

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, February 8, 2023, 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 January 11, 2023, Board of Supervisors' Meeting
2. Review and Consideration of Stormwater Structures Piping Inspection Proposals *(provided under separate cover)*
3. Update of Capital Projects Turnover and Completion Status
4. Ratification of Payment Authorizations 190-191
5. Ratification of Requisitions Nos. 2019-112 – 2019-114
6. 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**

Minutes of the January 11, 2023
Board of Supervisors' Meeting

MINUTES OF MEETING

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

**Wednesday, January 11, 2023, 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
Phil Davis	Assistant Secretary

Also Present via Speaker or in Person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
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)
David Gomez	Kimley-Horn	(via phone)
Dale Weidemiller	Audience Member	

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 12:04 p.m. by Ms. Carvalho. 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

**Consideration of the Minutes of the
December 14, 2022, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Johnson seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the December 14, 2022, Board of Supervisors' Meeting.

Update of Stormwater Structures Piping Inspection

Ms. Carvalho stated that the District is looking to have an inspection done on the District stormwater structures. Mr. Gomez spoke and confirmed that a company is willing to come out to the property to do the inspection and walkthrough for the stormwater infrastructure drainage, breakage, and clogging. The Board discussed the difference between the requested inspection and the proposal from Aqualis. The Board determined that they want to have an inspection done before moving forward with maintenance on individual portions of stormwater structures throughout the community. It was recommended that the inspection address the stormwater structures completely, instead of looking at isolated areas. The Board discussed whether they wanted to hire a firm to perform maintenance or to inspect. They determined that they are looking for multiple proposals for a total inspection of the property. District Engineer will follow-up with proposals at the next Board of Supervisors' meeting.

Review and Consideration of Proposal from Aqualis for Stormwater Drains

The Board tabled this item based on their decisions on the previous item.

Update from MBS Capital Markets pertaining to Bond Market

Ms. Carvalho stated that MBS Capital Markets had sent an email concerning looking into potential restructuring of the bonds and due to the volatile market; there is no proposal at this time.

Update of Capital Projects Turnover and Completion Status

Mr. Gomez stated that the additional information that US Bank required has not yet be provided to them, the completion certificate cannot be ratified and signed at this time. Ms. Carvalho stated that she would send the various bond series issuances documentation to all of the Board members for review, in which the various District Engineers Report is included within those bond issuances.

Ratification of Payment Authorizations 188-189

ON MOTION by Mr. Fegley seconded by Mr. Dell, with all in favor, the Board ratified Payment Authorizations 188 - 189.

Review of District Financial Statements

The Board reviewed the District's Financial Statements. The Board discussed the District's CDs. They asked that the 2 CDs be staggered. Mr. Montejano will follow-up on this item and the request.

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board accepted 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 February 8, 2023, at 12:00 p.m.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

The Board discussed their options with current vendors. No action was taken at this time.

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. Davis, with all in favor, the January 11, 2023, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 12:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Stormwater Structures Piping
Inspection Proposals
(provided under separate cover)

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Capital Projects Turnover
and Completion Status

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Payment Authorization 190-191

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 190-191

PA #	Description	Amount	Total
190	PFM Group Consulting	\$ 2,750.00	
		\$ 3,750.00	
	Supervisor Fees - 1/11/23		
	David Trast	\$ 200.00	
	Phil Davis	\$ 200.00	
	Kirk Fegley	\$ 200.00	
	Kevin Johnson	\$ 200.00	
	Jerald Dell	\$ 200.00	
	VGlobalTech	\$ 135.00	
			\$7,635.00
191	CA Florida Holdings	\$ 159.50	
	PFM Group Consulting	\$ 8.30	
	VGlobalTech	\$ 135.00	
	Vogler Ashton	\$ 902.50	
		\$ 1,072.50	
		\$ 220.00	
			\$2,497.80
		Total	\$10,132.80

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 190

1/11/2023

Item No.	Payee	Invoice No.	GF
1	PFM Group Consulting		
	District Mgmt Fees - Jan 2023	DM-01-2023-04	\$ 2,750.00
	Q1 Dissemination Oct-Dec Series 2013A, 2018A, 2	123219	\$ 3,750.00
2	Supervisor Fees - 1/11/2023 Meeting		
	David Trast	2023.01.11	\$ 200.00
	Phil Davis	2023.01.11	200.00
	Kirk Fegley	2023.01.11	200.00
	Kevin Johnson	2023.01.11	200.00
	Jerald Dell	2023.01.11	200.00
3	VGlobalTech		
	Website Maintenance - Dec 2022	4583	\$ 135.00
SUBTOTAL			\$ 7,635.00
TOTAL			\$ 7,635.00

Secretary / Assistant Secretary

Chairman / Vice Chairman

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 191

1/31/2023

Item No.	Payee	Invoice No.	GF FY23
1	CA Florida Holdings Blackburn Creek - 12/7/2022	5178110	\$ 159.50
2	PFM Group Consulting Postage Fees - Dec 2022	OE-EXP-11-2023-04	\$ 8.30
3	VGlobalTech Website Maintenance - Jan 2023	4668	\$ 135.00
4	Vogler Ashton District Counsel Through 10/31/2022	422	\$ 902.50
	District Counsel Through 11/30/2022	482	\$ 1,072.50
	District Counsel Through 12/31/2022	538	\$ 220.00

SUBTOTAL	\$ 2,497.80
TOTAL	\$ 2,497.80

Secretary / Assistant Secretary

Chairman / Vice Chairman

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Requisitions Nos. 2019-112 – 2019-114

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: **2019-112**
- (B) Name of Payee: **Kimley-Horn & Associates, Inc.
1777 Main Street, Suite 200
Sarasota, FL 34236**
- (C) Amount Payable: **\$18,997.84**
- (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**

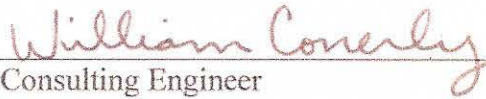
By: _____

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.


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: 22949686
Invoice Date: Oct 31, 2022
Invoice Amount: \$18,997.84
Project No: 148167000.2
Project Name: BLACKBURN CR CDD DIST ENG
Project Manager: CONERLY, BILL

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

Client Reference: CONSTRUCTION FUND

HOURLY

Description	Current Amount Due
SERVICES RENDERED	18,997.84
Total HOURLY	18,997.84

Total Invoice: \$18,997.84

Description of Services Performed:

- Review and reconcile reimbursable cost for the Master Developer to be paid from the capital funds. Included all phases.

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

Invoice No: 22949686
 Invoice Date: Oct 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	11.5	114.44	1,316.11
	PROFESSIONAL	3.5	140.42	491.47
	SENIOR PROFESSIONAL I	53.0	286.08	15,162.03
	SUPPORT STAFF	2.0	111.18	222.36
		10.5	81.74	858.23
TOTAL LABOR		80.5		18,050.20
EXPENSES	OFFICE EXPENSE			947.64
TOTAL EXPENSES				947.64
TOTAL LABOR AND EXPENSE DETAIL				18,997.84

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

Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2019 CAPITAL IMPROVEMENT PLAN

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- (A) Requisition Number: **2019-113**
- (B) Name of Payee: **Kimley-Horn & Associates, Inc.
1777 Main Street, Suite 200
Sarasota, FL 34236**
- (C) Amount Payable: **\$3,413.62**
- (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].

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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.

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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

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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: 23227102
Invoice Date: Nov 30, 2022
Invoice Amount: \$3,413.62
Project No: 148167000.2
Project Name: BLACKBURN CR CDD DIST ENG
Project Manager: CONERLY, BILL

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

Client Reference: CONSTRUCTION FUND

HOURLY

Description	Current Amount Due
SERVICES RENDERED	11,792.62
Total HOURLY	11,792.62

Total Invoice: \$11,792.62

Overpayment on File: (-8,379.00)

Total Invoice Amount Now Due: \$3,413.62

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

Invoice No: 23227102
 Invoice Date: Nov 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	ANALYST	6.0	114.44	686.66
	PROFESSIONAL	1.5	140.42	210.63
		3.5	130.83	457.91
	SENIOR PROFESSIONAL I	33.0	286.08	9,440.51
	SUPPORT STAFF	5.0	81.74	408.68
TOTAL LABOR		49.0		11,204.39
EXPENSES	OFFICE EXPENSE			588.23
TOTAL EXPENSES				588.23
TOTAL LABOR AND EXPENSE DETAIL				11,792.62

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Blackburn Creek Community Development District

FORM OF REQUISITION FOR 2019 CAPITAL IMPROVEMENT PLAN

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- (A) Requisition Number: **2019-114**
- (B) Name of Payee: **Kimley-Horn & Associates, Inc.
1777 Main Street, Suite 200
Sarasota, FL 34236**
- (C) Amount Payable: **\$7,355.46**
- (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.**

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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.

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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

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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: 23592633
Invoice Date: Dec 31, 2022
Invoice Amount: \$7,355.46
Project No: 148167000.2
Project Name: BLACKBURN CR CDD DIST ENG
Project Manager: CONERLY, BILL

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

Client Reference: CONSTRUCTION FUND

HOURLY

Description	Current Amount Due
SERVICES RENDERED	7,355.46
Total HOURLY	7,355.46

Total Invoice: \$7,355.46

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

Invoice No: 23592633
 Invoice Date: Dec 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	102.21	408.82
	SENIOR PROFESSIONAL I	23.0	286.08	6,579.75
TOTAL LABOR		27.0		6,988.57
EXPENSES	OFFICE EXPENSE			366.89
TOTAL EXPENSES				366.89
TOTAL LABOR AND EXPENSE DETAIL				7,355.46

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

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Financial Statements

Blackburn Creek CDD
Statement of Financial Position
As of 12/31/2022

	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	\$966,694.22								\$966,694.22
Money Market Account	69,121.62								69,121.62
Assessments Receivable	11,261.05								11,261.05
Prepaid Expenses	384.31								384.31
3 MO CD	35,917.70								35,917.70
Assessments Receivable		\$45,857.27							45,857.27
Due From Other Funds		312,289.92							312,289.92
Debt Service Reserve 2013A Bond		170,975.00							170,975.00
Debt Service Reserve 2019A Bond		91,809.05							91,809.05
Revenue 2013A Bond		226,051.03							226,051.03
Revenue 2019A Bond		93,384.76							93,384.76
Prepayment 2013A Bond		529.28							529.28
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		2,237.49							2,237.49
Prepayment 2019A2 Bond		389.59							389.59
Assessments Receivable			\$28,682.15						28,682.15
Due From Other Funds			187,042.39						187,042.39
Debt Service Reserve 2015A1 Bond			228,000.00						228,000.00
Debt Service Reserve 2015A2 Bond			81,406.25						81,406.25
Revenue 2015A Bond			218,573.49						218,573.49
Prepayment 2015A1 Bond			2,117.05						2,117.05
Prepayment 2015A2 Bond			4,354.31						4,354.31
Sinking Fund 2015A1 Bond			0.02						0.02
Sinking Fund 2015A2 Bond			0.01						0.01
Revenue 2018A Bond				\$341,910.55					341,910.55
Sinking Fund 2018A1 Fund				0.06					0.06
Prepayment 2018A1 Bond				28,310.08					28,310.08
Debt Service Reserve 2018A1 Bond				242,732.75					242,732.75
Sinking Fund 2018A2 Bond				0.01					0.01
Prepayment 2018A2 Bond				15,709.45					15,709.45
Due from Other Funds				358,769.49					358,769.49
Assessments Receivable				51,341.38					51,341.38
Acquisition/Construction 2019 Bond					\$156,162.78				156,162.78
Acquisition/Construction 2015 Bond						\$0.32			0.32
Acquisition/Construction 2018 Bond							\$0.33		0.33
Total Current Assets	\$1,083,378.90	\$943,523.51	\$750,175.67	\$1,038,773.77	\$156,162.78	\$0.32	\$0.33	\$ -	\$3,972,015.28
<u>Investments</u>									
Amount Available in Debt Service Funds								\$1,748,490.35	\$1,748,490.35
Amount To Be Provided								20,970,509.65	20,970,509.65
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$22,719,000.00	\$22,719,000.00
Total Assets	\$1,083,378.90	\$943,523.51	\$750,175.67	\$1,038,773.77	\$156,162.78	\$0.32	\$0.33	\$22,719,000.00	\$26,691,015.28

Blackburn Creek CDD
Statement of Financial Position
As of 12/31/2022

	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>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Due To Other Funds	\$858,101.80								\$858,101.80
Deferred Revenue	11,261.05								11,261.05
Deferred Revenue		\$45,857.27							45,857.27
Deferred Revenue			\$28,682.15						28,682.15
Deferred Revenue				\$51,341.38					51,341.38
Total Current Liabilities	\$869,362.85	\$45,857.27	\$28,682.15	\$51,341.38	\$ -	\$ -	\$ -	\$ -	\$995,243.65
<u>Long Term Liabilities</u>									
Revenue Bonds Payable - Long-Term								\$22,719,000.00	\$22,719,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$22,719,000.00	\$22,719,000.00
Total Liabilities	\$869,362.85	\$45,857.27	\$28,682.15	\$51,341.38	\$0.00	\$0.00	\$0.00	\$22,719,000.00	\$23,714,243.65
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$2,698.24)								(\$2,698.24)
Current Year Net Assets, Unrestricted	657.57								657.57
Net Assets - General Government	145,082.35								145,082.35
Current Year Net Assets - General Government	70,974.37								70,974.37
Net Assets, Unrestricted		\$685,938.30							685,938.30
Current Year Net Assets, Unrestricted		211,727.94							211,727.94
Net Assets, Unrestricted			\$564,456.28						564,456.28
Current Year Net Assets, Unrestricted			157,037.24						157,037.24
Net Assets, Unrestricted				\$771,579.02					771,579.02
Current Year Net Assets, Unrestricted				215,853.37					215,853.37
Net Assets, Unrestricted					\$357,349.10				357,349.10
Current Year Net Assets, Unrestricted					(201,186.32)				(201,186.32)
Net Assets, Unrestricted						\$138,536.72			138,536.72
Current Year Net Assets, Unrestricted						(138,536.40)			(138,536.40)
Net Assets, Unrestricted							\$143,303.57		143,303.57
Current Year Net Assets, Unrestricted							(143,303.24)		(143,303.24)
Total Net Assets	\$214,016.05	\$897,666.24	\$721,493.52	\$987,432.39	\$156,162.78	\$0.32	\$0.33	\$ -	\$2,976,771.63
Total Liabilities and Net Assets	\$1,083,378.90	\$943,523.51	\$750,175.67	\$1,038,773.77	\$156,162.78	\$0.32	\$0.33	\$22,719,000.00	\$26,691,015.28

*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 12/31/2022

	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	Total
Revenues								
On-Roll Assessments	\$109,219.22							\$109,219.22
Off-Roll Assessments	6,065.91							6,065.91
Other Revenue	657.57							657.57
On-Roll Assessments		\$444,762.21						444,762.21
Off-Roll Assessments		41,366.30						41,366.30
On-Roll Assessments			\$278,183.53					278,183.53
Off-Roll Assessments			6,243.21					6,243.21
On-Roll Assessments				\$497,951.73				497,951.73
Off-Roll Assessments				50,516.44				50,516.44
Other Assessments				37,695.37				37,695.37
Total Revenues	\$115,942.70	\$486,128.51	\$284,426.74	\$586,163.54	\$ -	\$ -	\$ -	\$1,472,661.49
Expenses								
Supervisor Fees	\$3,000.00							\$3,000.00
Public Officials' Insurance	2,830.00							2,830.00
Trustee Services	9,448.24							9,448.24
Management	8,250.00							8,250.00
Assessment Administration	15,000.00							15,000.00
Reamortization Schedules	750.00							750.00
Postage & Shipping	6.02							6.02
Legal Advertising	368.50							368.50
Miscellaneous	125.00							125.00
Web Site Maintenance	270.00							270.00
Dues, Licenses, and Fees	175.00							175.00
General Insurance	4,088.00							4,088.00
Principal Payment - 2013A1, 2019A1		\$30,000.00						30,000.00
Interest Payments - 2013A1, 2019A1		207,380.00						207,380.00
Interest Payments - 2019A2		38,780.00						38,780.00
Principal Payments - 2015A2 bond			\$10,000.00					10,000.00
Interest Payments - 2015A1 bond			86,925.00					86,925.00
Interest Payments - 2015A2 bond			30,468.75					30,468.75
Principal Payment - 2018A1 Bond				\$60,000.00				60,000.00
Principal Payment - 2018A2 Bond				5,000.00				5,000.00
Interest Payment - 2018A1 Bond				257,466.50				257,466.50
Interest Payment - 2018A2 Bond				47,849.00				47,849.00
Engineering					\$201,188.90			201,188.90
Engineering						\$138,537.31		138,537.31
Engineering							\$143,304.18	143,304.18
Total Expenses	\$44,310.76	\$276,160.00	\$127,393.75	\$370,315.50	\$201,188.90	\$138,537.31	\$143,304.18	\$1,301,210.40
Other Revenues (Expenses) & Gains (Losses)								
Interest Income		\$1,758.94						\$1,758.94
Dividend Income		0.49						0.49
Interest Income			\$4.25					4.25
Interest Income				\$5.33				5.33
Interest Income					\$2.58			2.58
Interest Income						\$0.91		0.91
Interest Income							\$0.94	0.94
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$1,759.43	\$4.25	\$5.33	\$2.58	\$0.91	\$0.94	\$1,773.44
Change In Net Assets	\$71,631.94	\$211,727.94	\$157,037.24	\$215,853.37	(\$201,186.32)	(\$138,536.40)	(\$143,303.24)	\$173,224.53
Net Assets At Beginning Of Year	\$142,384.11	\$685,938.30	\$564,456.28	\$771,579.02	\$357,349.10	\$138,536.72	\$143,303.57	\$2,803,547.10
Net Assets At End Of Year	\$214,016.05	\$897,666.24	\$721,493.52	\$987,432.39	\$156,162.78	\$0.32	\$0.33	\$2,976,771.63

*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 12/31/2022

	Year To Date			FY 2023 Adoptedd Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$109,219.22	\$36,188.76	\$73,030.46	\$144,755.00
Off-Roll Assessments	6,065.91	-	6,065.91	-
Other Revenue	657.57	-	657.57	
Carry Forward Revenue	176,544.38	25,696.77	150,847.61	102,787.07
Net Revenues	\$292,487.08	\$61,885.53	\$230,601.55	\$247,542.07
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$3,000.00	\$3,000.00	\$ -	\$12,000.00
Public Officials' Insurance	2,830.00	750.00	2,080.00	3,000.00
Trustee Services	9,448.24	3,999.99	5,448.25	16,000.00
Management	8,250.00	8,250.00	-	33,000.00
Engineering	-	2,499.99	(2,499.99)	10,000.00
Dissemination Agent	-	3,750.00	(3,750.00)	15,000.00
District Counsel	-	5,000.01	(5,000.01)	20,000.00
Assessment Administration	15,000.00	3,750.00	11,250.00	15,000.00
Reamortization Schedules	750.00	249.99	500.01	1,000.00
Audit	-	1,374.99	(1,374.99)	5,500.00
Arbitrage Calculation	-	249.99	(249.99)	1,000.00
Postage & Shipping	6.02	112.50	(106.48)	450.00
Legal Advertising	368.50	875.01	(506.51)	3,500.00
Bank Fees	-	62.49	(62.49)	250.00
Miscellaneous	125.00	50.01	74.99	200.00
Office Supplies	-	62.49	(62.49)	250.00
Web Site Maintenance	270.00	705.00	(435.00)	2,820.00
Dues, Licenses, and Fees	175.00	43.83	131.17	175.00
Stormwater Management	-	17,888.85	(17,888.85)	71,555.45
General Insurance	4,088.00	1,074.99	3,013.01	4,300.00
General Repair & Maintenance	-	468.75	(468.75)	1,875.00
Hardscape Maintenance	-	7,666.65	(7,666.65)	30,666.62
Total General & Administrative Expenses	\$44,310.76	\$61,885.53	\$(17,574.77)	\$247,542.07
Total Expenses	\$44,310.76	\$61,885.53	\$(17,574.77)	\$247,542.07
Net Income (Loss)	\$248,176.32	\$ -	\$248,176.32	\$ -