

Blackburn Creek Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

www.blackburncreekcdd.com

The meeting of the Board of Supervisors for the **Blackburn Creek Community Development District** will be held **Wednesday, December 14, 2022, 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: 792 560 599 #

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]*
 1. Administer Oath of Office to Newly Elected Supervisors
 2. Consideration of Resolution 2023-01, Election of Officers

General Business Matters

3. Consideration of the Minutes of the November 9, 2022, Board of Supervisors' Meeting
4. Update of Stormwater Structures Piping Inspection
5. Update of Capital Projects Turnover and Completion Status
6. Ratification of Requisitions 2015-91, 2018-126, 2019-109, 2019-110, 2019-111
7. Ratification of Payment Authorization 186-187
8. 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**

Oath of Office

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing oath was administered before me this ___ day of _____, 2022, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of The Blackburn Creek Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Resolution 2023-01,
Election of Officers

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY of December, 2022

ATTEST:

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Minutes of the November 9, 2022
Board of Supervisors' Meeting

MINUTES OF MEETING

**BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES**

**Wednesday, November 9, 2022, at 11:30 a.m.
5800 Lakewood Ranch Blvd., Sarasota, FL 34240**

Board Members Present via Speaker or in Person:

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

Also Present via Speaker or in Person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	(via phone)
Venessa Ripoll	District Manager- PFM Group Consulting LLC	(via phone)
Jorge Jimenez	ADM- PFM Group Consulting LLC	(via phone)
Rick Montejano	Accountant - PFM Group Consulting LLC	(via phone)
Bill Conerly	District Engineer- Kimley-Horn	(via phone)
Pam Curran	Developer	
Ed Vogler	Vogler Ashton, PLLC	(via phone)
John Blakley	Audience Member	
John McKay	Audience Member	
Jen Villareal		
David Gomez		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Blackburn Creek CDD was called to order at 11:32 a.m. by Mr. Williams and he proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of the
October 12, 2022, Board of Supervisors'
Meeting**

The Board reviewed Minutes of the October 12, 2022, Board of Supervisors' Meeting. There was a minor change suggested to the minutes concerning District Counsel.

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board approved the Minutes of the October 12, 2022, Board of Supervisors' Meeting as amended.

Update of Stormwater Structures Piping Inspection

Mr. Gomez let the Board know that the company in charge of the storm TV inspections Sewer Viewer have been hard to reach since they are based out of Fort Myers, but they continue to follow up with them. The Board requested a schedule once the company had been contacted.

Discussing pertaining to the Transfer of Infrastructure to the HOA

Mr. Williams reviewed the email sent from District Counsel to Ms. Carvalho concerning public infrastructure improvement. He also expressed that publicly funded infrastructure cannot be transferred to a private entity. Mr. Vogler expressed that he was only aware of this item when presented with the agenda. Further clarification will be needed.

Update of Capital Projects Turnover and Completion Status

Mr. Gomez stated that they are working on the final reimbursements for the remaining 3 bond issuances and will be preparing for the final close out soon within the week. It was requested that this information be circulated to Mr. Johnson.

Ratification of Payment Authorization 185

Ms. Carvalho requested a motion to ratify payment authorization 185.

ON MOTION by Mr. Williams seconded by Mr. Fegley, with all in favor, the Board ratified Payment Authorization 185.

Review of District Financial Statements

The Board reviewed the Financial Statements.

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board approved the District Financial Statements.

THIRD ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for December 14, 2022. She suggested to the Board that they change the time that the Board meets for meetings from 11:30 a.m. to 12:00 p.m.

ON MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board approved changing the time of the meetings from 11:30 a.m. to 12:00 p.m.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Williams mentioned that there were 3 seats up for election and each candidate ran unopposed. Jerald Dell will assume seat 2, Kevin Johnson will assume Seat 3, and Paul Fisher will assume Seat 4. They will be eligible to apply for quorum as of November 22, 2022. There was discussion concerning the irrigation pump and Blackburn Water Conservation. This item was not a CDD matter. No action was necessary on behalf of the CDD.

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. Trast, with all in favor, the November 9, 2022, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 11:47 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Stormwater Structures Piping Inspection

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Capital Projects Turnover
and Completion Status

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Requisitions 2015-91, 2018-126,
2019-110, 2019-111

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2015 CAPITAL IMPROVEMENT PLAN

The undersigned, an Authorized Officer of Blackburn Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2013 (the "Master Indenture"), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of October 1, 2015 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: **2015-91**
- (B) Name of Payee: **Neal Communities of Southwest Florida
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240**
- (C) Amount Payable: **Balance of the Construction Account not
to exceed \$400,349.95**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Payment for Services Related to the Professional Fees, Design and Permitting as identified in the Supplemental Engineer's Report for the 2nd Bond Issuance for the Blackburn Creek Community Development District.

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2015 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2015 Capital Improvement Plan and represents a Cost of the 2015 Capital Improvement Plan, and has not previously been paid] OR [the requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it shall be signed by the Consulting Engineers certifying approval of this requisition and that this disbursement is for a Cost of the Series 2015 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2015 Project with respect to which such disbursement is being made; and (ii) the report of the Consulting Engineer attached as an Exhibit A to the First

Blackburn Creek Community Development District

Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Authorized Officer

Blackburn Creek Community Development District

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, or for payment of capitalized interest, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2015 Capital Improvement Plan, which Cost does not exceed the amount specified for the category of improvement as set forth on Exhibit D to the Second Supplemental Indenture, and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding 2015 Capital Improvement Plan segment and portion of the 2015 Capital Improvement Plan with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Second Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

William E. Conerly

Consulting Engineer

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2018 CAPITAL IMPROVEMENT PLAN

The undersigned, an Authorized Officer of Blackburn Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2013 (the "Master Indenture"), as amended and supplemented by the Third Supplemental Trust Indenture from the District to the Trustee, dated as of March 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: **2018-126**
- (B) Name of Payee: **Neal Communities of Southwest Florida
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240**
- (C) Amount Payable: **Balance of the construction account not to exceed \$461,695.52**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Payment for Services Related to the Professional Fees, Design and Permitting as identified in the Supplemental Engineer's Report for the 3rd Bond Issuance for the Blackburn Creek Community Development District.

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Capital Improvement Plan and represents a Cost of the 2018 Capital Improvement Plan, and has not previously been paid] OR [the requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it shall be signed by the Consulting Engineers certifying approval of this requisition and that this disbursement is for a Cost of the Series 2018 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2018 Project with respect to which such disbursement is being made; and (ii) the report of the Consulting Engineer attached as an Exhibit A to the First

Blackburn Creek Community Development District

Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Authorized Officer

Blackburn Creek Community Development District

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, or for payment of capitalized interest, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Capital Improvement Plan, which Cost does not exceed the amount specified for the category of improvement as set forth on Exhibit D to the Third Supplemental Indenture, and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding 2018 Capital Improvement Plan segment and portion of the 2018 Capital Improvement Plan with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

William E. Conerly

Consulting Engineer

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2019 CAPITAL IMPROVEMENT PLAN

The undersigned, an Authorized Officer of Blackburn Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2013 (the "Master Indenture"), as amended and supplemented by the Fourth Supplemental Trust Indenture from the District to the Trustee, dated as of February 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: **2019-109**
- (B) Name of Payee: **Neal Communities of Southwest Florida
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240**
- (C) Amount Payable: **\$177,631.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Payment for Services Related to the Professional Fees, Design and Permitting as identified in the Supplemental Engineer's Report for the 4th Bond Issuance for the Blackburn Creek Community Development District.

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2019 Capital Improvement Plan and represents a Cost of the 2019 Capital Improvement Plan, and has not previously been paid] OR [the requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it shall be signed by the Consulting Engineers certifying approval of this requisition and that this disbursement is for a Cost of the Series 2019 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (ii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Blackburn Creek Community Development District

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Authorized Officer

Blackburn Creek Community Development District

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, or for payment of capitalized interest, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2019 Capital Improvement Plan, which Cost does not exceed the amount specified for the category of improvement as set forth on Exhibit D to the Fourth Supplemental Indenture, and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding 2019 Capital Improvement Plan segment and portion of the 2019 Capital Improvement Plan with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Fourth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

William E. Conerly

Consulting Engineer

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2019 CAPITAL IMPROVEMENT PLAN

The undersigned, an Authorized Officer of Blackburn Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2013 (the "Master Indenture"), as amended and supplemented by the Fourth Supplemental Trust Indenture from the District to the Trustee, dated as of February 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: **2019-110**
- (B) Name of Payee: **Kimley-Horn & Associates, Inc.
1777 Main Street, Suite 200
Sarasota, FL 34236**
- (C) Amount Payable: **\$8,379.60**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

**Payment of District Engineering Services related to the Bond
Financed District Improvements. See attached invoice for detail.**

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2019 Capital Improvement Plan and represents a Cost of the 2019 Capital Improvement Plan, and has not previously been paid] OR [the requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it shall be signed by the Consulting Engineers certifying approval of this requisition and that this disbursement is for a Cost of the Series 2019 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (ii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Blackburn Creek Community Development District

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Authorized Officer

Blackburn Creek Community Development District

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, or for payment of capitalized interest, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2019 Capital Improvement Plan, which Cost does not exceed the amount specified for the category of improvement as set forth on Exhibit D to the Fourth Supplemental Indenture, and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding 2019 Capital Improvement Plan segment and portion of the 2019 Capital Improvement Plan with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Fourth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

William E. Conerly

Consulting Engineer

Please remit payment electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
 Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163
 Account Number: 2073089159554
 ABA#: 121000248

If paying by check, please remit to:

KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 932520
 ATLANTA, GA 31193-2520

BLACKBURN CREEK COMMUNITY DEVELOP. DIST.
 ATTN: KEVIN JOHNSON
 3501 QUADRANGLE BLVD.
 SUITE 270
 ORLANDO, FL 32817

Invoice No: 22060959
 Invoice Date: Jul 31, 2022
 Invoice Amount: \$8,379.60
 Project No: 148167000.2
 Project Name: BLACKBURN CR CDD DIST ENG
 Project Manager: CONERLY, BILL

Federal Tax Id: 56-0885615
 For Services Rendered through Jul 31, 2022

Client Reference: CONSTRUCTION FUND

HOURLY

Description	Current Amount Due
SERVICES RENDERED	8,379.60
Total HOURLY	8,379.60

Total Invoice: \$8,379.60

DESCRIPTION OF SERVICES:

- Process Requisitions 2019-101 thru 2019-105.
- Research Capital Projects Information for additional Requisitions.
- Process, research, Prepare and Submit ERP Certifications.
- Confirmation of O&M Entity for all Grand Palm ERPs, all Phases.

BLACKBURN CREEK COMMUNITY DEVELOP. DIST.
 ATTN: KEVIN JOHNSON
 3501 QUADRANGLE BLVD.
 SUITE 270
 ORLANDO, FL 32817

Invoice No: 22060959
 Invoice Date: Jul 31, 2022
 Project No: 148167000.2
 Project Name: BLACKBURN CR CDD DIST
 ENG
 Project Manager: CONERLY, BILL

HOURLY

Group	Description	Hrs/Qty	Rate	Current Amount Due
LABOR	ANALYST	4.0	125.60	502.38
	PROFESSIONAL	1.5	140.42	210.63
		3.5	158.24	553.83
	SENIOR PROFESSIONAL I	22.5	286.08	6,436.71
	TECHNICAL SUPPORT	0.5	107.10	53.55
		2.0	71.40	142.80
TOTAL LABOR		34.0		7,899.90
EXPENSES	PERMITTING FEES			65.00
	OFFICE EXPENSE			414.70
TOTAL EXPENSES				479.70
TOTAL LABOR AND EXPENSE DETAIL				8,379.60

This page is for informational purposes only. Please pay amount shown on cover page.



Sarasota County Government

North County Office : 1001 Sarasota Center Blvd, Sarasota FL 34240
South County Office : 4000 S.Tamiami Trail, Venice FL 34293

Payment - Receipt

Receipt

Receipt No.: 1860983

Payment Date: Jun 29, 2022 10:14:43

Payer Information

Company/Facility Name: Kimley-Horn and Associates, Inc.
Payment Made By: Ryan Hoppe
1777 Main Street, Suite 200 Sarasota FL 34236
Phone No.: 941-379-7600

Payment Method: American Express
Payment Received: 65.00
Amount Applied: 65.00

Comments: Transaction CardType: AMERICAN EXPRESS Approval Code: 127189 Status: 1
Response Reason Code: 1 Response Reason Text: Transaction has been approved
OID: 7911494973 Name: ryan.hoppe@kimley-horn.com

Permit Information

Permit #	Permit Type	Address
18 145354 00 DS	Development Submittal	0 N River Rd
Fee Description	Internal Ref. No.	Amount
LDS - Re-Inspection Fee	1158852	65.00
Total		65.00

65.00

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2019 CAPITAL IMPROVEMENT PLAN

The undersigned, an Authorized Officer of Blackburn Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2013 (the "Master Indenture"), as amended and supplemented by the Fourth Supplemental Trust Indenture from the District to the Trustee, dated as of February 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: **2019-111**
- (B) Name of Payee: **Kimley-Horn & Associates, Inc.
1777 Main Street, Suite 200
Sarasota, FL 34236**
- (C) Amount Payable: **\$5,635.88**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

**Payment of District Engineering Services related to the Bond
Financed District Improvements. See attached invoice for detail.**

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2019 Capital Improvement Plan and represents a Cost of the 2019 Capital Improvement Plan, and has not previously been paid] OR [the requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it shall be signed by the Consulting Engineers certifying approval of this requisition and that this disbursement is for a Cost of the Series 2019 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (ii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Blackburn Creek Community Development District

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

Blackburn Creek Community Development District

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

if this requisition is for a disbursement from other than Costs of Issuance, or for payment of capitalized interest, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2019 Capital Improvement Plan, which Cost does not exceed the amount specified for the category of improvement as set forth on Exhibit D to the Fourth Supplemental Indenture, and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding 2019 Capital Improvement Plan segment and portion of the 2019 Capital Improvement Plan with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Fourth Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

William E. Conerly

Consulting Engineer

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163 Account Number: 2073089159554 ABA#: 121000248</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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BLACKBURN CREEK COMMUNITY DEVELOP. DIST.
 ATTN: KEVIN JOHNSON
 3501 QUADRANGLE BLVD.
 SUITE 270
 ORLANDO, FL 32817

Invoice No: 2260710
 Invoice Date: Sep 30, 2022
 Invoice Amount: \$5,635.88
 Project No: 148167000.2
 Project Name: BLACKBURN CR CDD DIST ENG
 Project Manager: CONERLY, BILL
 Client Reference: CONSTRUCTION FUND

Federal Tax Id: 56-0885615
 For Services Rendered through Sep 30, 2022

HOURLY

Description	Current Amount Due
SERVICES RENDERED	5,635.88
Total HOURLY	5,635.88

Total Invoice: \$5,635.88

Description of Services Performed:

- Prepare for and attend meeting
- Conduct review of River Road Construction
- Review and reconcile reimbursable cost for capital funds

BLACKBURN CREEK COMMUNITY DEVELOP. DIST.
 ATTN: KEVIN JOHNSON
 3501 QUADRANGLE BLVD.
 SUITE 270
 ORLANDO, FL 32817

Invoice No: 2260710
 Invoice Date: Sep 30, 2022
 Project No: 148167000.2
 Project Name: BLACKBURN CR CDD DIST
 ENG
 Project Manager: CONERLY, BILL

HOURLY

Group	Description	Hrs/Qty	Rate	Current Amount Due
LABOR	PROFESSIONAL	3.5	140.42	491.47
	SENIOR PROFESSIONAL I	17.0	286.08	4,863.29
TOTAL LABOR		20.5		5,354.76
EXPENSES	OFFICE EXPENSE			281.12
TOTAL EXPENSES				281.12
TOTAL LABOR AND EXPENSE DETAIL				5,635.88

This page is for informational purposes only. Please pay amount shown on cover page.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Payment Authorizations 186-187

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 186-187

PA #	Description	Amount	Total
186	CA Florida Holdings	\$211.75	
	VGlobalTech	\$435.00	
	Volger Ashton	\$88.00	
			\$734.75
187			
	CA Florida Holdings	\$156.75	
	PFM Financial Advisors	\$1,375.00	
	Supervisor Fees		
	David Trast	\$ 200.00	
	Pete Williams	\$ 200.00	
	Kirk Fegley	\$ 200.00	
	Kevin Johnson	\$ 200.00	
	Jerald Dell	\$ 200.00	
			\$2,531.75
		Total	\$3,266.50

Rick Montejano

From: Kevin Johnson <johnsonkmrj@gmail.com>
Sent: Wednesday, November 2, 2022 7:27 AM
To: Rick Montejano
Subject: Re: PA 186

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rick,
Approved for payment for the attached Payment Authorization #186.
regards
KJ

On Tue, Nov 1, 2022 at 11:06 PM Rick Montejano <montejanor@pfm.com> wrote:

Hi Kevin –

Attached is the latest payment authorization to look over for approval.

Thanks,

Rick Montejano

District Accountant

PFM Group Consulting LLC

407.723.5900 ext. 5951

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

MontejanoR@pfm.com

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 186

11/1/2022

Item No.	Payee	Invoice No.	GF
1	CA Florida Holdings Blackburn Creek - 09/7/2022	4923759	\$ 211.75
2	VGlobalTech ADA Quarterly Audit (Jul-Sep) Website Maintenance - Oct 2022	4328 4401	\$ 300.00 \$ 135.00
3	Vogler Ashton District Counsel Through 9/28/2022	354	\$ 88.00
		SUBTOTAL	\$ 734.75
		TOTAL	\$ 734.75

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <johnsonkmrj@gmail.com>
Sent: Friday, November 18, 2022 11:45 AM
To: Rick Montejano
Subject: Re: PA 187

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

Rick,
Approved for payment for the attached Payment Authorization #187.
regards
Kevin

On Fri, Nov 18, 2022 at 10:37 AM Rick Montejano <montejanor@pfm.com> wrote:

Hi Kevin –

Please review the latest payment authorization for approval of funds to be processed.

Thanks,

Rick Montejano

District Accountant

PFM Group Consulting LLC

407.723.5900 ext. 5951

[3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817](#)

MontejanoR@pfm.com

--

Kevin Johnson

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 187

11/18/2022

Item No.	Payee	Invoice No.	GF
1	CA Florida Holdings Blackburn Creek - 10/5/2022	5014566	\$ 156.75
2	PFM Financial Advisors Re-amortization Services ; S2018A1 Re-amortization Services ; S2013A, S2015A1, S20	122319 122353	\$ 625.00 \$ 750.00
3	Supervisor Fees - 11/09/2022 Meeting David Trast Pete Williams Kirk Fegley Kevin Johnson Jerald Dell	2022.11.09 2022.11.09 2022.11.09 2022.11.09 2022.11.09	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
SUBTOTAL			\$ 2,531.75
TOTAL			\$ 2,531.75

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Financial Statements

Blackburn Creek CDD
Statement of Financial Position
As of 10/31/2022

	General Fund	Debt Service Fund 2013 & 2019*	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$14,104.22								\$14,104.22
Money Market Account	68,672.00								68,672.00
Prepaid Expenses	5,220.80								5,220.80
3 MO CD	35,916.80								35,916.80
Debt Service Reserve 2013A Bond		\$171,575.00							171,575.00
Debt Service Reserve 2019A Bond		91,809.05							91,809.05
Revenue 2013A Bond		247,563.67							247,563.67
Revenue 2019A Bond		183,235.38							183,235.38
Interest 2013A Bond		0.12							0.12
Interest 2019A1 Bond		0.03							0.03
Interest 2019A2 Bond		0.02							0.02
Prepayment 2013A Bond		15,494.21							15,494.21
Sinking Fund 2013A Bond		0.09							0.09
Sinking Fund 2019A1 Bond		0.02							0.02
Sinking Fund 2019A2 Bond		0.01							0.01
Prepayment 2019A1 Bond		12,237.43							12,237.43
Prepayment 2019A2 Bond		5,389.57							5,389.57
Debt Service Reserve 2015A1 Bond			\$228,000.00						228,000.00
Debt Service Reserve 2015A2 Bond			82,343.75						82,343.75
Revenue 2015A Bond			244,821.90						244,821.90
Interest 2015A1 Bond			0.03						0.03
Interest 2015A2 Bond			0.01						0.01
Prepayment 2015A1 Bond			2,117.03						2,117.03
Prepayment 2015A2 Bond			13,416.74						13,416.74
Sinking Fund 2015A1 Bond			0.02						0.02
Sinking Fund 2015A2 Bond			0.01						0.01
Revenue 2018A Bond				\$508,040.40					508,040.40
Interest 2018A1 Bond				0.11					0.11
Sinking Fund 2018A1 Fund				0.06					0.06
Prepayment 2018A1 Bond				69,264.79					69,264.79
Debt Service Reserve 2018A1 Bond				242,730.72					242,730.72
Sinking Fund 2018A2 Bond				0.01					0.01
Prepayment 2018A2 Bond				12,996.51					12,996.51
Acquisition/Construction 2019 Bond					\$347,807.18				347,807.18
Acquisition/Construction 2015 Bond						\$138,536.72			138,536.72
Acquisition/Construction 2018 Bond						\$143,303.57			143,303.57
Total Current Assets	\$123,913.82	\$727,304.60	\$570,699.49	\$833,032.60	\$347,807.18	\$138,536.72	\$143,303.57	\$0.00	\$2,884,597.98

Blackburn Creek CDD
Statement of Financial Position
As of 10/31/2022

	General Fund	Debt Service Fund 2013 & 2019*	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
Investments									
Amount Available in Debt Service Funds								\$2,021,266.52	\$2,021,266.52
Amount To Be Provided								20,802,733.48	20,802,733.48
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,824,000.00	\$22,824,000.00
Total Assets	\$123,913.82	\$727,304.60	\$570,699.49	\$833,032.60	\$347,807.18	\$138,536.72	\$143,303.57	\$22,824,000.00	\$25,708,597.98
Liabilities and Net Assets									
Current Liabilities									
Accounts Payable	\$599.75								\$599.75
Total Current Liabilities	\$599.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$599.75
Long Term Liabilities									
Revenue Bonds Payable - Long-Term								\$22,824,000.00	\$22,824,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,824,000.00	\$22,824,000.00
Total Liabilities	\$599.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,824,000.00	\$22,824,599.75
Net Assets									
Net Assets, Unrestricted	\$143,308.86								\$143,308.86
Current Year Net Assets, Unrestricted	(19,994.79)								(19,994.79)
Net Assets, Unrestricted		\$685,938.30							685,938.30
Current Year Net Assets, Unrestricted		41,366.30							41,366.30
Net Assets, Unrestricted			\$564,456.28						564,456.28
Current Year Net Assets, Unrestricted			6,243.21						6,243.21
Net Assets, Unrestricted				\$771,579.02					771,579.02
Current Year Net Assets, Unrestricted				61,453.58					61,453.58
Net Assets, Unrestricted					\$357,349.10				357,349.10
Current Year Net Assets, Unrestricted					(9,541.92)				(9,541.92)
Net Assets, Unrestricted						\$138,536.72			138,536.72
Current Year Net Assets, Unrestricted						0.00			0.00
Net Assets, Unrestricted							\$143,303.57		143,303.57
Current Year Net Assets, Unrestricted							0.00		0.00
Total Net Assets	\$123,314.07	\$727,304.60	\$570,699.49	\$833,032.60	\$347,807.18	\$138,536.72	\$143,303.57	\$0.00	\$2,883,998.23
Total Liabilities and Net Assets	\$123,913.82	\$727,304.60	\$570,699.49	\$833,032.60	\$347,807.18	\$138,536.72	\$143,303.57	\$22,824,000.00	\$25,708,597.98

*For the purpose of fitting the financials onto one sheet across, Series 2013 & 2019 have been combined into one column.

Blackburn Creek CDD
Statement of Activities
As of 10/31/2022

	General Fund	Debt Service Fund 2013 & 2019*	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund -2013	Capital Projects Fund -2015	Capital Projects Fund -2018	Long Term Debt Group	Total
<u>Revenues</u>									
Off-Roll Assessments	\$6,065.91								\$6,065.91
Other Revenue	207.05								207.05
Off-Roll Assessments		\$41,366.30							41,366.30
Off-Roll Assessments			\$6,243.21						6,243.21
Off-Roll Assessments				\$50,516.44					50,516.44
Other Assessments				10,937.14					10,937.14
Total Revenues	\$6,272.96	\$41,366.30	\$6,243.21	\$61,453.58	\$0.00	\$0.00	\$0.00	\$0.00	\$115,336.05
<u>Expenses</u>									
Supervisor Fees	\$1,000.00								\$1,000.00
Public Officials' Insurance	2,830.00								2,830.00
Management	2,750.00								2,750.00
District Counsel	88.00								88.00
Assessment Administration	15,000.00								15,000.00
Legal Advertising	211.75								211.75
Miscellaneous	125.00								125.00
Dues, Licenses, and Fees	175.00								175.00
General Insurance	4,088.00								4,088.00
Engineering					\$9,541.92				9,541.92
Total Expenses	\$26,267.75	\$0.00	\$0.00	\$0.00	\$9,541.92	\$0.00	\$0.00	\$0.00	\$35,809.67
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	(\$19,994.79)	\$41,366.30	\$6,243.21	\$61,453.58	(\$9,541.92)	\$0.00	\$0.00	\$0.00	\$79,526.38
Net Assets At Beginning Of Period	\$143,308.86	\$685,938.30	\$564,456.28	\$771,579.02	\$357,349.18	\$138,536.55	\$143,303.57	\$0.00	\$2,804,471.76
Net Assets At End Of Period	\$123,314.07	\$727,304.60	\$570,699.49	\$833,032.60	\$347,807.26	\$138,536.55	\$143,303.57	\$0.00	\$2,883,998.14

*For the purpose of fitting the financials onto one sheet across, Series 2013 & 2019 have been combined into one column.

Blackburn Creek CDD
 Budget to Actual
 For the Month Ending 10/31/2022

	Current Period			FY 2023 Adoptedd Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$ -	\$12,062.92	\$(12,062.92)	\$144,755.00
Off-Roll Assessments	6,065.91	-	6,065.91	-
Other Revenue	207.05	-	207.05	
Carry Forward Revenue	138,688.27	8,565.59	130,122.68	102,787.07
Net Revenues	\$144,961.23	\$20,628.51	\$124,332.72	\$247,542.07
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00
Public Officials' Insurance	2,830.00	250.00	2,580.00	3,000.00
Trustee Services	-	1,333.33	(1,333.33)	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	88.00	1,666.67	(1,578.67)	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	-	458.33	(458.33)	5,500.00
Arbitrage Calculation	-	83.33	(83.33)	1,000.00
Postage & Shipping	-	37.50	(37.50)	450.00
Legal Advertising	211.75	291.67	(79.92)	3,500.00
Bank Fees	-	20.83	(20.83)	250.00
Miscellaneous	125.00	16.70	108.30	200.00
Office Supplies	-	20.83	(20.83)	250.00
Web Site Maintenance	-	235.00	(235.00)	2,820.00
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00
Stormwater Management	-	5,962.95	(5,962.95)	71,555.45
General Insurance	4,088.00	358.33	3,729.67	4,300.00
General Repair & Maintenance	-	156.25	(156.25)	1,875.00
Hardscape Maintenance	-	2,555.55	(2,555.55)	30,666.62
Total General & Administrative Expenses	\$26,267.75	\$20,628.51	\$5,639.24	\$247,542.07
Total Expenses	\$26,267.75	\$20,628.51	\$5,639.24	\$247,542.07
Net Income (Loss)	\$118,693.48	\$ -	\$118,693.48	\$ -