

There were no public comments at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the October 11, 2021 Board of Supervisors' Meeting**

The Board reviewed the Minutes of the October 11, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Fegley seconded by Mr. Trast, with all in favor, the Board approved the Minutes of the October 11, 2021 Board of Supervisors' Meeting, as amended.

**Consideration of Resolution 2022-03, Revised Adopted Budget FY 2021**

Ms. Carvalho reviewed the Revised Adopted Budget FY 2021. She explained if any line items go over 10% of the budgeted amount the District is obligated to review and balance the budget.

The Board reviewed the Revised Adopted Budget for Fiscal Year 2021.

On MOTION by Mr. Williams, seconded by Mr. Johnson, with all in favor, the Board approved Resolution 2022-03, Revised Adopted Budget FY 2021.

**Review of Correspondence pertaining to the Blackburn Creek Water Utility Company**

Mr. Johnson provided an overview of the correspondence pertaining to the Blackburn Creek Water Utility Company. Ms. Hecht notified the Master Association Board that there was going to be a purchase transaction of the Blackburn Creek Water District in May or June 2022. Ms. Hecht has been sending emails to Board Members of the Association stating the responsibilities of the Blackburn Creek CDD. Mr. Johnson requested someone to create a document putting in writing exactly what the District is responsible for and what it is not responsible for so someone with an eighth-grade education can understand. He requested the document be created by January 1<sup>st</sup>, 2022 so the District can send it to the Master Association Board and Property Management Company of Grand Palms community also known as Blackburn Creek CDD.

Ms. Carvalho started the combined efforts of District Counsel and the District Engineer will create that document. District Counsel stated these are reasonably requested for people that want information and he explained the Community Development District has a fairly narrow role in this community. He stated there are a variety of documents that people have not reviewed but are important, which are the District Engineer's Report, the description of the Capital Improvement Program, the Bond Closing Documents, and other similar documents, and Assessment Report that have all been approved and closed and acted upon over many years. Those documents identify the roles and responsibilities of the Community Development District. Mr. Vogler explained that a budget is prepared and the District has a District Manager and the support of that organization. Those budgets

are prepared for each year. They are designed to fund the CDD responsibilities. The question related to non-CDD matters, it should be noted the primary ponds and Adventure Lake are not owned by Community Development District and they are not owned at this time by the Master Homeowners Association entity or any of the neighborhood entities. These are owned by a private Water Utility that was established for this project and those lakes and pieces of land are owned by a private party. The impact of transferring those lakes to a Master HOA is not going to have any impact on the CDD budget and the CDD responsibilities. It is beyond the scope of this meeting but upon reflection, most individuals will agree that the decision to acquire those assets is going to end up being a good one for the community. Mr. Johnson stated he is asking for a summarization for the Board and the Board of the HOA so they understand exactly what the CDD is responsible for. The trigger for this is the proposed transfer of assets.

Mr. Vogler stated this is complicated and it is not subject to creating a document that is crystal clear. There is no chance this can be summarized to an eighth-grade level. These exact questions have been raised in this District over the past couple of years. The District Engineer has attempted to create a drawing but because of the complexities of the easements and the plat dedications, District Counsel could not say that that drawing was accurate. The effort to create a crystal clear drawing was abandoned largely upon Mr. Vogler's advice because he does not think it lends itself to that level of clarity because of the number of layers involved in the analysis.

Mr. Vogler added it is very clear that the CDD maintains the stormwater pipes between the lakes that are owned by the private party. The CDD maintains the curbs and the gutters on the roadway system because those are part of the drainage system. Mr. Vogler was asked whether or not the maintenance of a drainage swale would be more likely included in the CDD Budget or more likely included in an HOA Budget and it was his belief then and now that a drainage swale that discharges water as part of a drainage system into a lake is essentially performing the same function as a pipe. Mr. Vogler noted he does not know about Alligator Creek, if it is a true creek it is probably jurisdictional and not subject to maintenance by the CDD but he does not know that and it is an engineering question and the Board could ask for more information on that.

Mr. Johnson stated the District Engineer tends to give verbal presentations and if Mr. Johnson asks a question there is no reference to it. He stated the District needs to formalize this somehow. He stated the District must provide something that states exactly what the District is responsible for. His request for a document outlining the District responsibility is still there for the District Engineer and District Counsel to put something together which is crystal clear and for any clarifying questions or concerns. Mr. Johnson offered to help in any way he can. Ms. Carvalho will work with District Counsel and District Engineer because they had a similar situation with another District in which they put together a memo and finalized it and put it as part of the record keeping for the District. It was sufficed enough to answer the questions at hand for that community.

A Board of Supervisor asked if the fees collected by the Water Utility Company would be turned over to the HOA. Ms. Carvalho said yes.

Another Board of Supervisor asked if Ms. Hecht's communications are consistent with what Mr. Vogler just said. Mr. Jonson stated they are confusing because she is using terms like "swale". After all, it is too broad of a term. It should not be her communicating

what the CDD is responsible for. No action was required by the Board. The Developer will follow-up with Ms. Hecht on this matter.

**Ratification of Payment Authorizations 162-164**

The Board reviewed Payment Authorizations 162–164. These are contractual obligations for the District.

On MOTION by Mr. Johnson, seconded by Mr. Williams, with all in favor, the Board ratified Payment Authorizations 162–164.

**Review of District Financial Statements**

The Board reviewed the District Financial Statements through October 31, 2021. Ms. Carvalho noted the Accountant is having issues with having financials turned around so if they are not able to have the latest previous month, the District Manager will have it released by Ms. Lane to everyone but what the Board will see on the agenda are the financials for the prior month.

Ms. Carvalho requested a motion from the Board to accept the District Financials as presented.

On MOTION by Mr. Fegley, seconded by Mr. Trast, with all in favor, the Board accepted the District Financial Statements.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No Report

**District Engineer** – No Report

**District Manager** – Ms. Carvalho noted the next meeting is scheduled for December 8, 2021 at 12:00 p.m. at this location.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

Mr. Johnson stated District Engineer informed him the Capital Phase should be done with permitting in December and he requested District Engineer to present an update in writing at that meeting for the Capital Improvement Plan for this District.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There was no additional business to discuss. Ms. Carvalho requested a motion to adjourn.

On MOTION by Mr. Johnson, seconded by Mr. Dell, with all in favor, the November 10, 2021 Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 12:25 p.m.

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

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Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations 165-168



# BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization 165-168

PA #	Description	Amount	Total
165	VGlobalTech		
		\$ 300.00	
		\$ 125.00	
			<b>\$425.00</b>
166	CA Florida Holdings		
		\$ 151.25	
			<b>\$151.25</b>
167	VGlobalTech		
		\$ 125.00	
			<b>\$125.00</b>
168	PFM Group Consulting		
		\$ 2,750.00	
	<b>Supervisor Fees - 11/10/2021 Meeting</b>		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>Vogler Ashton</b>		
		\$ 622.50	
			<b>\$4,372.50</b>
		<b>Total</b>	<b>\$5,073.75</b>

## Amanda Lane

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**From:** Kevin Johnson <johnsonkmrj@gmail.com>  
**Sent:** Saturday, October 30, 2021 9:45 AM  
**To:** Amanda Lane  
**Subject:** Re: Blackburn Creek - PA 165 - review and approval to pay requested

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Amanda,  
You are hereby authorized to pay Payment Authorization #165 for Blackburn Creek CDD.  
regards  
Kevin Johnson

On Sat, Oct 30, 2021 at 9:36 AM Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)> wrote:

Kevin,

Please see attached for Payment Authorization(s) #165 for Blackburn Creek. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

Amanda Lane

Assistant Chief District Accountant

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PFM Group Consulting LLC

[LaneA@pfm.com](mailto:LaneA@pfm.com) | web [pfm.com](http://pfm.com)

phone 407.723.5900 (direct phone 407.723.5925) | fax 407.723.5901

3501 Quadrangle Blvd., Ste. 270 | Orlando, FL 32817

(New address as of July 29, 2021)

**BLACKBURN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 165**

10/29/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
<b>1</b>	<b>VGlobalTech</b>			
	Quarter 3 ADA Audit	3144	\$ 300.00	FY 2021
	October Website Maintenance	3207	\$ 125.00	FY 2022

<b>TOTAL</b>	<b>\$ 425.00</b>
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300.00	FY 2021
125.00	FY 2022

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Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Amanda Lane

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**From:** Kevin Johnson <johnsonkmrj@gmail.com>  
**Sent:** Friday, November 5, 2021 5:14 PM  
**To:** Amanda Lane  
**Subject:** Re: Blackburn Creek - PA 166 - review and approval to pay requested

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**ALERT:** This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Amanda,  
You are hereby authorized to pay Payment Authorization #166 for Blackburn Creek CDD.  
regards  
Kevin Johnson

On Fri, Nov 5, 2021 at 4:49 PM Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)> wrote:

Kevin,

Please see attached for Payment Authorization(s) #166 for Blackburn Creek. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

Amanda Lane

Assistant Chief District Accountant

PFM Group Consulting LLC

[LaneA@pfm.com](mailto:LaneA@pfm.com) | web [pfm.com](http://pfm.com)

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**BLACKBURN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 166**

11/5/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
1	<b>CA Florida Holdings</b> Legal Advertising on 10/06/2021 ; Ad: 6303851	4157287	\$ 151.25	FY 2022

<b>TOTAL</b>	<b>\$ 151.25</b>
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-	FY 2021
151.25	FY 2022

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

\_\_\_\_\_  
Chairman / Vice Chairman

## Amanda Lane

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**From:** Kevin Johnson <johnsonkmrj@gmail.com>  
**Sent:** Friday, November 12, 2021 11:10 AM  
**To:** Amanda Lane  
**Subject:** Re: Blackburn Creek - PA 167 - review and approval to pay requested

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Amanda,  
You are hereby authorized to pay Payment Authorization #167 for Blackburn Creek CDD.  
regards  
Kevin Johnson

On Fri, Nov 12, 2021 at 10:11 AM Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)> wrote:

Kevin,

Please see attached for Payment Authorization(s) #167 for Blackburn Creek. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

**PLEASE NOTE THAT I WILL BE OUT OF THE OFFICE BEGINNING MONDAY, NOVEMBER 22, 2021, AND WILL RETURN TO THE OFFICE ON MONDAY, NOVEMBER 29, 2021.**

Amanda Lane

Assistant Chief District Accountant

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**BLACKBURN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 167**

11/12/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
1	<b>VGlobalTech</b> November Website Maintenance	3284	\$ 125.00	FY 2022

<b>TOTAL</b>	<b>\$ 125.00</b>
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-	FY 2021
125.00	FY 2022

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

\_\_\_\_\_  
Chairman / Vice Chairman

## Amanda Lane

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**From:** Kevin Johnson <johnsonkmrj@gmail.com>  
**Sent:** Friday, November 19, 2021 4:10 PM  
**To:** Amanda Lane  
**Subject:** Re: Blackburn Creek - PA 168 - review and approval to pay requested

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**ALERT:** This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Amanda,  
You are hereby authorized to pay Payment Authorization #168 for Blackburn Creek CDD.  
regards  
Kevin Johnson

On Fri, Nov 19, 2021 at 2:23 PM Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)> wrote:

Kevin,

Please see attached for Payment Authorization(s) #168 for Blackburn Creek. Please provide authorization to pay (via email or signed cover sheet). If you have any questions, please let me know.

**PLEASE NOTE THAT I WILL BE OUT OF THE OFFICE BEGINNING MONDAY, NOVEMBER 22, 2021, AND WILL RETURN TO THE OFFICE ON MONDAY, NOVEMBER 29, 2021.**

Amanda Lane

Assistant Chief District Accountant

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**BLACKBURN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 168**

11/19/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
<b>1</b>	<b>PFM Group Consulting</b>			
	DM Fee: November 2021	DM-11-2021-05	\$ 2,750.00	FY 2022
<b>2</b>	<b>Supervisor Fees - 11/10/2021 Meeting</b>			
	David Trast	--	\$ 200.00	FY 2022
	Pete Williams	--	\$ 200.00	FY 2022
	Kirk Fegley	--	\$ 200.00	FY 2022
	Kevin Johnson	--	\$ 200.00	FY 2022
	Jerald Dell	--	\$ 200.00	FY 2022
<b>3</b>	<b>Vogler Ashton</b>			
	General Counsel Through 10/31/2021	7291	\$ 622.50	FY 2022

<b>TOTAL</b>	<b>\$ 4,372.50</b>
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-	FY 2021
4,372.50	FY 2022

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

\_\_\_\_\_  
Chairman / Vice Chairman

**BLACKBURN CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Blackburn Creek CDD**  
Statement of Financial Position  
As of 10/31/2021

	General Fund	Debt Service Fund	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013A	Capital Projects Fund - 2015A	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$114,571.63								\$114,571.63
Debt Service Reserve 2013A Bond		\$175,000.21							175,000.21
Debt Service Reserve 2019A Bond		91,809.05							91,809.05
Revenue 2013A Bond		256,075.25							256,075.25
Revenue 2019A Bond		185,121.86							185,121.86
Interest A1 Bond		0.06							0.06
Interest 2019A1 Bond		0.03							0.03
Interest 2019A2 Bond		0.02							0.02
Prepayment 2013A Bond		64,877.41							64,877.41
Sinking Fund 2013A Bond		0.04							0.04
Sinking Fund 2019A1 Bond		0.02							0.02
Sinking Fund 2019A2 Bond		0.01							0.01
Debt Service Reserve 2015A1 Bond			\$229,812.50						229,812.50
Debt Service Reserve 2015A2 Bond			82,343.75						82,343.75
Revenue 2015A Bond			217,510.74						217,510.74
Interest 2015A1 Bond			0.03						0.03
Interest 2015A2 Bond			0.01						0.01
Prepayment 2015A1 Bond			20,219.10						20,219.10
Prepayment 2015A2 Bond			3,650.48						3,650.48
Sinking Fund 2015A1 Bond			0.01						0.01
Revenue 2018A Bond				\$563,964.42					563,964.42
Interest 2018A1 Bond				0.11					0.11
Sinking Fund 2018A1 Fund				0.06					0.06
Prepayment 2018A1 Bond				112,409.38					112,409.38
Debt Service Reserve 2018A1 Bond				242,718.58					242,718.58
Sinking Fund 2018A2 Bond				0.01					0.01
Prepayment 2018A2 Bond				37,859.07					37,859.07
Acquisition/Construction 2019A Bond					\$397,423.54				397,423.54
Acquisition/Construction 2015A Bond						\$140,748.33			140,748.33
Acquisition/Construction 2018A Bond							\$149,356.37		149,356.37
<b>Total Current Assets</b>	<b>\$114,571.63</b>	<b>\$772,883.96</b>	<b>\$553,536.62</b>	<b>\$956,951.63</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$0.00</b>	<b>\$3,085,472.08</b>

**Blackburn Creek CDD**  
Statement of Financial Position  
As of 10/31/2021

	General Fund	Debt Service Fund	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013A	Capital Projects Fund - 2015A	Capital Projects Fund - 2018	Long Term Debt Group	Total
<b>Investments</b>									
Amount Available in Debt Service Funds								\$2,283,372.21	\$2,283,372.21
Amount To Be Provided								21,260,627.79	21,260,627.79
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,544,000.00	\$23,544,000.00
<b>Total Assets</b>	<b>\$114,571.63</b>	<b>\$772,883.96</b>	<b>\$553,536.62</b>	<b>\$956,951.63</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$23,544,000.00</b>	<b>\$26,629,472.08</b>
<b>Liabilities and Net Assets</b>									
<b>Current Liabilities</b>									
Accounts Payable	\$425.00								\$425.00
Total Current Liabilities	\$425.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00
<b>Long Term Liabilities</b>									
Revenue Bonds Payable - Long-Term								\$23,544,000.00	\$23,544,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,544,000.00	\$23,544,000.00
<b>Total Liabilities</b>	<b>\$425.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$23,544,000.00</b>	<b>\$23,544,425.00</b>
<b>Net Assets</b>									
Net Assets, Unrestricted	\$144,853.43								\$144,853.43
Current Year Net Assets - General Government	(30,706.80)								(30,706.80)
Net Assets, Unrestricted		\$717,632.75							717,632.75
Current Year Net Assets, Unrestricted		55,251.21							55,251.21
Net Assets, Unrestricted			\$549,004.07						549,004.07
Current Year Net Assets, Unrestricted			4,532.55						4,532.55
Net Assets, Unrestricted				\$860,738.07					860,738.07
Current Year Net Assets, Unrestricted				96,213.56					96,213.56
Net Assets, Unrestricted					\$397,423.54				397,423.54
Current Year Net Assets, Unrestricted					0.00				0.00
Net Assets, Unrestricted						\$140,748.33			140,748.33
Current Year Net Assets, Unrestricted						0.00			0.00
Net Assets, Unrestricted							\$149,356.37		149,356.37
Current Year Net Assets, Unrestricted							0.00		0.00
<b>Total Net Assets</b>	<b>\$114,146.63</b>	<b>\$772,883.96</b>	<b>\$553,536.62</b>	<b>\$956,951.63</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$0.00</b>	<b>\$3,085,047.08</b>
<b>Total Liabilities and Net Assets</b>	<b>\$114,571.63</b>	<b>\$772,883.96</b>	<b>\$553,536.62</b>	<b>\$956,951.63</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$23,544,000.00</b>	<b>\$26,629,472.08</b>

**Blackburn Creek CDD**  
**Statement of Activities**  
As of 10/31/2021

	General Fund	Debt Service Fund	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013A	Capital Projects Fund - 2015A	Capital Project Fund - 2018	Long Term Debt Group	Total
<b>Revenues</b>									
Off-Roll Assessments		\$53,540.55							\$53,540.55
Inter-Fund Group Transfers In		1,710.66							1,710.66
Off-Roll Assessments			\$6,243.21						6,243.21
Inter-Fund Group Transfers In			(1,710.66)						(1,710.66)
Off-Roll Assessments				\$73,576.30					73,576.30
Other Assessments				22,637.26					22,637.26
<b>Total Revenues</b>	<b>\$0.00</b>	<b>\$55,251.21</b>	<b>\$4,532.55</b>	<b>\$96,213.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$155,997.32</b>
<b>Expenses</b>									
Supervisor Fees	\$1,000.00								\$1,000.00
Public Officials' Insurance	2,633.00								2,633.00
Trustee Services	5,220.80								5,220.80
Management	2,750.00								2,750.00
Assessment Administration	15,000.00								15,000.00
Web Site Maintenance	125.00								125.00
Dues, Licenses, and Fees	175.00								175.00
General Insurance	3,803.00								3,803.00
<b>Total Expenses</b>	<b>\$30,706.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30,706.80</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>									
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Change In Net Assets</b>	<b>(\$30,706.80)</b>	<b>\$55,251.21</b>	<b>\$4,532.55</b>	<b>\$96,213.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125,290.52</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$144,853.43</b>	<b>\$717,632.75</b>	<b>\$549,004.07</b>	<b>\$860,738.07</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$0.00</b>	<b>\$2,959,756.56</b>
<b>Net Assets At End Of Year</b>	<b>\$114,146.63</b>	<b>\$772,883.96</b>	<b>\$553,536.62</b>	<b>\$956,951.63</b>	<b>\$397,423.54</b>	<b>\$140,748.33</b>	<b>\$149,356.37</b>	<b>\$0.00</b>	<b>\$3,085,047.08</b>

**Blackburn Creek CDD**  
 Budget to Actual  
 For the Month Ending 10/31/2021

	Year To Date			FY 2022 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ -	\$ 12,062.92	\$ (12,062.92)	\$ 144,755.00
Carry Forward Revenue	144,853.43	9,255.50	135,597.93	111,065.97
<b>Net Revenues</b>	<b>\$ 144,853.43</b>	<b>\$ 21,318.42</b>	<b>\$ 123,535.01</b>	<b>\$ 255,820.97</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 12,000.00
Public Officials' Insurance	2,633.00	216.67	2,416.33	2,600.00
Trustee Services	5,220.80	1,333.33	3,887.47	16,000.00
Management	2,750.00	2,750.00	-	33,000.00
Engineering	-	833.33	(833.33)	10,000.00
Dissemination Agent	-	1,250.00	(1,250.00)	15,000.00
District Counsel	-	1,666.67	(1,666.67)	20,000.00
Assessment Administration	15,000.00	1,250.00	13,750.00	15,000.00
Reamortization Schedules	-	83.33	(83.33)	1,000.00
Audit	-	375.00	(375.00)	4,500.00
Arbitrage Calculation	-	83.33	(83.33)	1,000.00
Postage & Shipping	-	37.50	(37.50)	450.00
Legal Advertising	-	291.67	(291.67)	3,500.00
Bank Fees	-	20.83	(20.83)	250.00
Miscellaneous	-	16.68	(16.68)	200.00
Office Supplies	-	20.83	(20.83)	250.00
Web Site Maintenance	125.00	225.00	(100.00)	2,700.00
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00
Stormwater Management	-	6,691.35	(6,691.35)	80,296.18
General Insurance	3,803.00	312.92	3,490.08	3,755.00
General Repair & Maintenance	-	156.25	(156.25)	1,875.00
Hardscape Maintenance	-	2,689.15	(2,689.15)	32,269.79
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 30,706.80</b>	<b>\$ 21,318.42</b>	<b>\$ 9,388.38</b>	<b>\$ 255,820.97</b>
<b>Total Expenses</b>	<b>\$ 30,706.80</b>	<b>\$ 21,318.42</b>	<b>\$ 9,388.38</b>	<b>\$ 255,820.97</b>
<b>Income (Loss) from Operations</b>	<b>\$ 114,146.63</b>	<b>\$ -</b>	<b>\$ 114,146.63</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 114,146.63</b>	<b>\$ -</b>	<b>\$ 114,146.63</b>	<b>\$ -</b>