

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 **Tuesday, June 13, 2023, at 11:00 a.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

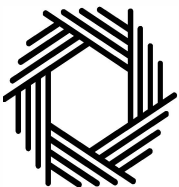
- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of the Minutes of the May 9, 2023, Board of Supervisors' Meeting
2. Consideration of Proposals for District Counsel Services
 - a. Blalock Walters
 - b. Kilinski Van Wyk
 - c. Persson, Cohen, Mooney, Fernandez & Jackson
3. Consideration of Reserve Study Proposal
4. Review and Acceptance of GNP Services Arbitrage Rebate Calculation Reports
 - a. Series 2013A
 - b. Series 2018A-1 & 2018A-2
5. Discussion Pertaining to Special Assessment Revenue Refunding Options
6. Review of Sewer Viewer Inspection Results
7. Ratification of Sewer Viewer Agreement for Underwater Camera (ROV)
8. Ratification of Finn Outdoor Agreement
9. Ratification of Payment Authorizations No. 197
10. Review of District Financial Statements

Other Business

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



pfm

- Supervisors Requests

Adjournment



**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Minutes of the May 9, 2023
Board of Supervisors' Meeting

MINUTES OF MEETING

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

**Tuesday, May 9, 2023, at 11:00 a.m.
5800 Lakewood Ranch Blvd., Sarasota, FL 34240**

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson
David Trast	Vice Chair
James Sverapa	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	(via phone)
Venessa Ripoll	District Manager - PFM Group Consulting LLC	
Amy Champagne	Accountant - PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Financial Advisors	(via phone)
Ed Vogler	Vogler Ashton	(via phone)

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 11:00 a.m. by Ms. Ripoll. 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 April 18, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Trast seconded by Mr. Fegley, with all in favor, the Board approved the Minutes of the April 18, 2023, Board of Supervisors' Meeting.

**Consideration of Resolution 2023-03,
Approving a Preliminary Budget for
Fiscal Year 2024, and Setting a Public
Hearing Date [Suggested Hearing Date of
August 9, 2023]**

The Board reviewed the preliminary budget. The Board discussed the planned increase in the budget. The Board discussed the timeline of the Budget process. The Board opted to change the next meetings to June 13 and July 11 at 11:00 a.m. and to set the Public Hearing for August 8. Ms. Carvalho suggested changing the meeting location to a more central location to make it more available for people to attend. The Board discussed the possibility of raising the budget more than the current proposed amount and discussed the timeline of the planned work in relation to how it would affect the budget. The Board discussed the cost of O&M assessments being raised to \$225.53 per person. The total net revenue now totals \$470,010.90.

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board approved Resolution 2023-03, Approving a Preliminary Budget with the proposed changes for Fiscal Year 2024 and Setting a Public Hearing Date for August 8, 2023, at 11:00 a.m. subject to a final decision on the location.

**Discussion Pertaining to District
Engineer's Recent District Visit**

The Board reviewed the District Engineer's Report. There was discussion about reaching out to Finn Outdoor and their work with stormwater drainage and clean-up. Ms. Ripoll mentioned that District staff will work on getting proposals for a reserve study. The Board also discussed Sewer Viewer and the potential to have them inspect the pipes.

**Letter from Supervisor of Elections,
Sarasota County**

Mr. Ripoll stated that there are 2,394 registered voters in the District as of April 21.

ON MOTION by Mr. Trast seconded by Mr. Davis, with all in favor, the Board accepted the Letter from Supervisor of Elections, Sarasota County.

**Discussion Pertaining to Blackburn
Creek CDD Website and District E-mail
Addresses**

Mr. Johnson mentioned that he would like the District to update their Board emails with their first initial, last name, and seat number that would also be set up on their devices. The Boards

members also asked that their addresses be removed from the website under their Board information. There were also mention of district documents that need to be updated and replaced on the website as well as an explanation of what a CDD is and including HOA information.

**Ratification of Payment Authorization
195-196**

ON MOTION by Mr. Fegley seconded by Mr. Sverapa, with all in favor, the Board ratified Payment Authorization 195-196.

FOURTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Ripoll stated that the next Board meeting is scheduled for June 13 at 11:00 a.m. Mr. Plenzler mentioned the 2013 bonds and recommended that the Board approve PFM working with the District's underwriter which is MBS Capital Markets and put together a bank loan RFP to look at potentially refunding the 2013 series bonds via bank loan to see if the rates provided would be less than what the current bond is. This item will be moved to the June agenda.

FIFTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no additional comments at this time.

SIXTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the May 9, 2023, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 11:53 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Counsel Services Proposals

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Blalock Walters

May 3, 2023

Via E-mail Delivery(carvalhov@pfm.com)

Blackburn Creek Community Development District
c/o Vivian Carvalho, District Manager
PFM Group Consulting, LLC
3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

Re: Blackburn Creek Community Development District

Dear Vivian:

It is my pleasure, on behalf of Blalock Walters, P.A., to provide this proposal to serve as general counsel to the Blackburn Creek Community Development District (“Blackburn Creek CDD”).

Blalock Walters is one of the longest standing law firms on the west coast of Florida, dating back to the early 1920s, and currently has twenty-eight practicing attorneys. The firm has a broad base of legal expertise in many areas of civil practice, but with particular expertise in local government matters. The firm has seven (7) attorneys who are Board Certified by the Florida Bar in six different fields of law, including City, County and Local Government Law, Real Estate, Tax Law, Business Litigation, Health Care Law and Wills, Trusts and Estates. Fifteen (15) of the firm’s attorneys are AV[®] Preeminent™ Peer Review Rated by Martindale-Hubbell. Blalock Walters also earned “Best Law Firms” ranking by U.S. News & World Report and Best Lawyers® for the past eight consecutive years (2015-2022).

The Firm has Local Government, Land Use, Labor & Employment, Real Estate, and Litigation Departments that work together to serve the needs of its local government clients. I would be the primary attorney for the Blackburn Creek CDD. My practice includes local government representation and land use law, including municipal, special district, community development district, interlocal government and school district representation. I am the lead attorney for several special districts including the Copperstone CDD and University Park Recreation District, among other local government entities.. In the private sector, I regularly represent developer clients in all aspects of the land use, zoning and permitting process. I am Board Certified in City, County and Local Government Law by The Florida Bar, hold an “AV” rating from Martindale-Hubbell and have practiced local government law for nearly 40 years.

mbarnebey@blalockwalters.com

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May 3, 2023

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Marisa Powers would work closely with me in providing services to Blackburn Creek CDD. Marisa will likely attend a number of the monthly meetings. Marisa works closely with me in my other representations of local government entities. Marisa has been practicing law for close to 19 years with an emphasis on litigation and local government law and holds an "AV" rating from Martindale-Hubbell. Marisa is preparing to apply for her board certification in City, County and Local Government Law. Scott Rudacille, who is also a Board Certified City, County and Local Government Law attorney, is available for consultation by Blackburn CDD, as needed. Taylor Falkner, an attorney in the Local Government and Land Use Department is also available to help provide services to Blackburn Creek CDD, as needed. Finally, Fred Moore, who is a Board Certified Business Litigator, would head any litigation efforts, should such need arise.

The firm would charge the District \$275.00 per hour for general counsel services. Litigation services, if needed, would be billed at \$300.00 per hour. Third party opinion letters involve an increased level of work and risk to the firm and the fees would be determined as they may arise. These rates are a significant reduction from the firm's standard rates, and would be adjusted annually based upon the CPI. Once we have a better understanding of the District's expectations and needs, we may be able to offer a flat monthly retainer for general counsel services.

With the experience of the attorneys in the office and the availability of extensive support staff, we believe Blalock Walters is uniquely qualified to provide legal services of the highest quality to the Blackburn Creek CDD at an economical cost.

On behalf of the firm, I look forward to working with you.

Very truly yours,

Blalock Walters, P.A.

A handwritten signature in blue ink, appearing to read 'Mark P. Barnebey'.

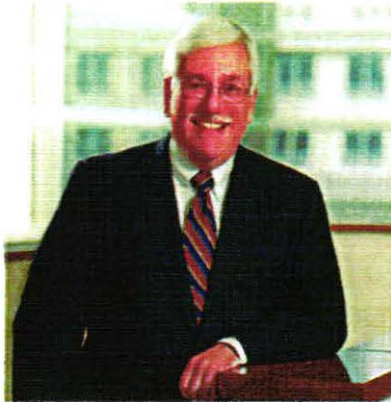
Mark P. Barnebey

Board Certified in City, County and Local Government Law

MPB/cal



PRIMARY ATTORNEYS



Mark P. Barnebey, Esq.

Board Certified, City, County and Local Government Law

Mark Barnebey has 39 years in the practice of law and specializing in local government and land use law. Mark is Board Certified in City, County and Local Government Law by The Florida Bar.

Mark has experience representing municipalities, counties, and various other local government entities. He currently serves as City Attorney for the City of Palmetto, and counsel to several special districts in the region, including Copperstone Community Development District and two recreation special districts.

Mark has served as counsel to various local government entities, including serving as special counsel to Flagler County, special counsel for the Cities of Sarasota, Plant City and Gainesville, and general counsel for the Lakewood Ranch Inter-District Authority. He has also represented both public and private clients in various governmental and complex land use matters. For example, he has served as Hearing Officer on procurement matters for Hillsborough County and Special Magistrate for land use matters for Sarasota County and the Cities of Sarasota, Bonita Springs and Estero. This experience gives Mark invaluable perspective in responding to issues on behalf of his local government clients.

Previously, Mark served in the Manatee County Attorney's Office as the County's primary land use attorney. He served in this role for thirteen years, ultimately ascending to the position of Chief Assistant County Attorney. While at the County, Mark was instrumental in the drafting and adoption of the County's initial Comprehensive Plan in 1989, which earned statewide honors, as well as the implementing land development regulations and concurrency management system. During his tenure, Mark regularly advised the County Commission and staff on zoning and land



development issues, participated in hundreds of public hearings, and worked extensively in areas such as planning and infrastructure financing. He also served as lead counsel for Manatee County for numerous contracts and inter-local agreements and in several Chapter 120 administrative hearings and proceedings, including the controversial Orimulsion hearings.

Mark is recognized statewide for his expertise in both local government and land use law. He has published articles in a planning text book and a professional journal on impact fees and public hearings. He has also published articles on other governmental issues in other professional publications, and has spoken at seminars on a variety of issues, including comprehensive planning, impact fees, concurrency, property rights, Sunshine and Public Records laws, and quasi-judicial hearings.

Mark also has extensive land use experience having represented multinational companies regarding comprehensive planning, zoning and site plan matters. He has obtained project approvals for such diverse items as a 6,000 seat arena, a power plant and a new city.

Further, Mark has been the instructor on land use and zoning law at each of the 27 Florida Bar certification review courses preparing attorneys for the City, County, and Local Government Law Certification Examination. He is currently Chair-Elect for the Florida Municipal Attorney's Association. He is a Past Chair of The City, County, Local Government Law Section of The Florida Bar and the past State President of the Florida Planning and Zoning Association. Mark has been recognized for service by two diverse professional organizations. He was awarded the Ralph Marsicano Award from the City, County and Local Government Section of The Florida Bar for significant contributions to the practice of local government law in the state of Florida. This is the highest recognition given by this section of the Bar. He also has received the Paul S. Buchman Award for local government service from the City, County, and Local Government Law Section of the Florida Bar and several other recognitions including those for professionalism and ethics. He was awarded the George W. Simon, Jr. Award for his contributions to land use planning in the State of Florida by the Florida Planning and Zoning Association (FPZA). This is the highest recognition given by FPZA. The Barnebey Planning Studio and Lab at the Urban and Regional Planning Department at Florida State University is named in honor of Mark and his wife, Marianne.

Mark is AV Rated by Martindale-Hubbell, was recognized by Thomson Reuters for inclusion as a Florida Super Lawyer, and was recognized by Best Lawyers as 2023 "Land Use and Zoning Law "Lawyer of the Year" in the North Port-Sarasota-Bradenton metro area. He was named a "Good Hero" by SRQ Magazine for his philanthropic work with various state and area organizations.



Marisa J. Powers, Esq.,

Local Government, Land Use and Business Litigation

Marisa Powers will provide counsel to Blackburn Creek CDD on Local Government, Land Use and Business Litigation Matters. Marisa is “AV” Rated by Martindale-Hubbell.

Marisa Powers has practiced law for almost 19 years in the areas of local government, land use and business litigation law. Marisa serves as counsel to a wide variety of local government entities including community development districts, special districts, recreation districts, municipalities and other local governments. Marisa is an experienced litigator and is able to provide litigation experience as necessary.

Marisa obtained her undergraduate degree in Political Science from Florida State University and her law degree from Stetson University College of Law, Cum Laude. While at Stetson University College of Law, Marisa was an editor on the Stetson Law Review.



Scott E. Rudacille, Esq.

Board Certified, City, County and Local Government Law

Scott Rudacille is a Florida Board Certified Attorney in City, County and Local Government Law. Throughout his 17 years practicing law, he has experience serving a wide variety of governmental entities, including municipalities, community development districts, special districts, inter-local government, and school districts. Scott currently serves as the City Attorney for the City of Bradenton and is "AV" Rated by Martindale-Hubbell. He has lectured a number of times on such topics as the Sunshine Law, Public Records Act and Ethics for Public Officers, and the Local Development Process.

In his private sector practice, Scott represents developer clients in all aspects of land use, zoning and permitting. He has worked on a wide variety of projects, including schools, hotels, industrial uses, automobile dealership, commercial shopping centers, the redevelopment of a regional mall, residential subdivisions, 1,000-acre+ mixed-use projects, Developments of Regional Impact, and a hospital. Scott has been involved in hundreds of land use hearings in more than a dozen jurisdictions in west central Florida.

Scott earned his Bachelor of Science degree and his law degree, both with honors, from the University of Florida.



Taylor E. Falkner, Esq.
Local Government and Land Use

Taylor Falkner will provide counsel to Blackburn Creek CDD on Local Government and Land Use matters. In her local government law practice, Taylor works with a wide variety of local government entities, including municipal, community development districts, recreation districts and inter-local government. She has drafted ordinances, and reviewed agreements for various local governments.

In her land use practice, she represents individuals, developers, builders, retail stores, non-profit organizations, title companies, and other businesses. She also represents private clients in all aspects of the entitlement, permitting, and development process, including rezoning, special permits, and variances.

Taylor obtained her undergraduate degree in Political Science and Finance from Syracuse University, a Master of Business Administration from Samford University, Brock School of Business, and a law degree from Samford University, Cumberland School of Law.



Fred E. Moore, Esq.

Board Certified, Business Litigation

If necessary, Fred Moore will provide litigation services to Blackburn Creek CDD. Fred Moore is Board Certified in Business Litigation by The Florida Bar. His practice focuses on commercial disputes, with particular emphasis on representing businesses and individuals in contract disputes, land use and real estate litigation, construction disputes, and trust litigation. Fred has extensive courtroom experience. He has handled jury and non-jury trials, as well as complex arbitration, administrative hearings, and appeals.

Fred obtained his Bachelor of Arts degree at the University of Florida and his law degree from University of Miami School of Law, Cum Laude.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Kilinski Van Wyk

PROPOSAL FOR DISTRICT COUNSEL SERVICES



BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT SARASOTA COUNTY, FLORIDA



KILINSKI | VAN WYK



On behalf of Kilinski | Van Wyk PLLC (Kilinski | Van Wyk), we appreciate the opportunity to submit this proposal to provide legal representation to Blackburn Creek Community Development District (“District”). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics and related areas.

In July of 2021, entrepreneurial minded partners, Jennifer Kilinski and Roy Van Wyk, with decades of experience serving special district clients, started the law firm of Kilinski | Van Wyk PLLC, with the intent to focus exclusively on the needs of clients in a nimble and innovative environment. Within the first eighteen months of operations, Kilinski | Van Wyk grew to 10 employees, including six lawyers, two paralegals, and administrative support staff. Our growth is in direct response to the confidence our clients have put in our attorneys’ depth of experience and the quality of our legal services. Kilinski | Van Wyk prides itself on efficiency, responsiveness and creative strategic thinking.

We serve clients throughout all of Florida. We have three offices; one is located in Florida’s Capital City of Tallahassee, where we have access to all state administrative offices, the Florida Legislature and other regulatory agencies important to our clients. The second office is located in Tampa and includes three attorneys, and the firm recently opened a third office in Naples, which reflects our successful growth and client-focus, and provides us with a strategic local office to serve the District.

Kilinski | Van Wyk is a unique law firm. Its founders created Kilinski | Van Wyk with the mission to provide excellent, solution-oriented legal counseling services centered on representing special districts – focused on our area of vast experience. Our goal is to deliver the legal counsel that achieves the desired results to make your District, and your business, successful. We do that by listening, collaborating, strategizing and bringing the strength of our decades of legal and business experience to bear on your objectives. We commit ourselves to being, hiring and training the best attorneys in our practice area, so that you can be the best in your business area.

The attorneys at Kilinski | Van Wyk have experience representing various types of special districts, including stewardship districts, improvement districts, community development districts and others, in virtually every part of our home state of Florida. The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our attorneys’ many awards and accolades demonstrate our “bench strength,” including our many highly credentialed younger attorneys. When you hire Kilinski | Van Wyk, you hire a legal team with decades of experience at various levels of government and in virtually every part of our state.



KVW PERSONNEL & OTHER RESOURCES

Kilinski | Van Wyk has six attorneys who personally focus their legal practice in the area of special districts. These include three partners (Jennifer Kilinski, Roy Van Wyk and Lauren Gentry), and associate and of counsel attorneys (Meredith Hammock, Grace Kobitter and Molly Maggiano). Our combination of knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate attorney or paralegal where appropriate. At present, we have two paralegals in our firm whose careers are rich with special district paralegal experience. We are known for our bench strength.

As partners, we are personally invested with our names on the firm, and it is our commitment to provide proactive, business-minded and timely legal counsel to address your business objectives. As partners, we also control the firm's personnel and resource assignments to ensure each client receives the personal and professional counsel needed for their unique circumstance. Additional information about us can be found at www.cddlawyers.com.

KW EXPERIENCE WITH SPECIAL DISTRICTS

The firm's founding members, Jennifer Kilinski and Roy Van Wyk, were former partners with Hopping Green & Sams, PA, which firm had provided clients with advice regarding the operation of community development districts since 1985. Lawyers from our firm presently serve as general counsel to over one hundred fifty (150) special district and similar clients throughout Florida and have established, and are currently establishing, several others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues. There are few issues our lawyers have not faced.

We currently represent several districts in the Sarasota County area and both our Southwest Florida and Tampa based attorneys are in arms reach. Several of our clients own and operate multiple amenities, and their communities are home to thousands of residents. Our lawyers are familiar with best practices in amenity management legal considerations, policies and procedures, operations and other related matters and have performed due diligence (i.e., ownership and maintenance responsibilities) research for all of our districts.



KVW UNDERSTANDING THE SCOPE OF WORK

In our work as general counsel to special districts, we provide necessary legal services for a wide range of needs. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our attendance at Board meetings, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided, and if required, we can provide experienced litigation referrals for the District to consider.



KVW CONCLUSION

As mentioned previously, we represent numerous community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a high degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at www.cddlawyers.com. We would be happy to talk with you about our qualifications and experience and can be reached at 850-508-2335. We are CDD lawyers, and we look forward to hearing from you.



KVW
KILINSKI | VAN WYK



Jennifer L. Kilinski, Founding Partner

Kilinski | Van Wyk PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 508-2335
Jennifer@cddlawyers.com

Experience

- General Counsel to a number of special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics, Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

Education

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

Bar & Court Admissions; Certifications

- Florida, 2009



Meredith W. Hammock

Kilinski | Van Wyk PLLC
1600 E 8th Ave A200, Suite 103
Tampa, Florida 33605
(877) 350-0372
Meredith@cddlattorneys.com

Experience

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, finance, and construction.
- Formerly represented private and government clients in a wide range of matters, including commercial and public contract drafting, negotiation and compliance related to large- and small-scale construction projects, technology, and Federal and local small business policies and programs, Public Records, Florida Sunshine requirements and compliance, and bid procedures for construction and professional services.
- Experience in Construction Law, including large- and small-scale projects, and complex contract drafting and negotiation, including technology-related negotiations and international contract negotiations.
- Prior tax-specific practice focusing primarily on advising clients on various state and local income/franchise and indirect tax matters, including legal entity rationalization projects, organizational restructuring projects, due diligence projects, planning feasibility reviews.
- Represented taxpayers during audit and administrative appeals proceedings and provided technical analyses on various state and local tax issues.

Education

- The Florida State University College of Law, J.D., *Cum Laude* (2015)
- The Florida State University, B.A., English, *Magna Cum Laude* (2012)

Publications

- *Florida Corporate Practice* (10th Edition), co-author of Chapter 1: General Provisions; Chapter 2: Formation Of Corporations; Chapter 6: Shareholders, Shareholders' Agreements, Meetings, And Voting; and Chapter 14: Corporate Records And Reports

Bar & Court Admissions

- Florida, 2015



Molly Maggiano

Kilinski | Van Wyk PLLC
1600 E 8th Ave A200, Suite 103
Tampa, Florida 33605
(877) 350-0372
Molly@cddlawyers.com

Experience

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, finance, and construction.
- Represents homebuilders and developers in the establishment of community development districts, particularly in SE and SW Florida, and the ongoing representation as general counsel to the same.
- Represents various developers in the creation of property owner associations for residential, commercial and mixed-used projects, and provides guidance and legal services relative to the operation of such and helps facilitate the transmission to resident-controlled associations.
- Represents several private landowners in conjunction with negotiation and execution of contracts for acquisition and sale of entitled and unentitled real property, including coordination with owners, contractors, engineers and related professionals.

Education

- Cleveland State University, Juris Doctor
- Youngstown State University, Bachelor of Science – Business Administration

Bar & Court Admissions

- Florida Bar Admission, 2005
- Ohio Bar Admission, 2003

Proposed Agreement

KILINSKI | VAN WYK PLLC FEE AGREEMENT BLACKBURN CREEK CDD

I. PARTIES

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

A. Blackburn Creek Community Development District (“Client”)
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

and

B. Kilinski | Van Wyk PLLC (“Kilinski | Van Wyk”)
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2023, the discounted hourly rates will be \$325 - \$385 per hour for partners, \$300 for of counsel lawyers, \$265-\$285 per hour for associates, and \$190 per hour for paralegals. Any proposed increases would be upon client notice.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation

without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client; provided, however, Kilinski | Van Wyk does not, and has not as of this Agreement represented DR Horton in any matters. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, property owners' associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

BLACKBURN CREEK CDD

KILINSKI | VAN WYK PLLC



By: _____

By: Jennifer Kilinski

Its: _____

Its: Authorized Member

Date: _____

Date: _____

ATTACHMENT A

KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Persson, Cohen, Mooney, Fernandez & Jackson



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman[∞]
Daniel P. Lewis

* Board Certified City, County and Local Government Law
** Of Counsel
[∞] Also licensed in Colorado

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

May 24, 2023

VIA REGULAR U.S. MAIL AND E-MAIL ripollv@pfm.com

Venessa Ripoll, District Manager
PFM Group Consulting, LLC.
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

RE: Blackburn Creek Community Development District
Engagement Letter

Dear Venessa:

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Attorney services for Blackburn Creek Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., currently has two (2) offices, one in Venice and one in Lakewood Ranch. The firm was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-six (26) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients throughout the southwest Florida region.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working full-time for our firm while Mr. Persson is semi-retired, but maintains an "Of Counsel" affiliation with the firm.

Our firm currently represents multiple special districts across southwest Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts. Further, Ms. Fernandez is the City Attorney for the City of Venice and Ms. Mooney is the Town Attorney for the Town of Longboat Key, while Ms. Kardash is the Town Attorney for the Towns of Indian Shores and Belleair Shore, as well as the City of Tarpon Springs.

Currently, approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. If provided the opportunity to represent the District, I would serve as lead counsel and David Jackson would serve as my primary back-up. I work out of our firm's Lakewood Ranch office, which is in very close proximity to your meeting location. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Blackburn Creek Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, consulting, and attendance at meetings would be \$295.00 per hour for attorney time (applicable to all attorneys in our firm). We will not bill the District for travel time for attendance at regular meetings and we do not bill clients for incidental costs. Bond related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and David Jackson. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Blackburn Creek Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,



Andrew H. Cohen

AHC:mk
Encls.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: acohen@flgovlaw.com

Practice areas include: Governmental Law, Special Districts
and Community Association collections

Education: University of Florida College of Law
Gainesville, Florida
Juris Doctorate, 1996

New College (Honors College
for the State University System)
Sarasota, Florida
B.A. Political Science, 1993

Qualifications:

- Over 26 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorin Schiff Community Day School Board of Trustees

Awards: Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

R. DAVID JACKSON

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 244-5351

E-Mail: djackson@flgovlaw.com

Practice areas include: Governmental Law, Special Districts
and Environmental Law

Education:

Stetson University College of Law
Gulfport, Florida
Juris Doctorate, 1999

University of Florida
Gainesville, Florida
B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government Law
- Over 23 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine Laws
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations:

Florida Bar Association
United States Patent and Trademark Office, registered Attorney
Chair - Leadership Manatee Board of Governors
Member, Executive Board of Directors - United Soccer Association

Community Development District List

Aqua One Community Development District
Bradenton, Florida

Bobcat Trail Community Development District
North Port, Florida

Covington Park Community Development District
Apollo Beach, Florida

Cross Creek Community Development District
Bradenton, Florida

Cypress Creek of Hillsborough County Community
Development District
Wimauma, Florida

Eastlake Oaks Community Development District
Oldsmar, Florida

Easton Park Community Development District
Tampa, Florida

Greyhawk Landing Community Development Dist.
Bradenton, Florida

Heritage Lake Park Community Development Dist.
Port Charlotte, Florida

Heritage Harbour South Comm. Development Dist.
Bradenton, Florida

Heritage Isles Community Development District
Tampa, Florida

Heritage Oak Park Community Development Dist.
Port Charlotte, Florida

Highlands Community Development District
Wimauma, Florida

K-Bar Ranch II Community Development District
Tampa, Florida

Laguna Lakes Community Development District
Ft. Myers, Florida

Lake St. Charles Community Development District
Riverview, Florida

Lakewood Ranch Community Development Dist. 2
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 4
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 5
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 6
Lakewood Ranch, Florida

Legends Bay Community Development Dist.
Bradenton, Florida

Lexington Community Development District
Parrish, Florida

Meadow Pointe II Community Development District
Wesley Chapel, Florida

Paseo Community Development District
Fort Myers, Florida

Stoneybrook at Venice Community Development District
Venice, Florida

Tara Community Development District 1
Bradenton, Florida

University Place Community Development Dist.
Bradenton, Florida

Venetian Community Development District
Venice, Florida

Waterlefe Community Development District
Bradenton, Florida

Fire Districts

Bonita Springs Fire Control & Rescue District
Collier County, Florida

Cedar Hammock Fire Control District
Manatee County, Florida

East Manatee Fire Rescue District
Manatee County, Florida

Lealman Fire District
Pinellas County, Florida

Manatee County Fire Chief Association
Manatee County, Florida

North River Fire District
Manatee County, Florida

Southern Manatee Fire District
Manatee County, Florida

West Manatee Fire Rescue District
Manatee County, Florida

Other Special Districts

Holiday Park - Park and Recreation District
Sarasota County, Florida

Longboat Key Beach Erosion Control District A (Beachside)
Longboat Key, Florida

Longboat Key Beach Erosion Control District B (Bayside)
Longboat Key, Florida

Trailer Estates Park & Recreation District
Manatee County, Florida

Westchester Special Dependent District
Hillsborough County, Florida

Firm Municipal Clients

City Attorney for Belleair Shore
Pinellas County, Florida

Town Attorney for Town of Longboat Key
Longboat Key, Florida

City Attorney for City of Venice
Venice, Florida

City Attorney for Town of Indian Shores
Pinellas County, Florida

City Attorney for City of Tarpon Springs
Pinellas County, Florida

Special Magistrate for City of Bradenton
Manatee County, Florida

Special Counsel for City of North Port
Sarasota County, Florida

Special Magistrate for City of Palmetto
Manatee County, Florida

Board Counsel for City of Punta Gorda Building Board
Charlotte County, Florida

Manatee County Hearing Officer
Manatee County, Florida

Board Attorney for City of Sarasota Nuisance Abatement Board
Sarasota, Florida

REFERENCES

Ken Bumgarner, Chairman
Waterlefe Community Development District
Bradenton, Florida
Phone - 941-748-2107
ken@waterlefecdd.com

Richard Bracco, Chairman
Venetian Community Development District
Venice, Florida
Phone - 631-807-1956
rdbacco@vcdd.org

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida
Phone - 941-907-0202
Steve.zielinski@lwrtownhall.com

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Reserve Study Proposal



RESERVE STUDY PROPOSAL

Blackburn Creek Community Development District

Prepared for:

Ms. Venessa Ripoll, District Manager

c/o **PFM Group Consulting LLC**

June 12, 2023



Prepared by:

Reserve Advisors, LLC

201 E. Kennedy Boulevard, Suite 1150

Tampa, FL 33602

(800) 980-9881

www.reserveadvisors.com



June 12, 2023

Dear Ms. Venessa Ripoll,

Thank you for the opportunity to present Blackburn Creek Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:

FULL ENGAGEMENT



It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING



We will do whatever it takes to ensure Blackburn Creek Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Blackburn Creek Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community’s reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



**INSERT REGIONAL QUALIFICATIONS PAGE INSERT HERE
CURRENTLY LOCATED IN G:\Shared drives\Archives\Proposals_Qualification Inserts**



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Blackburn Creek Community Development District comprises 2,050 homes in Venice. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Ponds (52)
- Storm Water Management Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

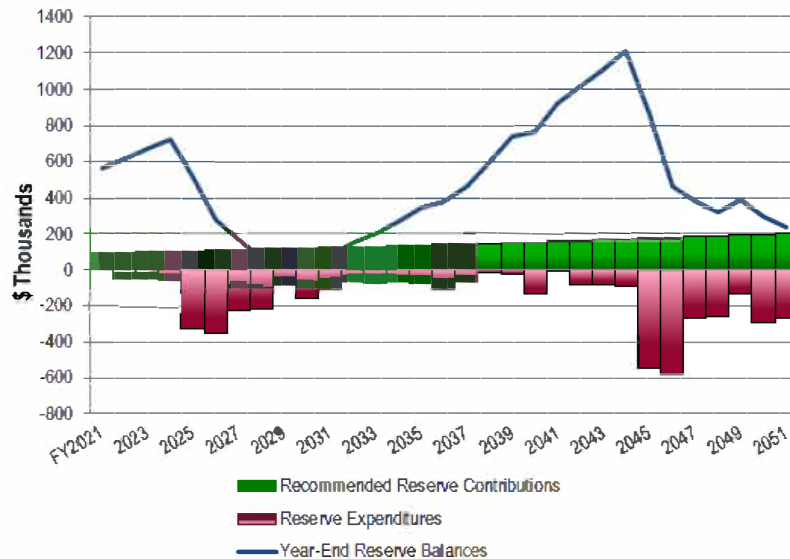
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



Location	Quantity	Estimated	Year of Contribution
Concrete Deck	100	200-250	
Asphalt and Concrete Roofs	100	200	
Roof and Water Drain	100	200-250	
Roof and Water Drain	100	200	
Waterproofing System	100	200	
Waterproofing System	100	200-250	
Roof and Concrete Deck	100	200-250	
Waterproofing System	100	200-250	



EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

[Download Our Report Overview](#)

**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR
BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT**

Full Reserve Study (Level I) for a total investment of **\$5,250** (includes all expenses).
You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

___ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ___

To authorize the reserve study:

- 1. Sign and email agreement to
Matt@reserveadvisors.com.**

Signature: _____
(Print Name): _____
Title: _____
Date: _____

For: **Blackburn Creek Community
Development District (231884)**

- 2. Send \$2,625 retainer to:**
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated June 12, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

GNP Services
Arbitrage Rebate Calculation Reports

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Series 2013A

**Blackburn Creek
Community Development District
\$5,455,000 Special Assessment Revenue Bonds,
Series 2013A (Grand Palm Project)
Installment Date Computation**

For the period March 28, 2013 through March 28, 2023

GNP Services, CPA, PA

www.gnppcpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

P.O. Box 1179
Orange Park, FL 32067-1179

May 12, 2023

Ms. Vivian Carvalho
Blackburn Creek CDD
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

RE: Installment Date Computation

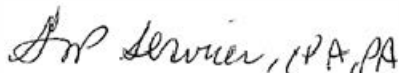
Dear Ms. Carvalho:

GNP Services, CPA, PA has been requested to compute the Rebatable Arbitrage Liability with respect to the Blackburn Creek Community Development District \$5,455,000 Special Assessment Revenue Bonds, Series 2013A (Grand Palm Project). All computations included herein are mathematically accurate and have been performed in accordance with the Code. All capitalized terms are defined in the attached report.

- There is no Rebatable Arbitrage Liability or Yield Reduction Payment Amount for the Cumulative Computation Period. Accordingly, there is no amount due to the U.S. Government as of the Current Installment Computation Date.
- The next Installment Computation Date is March 28, 2028.

Please see attached supporting schedules for further details. If you have questions regarding this report, or any other concerns, please call (641) 832-7783.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Mr. Scott Schuhle, U.S. Bank Global Corporate Trust

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Definitions

Arbitrage Yield - The semiannual discount rate at which the present value of payments of principal and interest equals the par amount of the bonds adjusted as follows: if applicable, plus accrued interest and original issue premium, and less original issue discount, cost of credit enhancement and/or reserve surety.

Bona Fide Debt Service Fund - A fund that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year and that may be excluded from the Rebatable Arbitrage Liability computation if the requirements specified in the Code for the Bona Fide Debt Service Fund exemption are met.

Bond Documents - Federal Tax Certificate and IRS Form 8038-G executed as of the Issue Date and information regarding the investment and expenditures of gross proceeds. Nothing has come to our attention that has led us to conclude that any of the information included in these documents has been affected by events or circumstances occurring after their respective dates.

Bonds - Blackburn Creek Community Development District \$5,455,000 Special Assessment Revenue Bonds, Series 2013A (Grand Palm Project)

Code - Section 148(f) of the Internal Revenue Code of 1986 and existing applicable Treasury Regulations

Cumulative Computation Period - The period beginning on the Issue Date and ending on the Current Installment Computation Date

Cumulative Rebatable Arbitrage Liability - The Rebatable Arbitrage Liability for the Cumulative Computation Period

Current Computation Period - The period beginning on March 28, 2022 and ending on the Current Installment Computation Date

Current Installment Computation Date - March 28, 2023

Debt Service Funds - The Prepayment, Interest, Revenue and Sinking Funds

Installment Computation Dates - Any date not later than the fifth anniversary of the Issue Date of the Bonds and each subsequent fifth year thereafter. For the Bonds, the Installment Computation Dates are March 28, 2018 and each subsequent fifth March 28 thereafter.

Issue Date - March 28, 2013

Issuer - Blackburn Creek Community Development District

Minor Portion - Section 148(e) permits an issuer to arbitrage the lesser of \$100,000 or 5 percent of sales proceeds as a de minimus *minor portion* of the issue

Rebatable Arbitrage Liability - The excess of receipts over payments calculated in accordance with the Code

Rebatable Arbitrage Liability Payment Due Date - The date that is no later than sixty days past each Installment Computation Date

Yield Reduction Payment Amount - The payment amount made to the federal government in order to reduce the yield on investment of Bond proceeds to meet yield restriction requirements under the Code

Yield Restricted Period - The period beginning on March 28, 2016 and ending on the Current Installment Computation Date

Summary of Bond Document Representations and Related Conclusions

Representations

- The Bond Documents state the following:
 - The Bonds were issued on March 28, 2013.
 - The Reserve Fund is “reasonably required” in accordance with the Code.
 - The temporary period for the Acquisition and Construction Fund is three years.
 - The Debt Service Funds are expected to meet the requirements of a Bona Fide Debt Service Fund.
 - The Arbitrage Yield is 5.999100%.
 - The Bonds were issued for the purpose of providing funds to finance the completion of the cost of acquisition, construction, installation and equipping of the project; pay certain costs associated with the issuance of the Bonds; provide for capitalized interest to November 1, 2013; and fund the Reserve Fund.

Related Conclusions

- We have concluded the following:
 - The Bonds are subject to the 1993 Regulations. New regulations or rulings that apply to the Bonds may be enacted. If so, it should be determined that the computation of the Rebatable Arbitrage Liability complies with any applicable changes.
 - The next Rebatable Arbitrage Liability Payment Due Date is May 27, 2028, assuming an Installment Computation Date of March 28, 2028.
 - The Reserve Fund may be invested at an unrestricted yield.
 - Subsequent to March 28, 2016, the Acquisition and Construction Fund has been appropriately excluded from the yield reduction payment computation because it met the minor portion exemption requirement.
 - During the Current Computation Period the Debt Service Funds were invested at a yield lower than the Arbitrage Yield. Including the transaction activity recorded in the Debt Service Funds in the event that the Bona Fide Debt Service Fund exemption requirements are not met would only serve to increase the amount of negative arbitrage for the Bonds. Therefore, we have excluded the transaction activity recorded in the Debt Service Funds from the calculation of Cumulative Rebatable Arbitrage Liability. The Debt Service Funds and any other replacement proceeds must be analyzed for each Bond year to determine whether they are exempt from rebate requirements.

Assumptions

- Certain Bond documents, financial records and other materials relevant to the computation of the Rebatable Arbitrage Liability have been provided to us by various parties. Nothing has come to our attention to lead us to conclude that any of the information provided includes errors or omissions; therefore we have assumed that all information included in the materials provided to us is accurate and complete.
- We have assumed that all transaction activity provided to us is includable in the computation of the Rebatable Arbitrage Liability under the Code.

- We have assumed the financial schedules and information provided with respect to the proceeds is accurate in all respects, including dates and amounts of the cash flow transactions. We further assumed that a current cash outlay occurred no later than 5 banking days after the date on which the allocation of gross proceeds to an expenditure was made.

Sources and Uses

Sources

Principal	\$ 5,455,000.00
Total	\$ 5,455,000.00

Uses

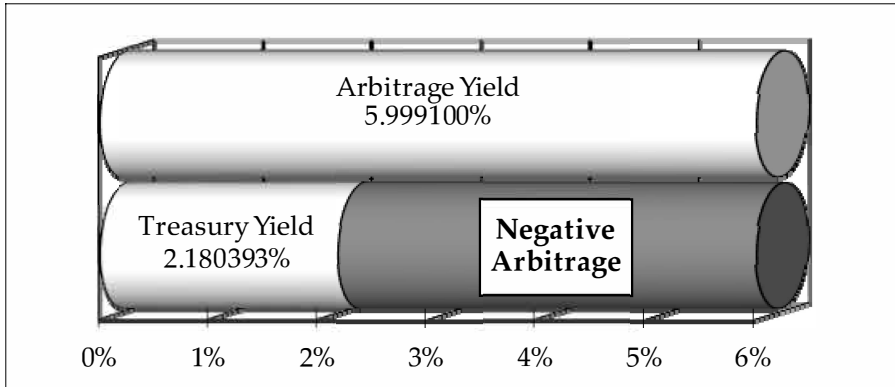
Acquisition and Construction Fund	\$ 2,852,022.50
Purchase price of the Note	2,000,000.00
Reserve Fund	197,500.00
Capitalized Interest Fund	193,652.50
Cost of Issuance Fund	211,825.00
Total	\$ 5,455,000.00

Conclusions

Arbitrage Yield/Investment Yield Comparison

The Arbitrage Yield is stated in the Bond Documents to be 5.999100%. The Bond Documents further state that the computation of the Arbitrage Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.

The yield on the First American Government Obligations (the “Treasury Yield”) is calculated to be 2.180393% as shown on Schedule A. The Treasury Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.



Rebatable Arbitrage Liability Expectation

The Treasury Yield on the Gross Proceeds that are subject to the Rebatable Arbitrage Liability computation was less than the Arbitrage Yield during the Current Computation Period, as shown above. This results in an expectation of negative Rebatable Arbitrage Liability with respect to those Gross Proceeds as shown on Schedule A. The results are in accordance with expectations.

Rebatable Arbitrage Liability

The Rebatable Arbitrage Liability computation results in a Cumulative Rebatable Arbitrage Liability in the negative amount of \$(281,720.16). Therefore no payment is due as of the Current Installment Computation Date.

Record Keeping Requirements

Records evidencing the transaction data used to calculate arbitrage rebate and yield restriction amounts must be maintained until three years after the last outstanding bond of the issue is redeemed. This report, and documentation we maintain in our files, cannot be relied upon to meet the record retention requirement.

SYNOPSIS OF COMPUTATION RESULTS

As of the Current Installment Computation Date

28-Mar-23

Blackburn Creek Community Development District

\$5,455,000 Special Assessment Revenue Bonds,

Series 2013A (Grand Palm Project)

Current Computation Period	
Reserve Fund	\$ (6,636.99)
Computation Date Credit	(1,960.00)
	<hr/>
Current Computation Period Total Rebatable Arbitrage Liability	\$ (8,596.99)
	<hr/> <hr/>
Cumulative Computation Period	
Current Computation Period Total Rebatable Arbitrage Liability	\$ (8,596.99)
Future Value of Rebatable Arbitrage Liability Reported at 3/28/22	(273,123.17)
	<hr/>
Cumulative Rebatable Arbitrage Liability	\$ (281,720.16)
	<hr/> <hr/>

Gross Proceeds Subject to Arbitrage Rebate Remaining

As of the Current Installment Computation Date

Reserve Fund	\$ 170,975.00
Debt Service Funds	463,729.04
	<hr/>
Total	\$ 634,704.04

Schedule A
Rebatable Arbitrage Liability Computation
Reserve Fund

Blackburn Creek Community Development District
\$5,455,000 Special Assessment Revenue Bonds,
Series 2013A (Grand Palm Project)

Issue Date	28-Mar-13	Treasury Yield	2.180393%
Beginning Date	28-Mar-22	Arbitrage Yield	5.999100%
Computation Date	28-Mar-23	Total Earnings	\$ 3,733.40

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
28-Mar-22	\$ -	\$ (171,575.00)	\$ (0.72)	\$ 171,575.00	\$ (182,023.09)	\$ 171,575.72
01-Apr-22			0.87	171,575.00	0.92	(0.87)
02-May-22			0.84	171,575.00	0.89	(0.84)
01-Jun-22			42.24	171,575.00	44.35	(42.08)
01-Jul-22			93.51	171,575.00	97.70	(92.99)
01-Aug-22			160.76	171,575.00	167.14	(159.57)
01-Sep-22			246.57	171,575.00	255.09	(244.31)
03-Oct-22			279.91	171,575.00	288.07	(276.81)
01-Nov-22	600.00			170,975.00	614.66	(592.35)
01-Nov-22			372.82	170,975.00	381.93	(368.07)
01-Dec-22			457.46	170,975.00	466.33	(450.81)
21-Dec-22			0.03	170,975.00	0.03	(0.03)
21-Dec-22			0.18	170,975.00	0.18	(0.18)
21-Dec-22		(0.21)		170,975.21	(0.21)	0.21
22-Dec-22	0.21			170,975.00	0.21	(0.21)
03-Jan-23			520.85	170,975.00	528.17	(512.29)
01-Feb-23			552.87	170,975.00	558.07	(542.87)
01-Mar-23			529.06	170,975.00	531.41	(518.55)
28-Mar-23	170,975.00		476.15	0.00	171,451.15	(167,773.10)
Totals					\$ (6,636.99)	\$ 0.00

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Series 2018A-1 & 2018A-2

**Blackburn Creek
Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2
Installment Date Computation**

For the period March 2, 2018 through March 2, 2023

GNP Services, CPA, PA

www.gnppcpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

P.O. Box 1179
Orange Park, FL 32067-1179

June 2, 2023

Mr. Kevin Johnson, Chairman
Blackburn Creek CDD
11757 Altamonte Court
Venice, Florida 34293

RE: Installment Date Computation

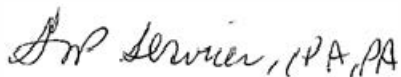
Dear Mr. Johnson:

GNP Services, CPA, PA has been requested to compute the Rebutable Arbitrage Liability with respect to the Blackburn Creek Community Development District \$12,595,000 Capital Improvement Revenue Bonds, Series 2018A-1 and 2018A-2. All computations included herein are mathematically accurate and have been performed in accordance with the Code. All capitalized terms are defined in the attached report.

- There is no Rebutable Arbitrage Liability or Yield Reduction Payment Amount for the Cumulative Computation Period. Accordingly, there is no amount due to the U.S. Government as of the Current Installment Computation Date.
- The next Installment Computation Date is March 2, 2028.

Please see attached supporting schedules for further details. If you have questions regarding this report, or any other concerns, please call (641) 832-7783.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Ms. Vivian Carvalho, PFM Group Consulting, LLC

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YIELD REDUCTION PAYMENT COMPUTATIONS

Acquisition & Construction Fund - Yield Restriction Proof

G

Definitions

Arbitrage Yield - The semiannual discount rate at which the present value of payments of principal and interest equals the par amount of the bonds adjusted as follows: if applicable, plus accrued interest and original issue premium, and less original issue discount, cost of credit enhancement and/or reserve surety.

Bona Fide Debt Service Fund - A fund that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year and that may be excluded from the Rebatable Arbitrage Liability computation if the requirements specified in the Code for the Bona Fide Debt Service Fund exemption are met.

Bond Documents - Tax Certificate as to Arbitrage and IRS Form 8038-G executed as of the Issue Date and information regarding the investment and expenditures of gross proceeds. Nothing has come to our attention that has led us to conclude that any of the information included in these documents has been affected by events or circumstances occurring after their respective dates.

Bonds - Blackburn Creek Community Development District \$12,595,000 Capital Improvement Revenue Bonds, Series 2018A-1 and 2018A-2

Code - Section 148(f) of the Internal Revenue Code of 1986 and existing applicable Treasury Regulations

Cumulative Computation Period - The period beginning on the Issue Date and ending on the Current Installment Computation Date

Cumulative Rebatable Arbitrage Liability - The Rebatable Arbitrage Liability for the Cumulative Computation Period

Current Installment Computation Date - March 2, 2023

Debt Service Funds - The 2018A-1 Interest, 2018A-1 Sinking, 2018A-1 Prepayment, 2018A-2 Interest, 2018A-2 Sinking, 2018A-2 Prepayment and Revenue Funds

Installment Computation Dates - Any date not later than the fifth anniversary of the Issue Date of the Bonds and each subsequent fifth year thereafter. For the Bonds, the Installment Computation Dates are March 2, 2023 and each subsequent fifth March 2 thereafter.

Issue Date - March 2, 2018

Issuer - Blackburn Creek Community Development District

Rebatable Arbitrage Liability - The excess of receipts over payments calculated in accordance with the Code

Rebatable Arbitrage Liability Payment Due Date - The date that is no later than sixty days past each Installment Computation Date

Restricted Yield - The Arbitrage Yield plus .125 percentage points

Yield Reduction Payment Amount - The payment amount made to the federal government in order to reduce the yield on investment of Bond proceeds to meet yield restriction requirements under the Code

Yield Restricted Period - The period beginning on March 2, 2021 and ending on the Current Installment Computation Date

Summary of Bond Document Representations and Related Conclusions

Representations

- The Bond Documents state the following:
 - The Bonds were issued on March 2, 2018.
 - The 2018A-1 Reserve Fund is “reasonably required” in accordance with the Code.
 - The temporary period for the Acquisition & Construction Fund is three years.
 - The temporary period for the Restricted Acquisition & Construction Fund is three years.
 - The Debt Service Funds are expected to meet the requirements of a Bona Fide Debt Service Fund.
 - The Arbitrage Yield is 5.830624%.
 - The Bonds were issued for the purpose of financing a portion of the cost of the Issuer’s Capital Improvement Program; funding a deposit to the 2018A-1 Reserve Fund in the amount of the reserve requirement; paying capitalized interest due on the 2018A-1 Bonds through November 1, 2018 and capitalized interest due on the 2018A-2 Bonds through May 1, 2020; and paying the costs and expenses incurred in connection with the issuance of the Bonds.

Related Conclusions

- We have concluded the following:
 - The Bonds are subject to the 1993 Regulations. New regulations or rulings that apply to the Bonds may be enacted. If so, it should be determined that the computation of the Rebatable Arbitrage Liability complies with any applicable changes.
 - The next Rebatable Arbitrage Liability Payment Due Date is May 1, 2028, assuming an Installment Computation Date of March 2, 2028.
 - The 2018A-1 Reserve Fund may be invested at an unrestricted yield.
 - No yield reduction payments will be required for the Yield Restricted Period in connection with the Acquisition & Construction Fund.
 - No unspent proceeds existed in the Restricted Acquisition & Construction Fund subsequent to January 16, 2019; therefore no yield reduction payments will be required for the Yield Restricted Period.
 - During the Cumulative Computation Period the Debt Service Funds were invested at a yield lower than the Arbitrage Yield. Including the transaction activity recorded in the Debt Service Funds in the event that the Bona Fide Debt Service Fund exemption requirements are not met would only serve to increase the amount of negative arbitrage for the Bonds. Therefore, we have excluded the transaction activity recorded in the Debt Service Funds from the calculation of Cumulative Rebatable Arbitrage Liability. The Debt Service Funds and any other replacement proceeds must be analyzed for each Bond year to determine whether they are exempt from rebate requirements.

Assumptions

- Certain Bond documents, financial records and other materials relevant to the computation of the Rebatable Arbitrage Liability have been provided to us by various parties. Nothing has come to our attention to lead us to conclude that any of the information provided includes errors or omissions; therefore we have assumed that all information included in the materials provided to us is accurate and complete.
- We have assumed that all transaction activity provided to us is includable in the computation of the Rebatable Arbitrage Liability under the Code.

- We have assumed the financial schedules and information provided with respect to the proceeds is accurate in all respects, including dates and amounts of the cash flow transactions. We further assumed that a current cash outlay occurred no later than 5 banking days after the date on which the allocation of gross proceeds to an expenditure was made.

Sources and Uses

Sources

Principal of Series 2018A-1	\$ 9,715,000.00
Principal of Series 2018A-2	2,880,000.00
Total	\$ 12,595,000.00

Uses

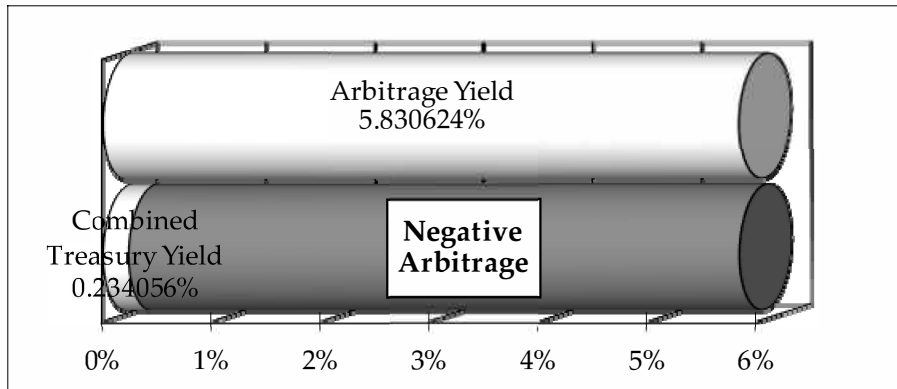
Acquisition & Construction Fund	\$ 7,782,512.00
Restricted Acquisition & Construction Fund	3,482,488.00
2018A-1 Capitalized Interest Fund	370,489.83
2018A-2 Capitalized Interest Fund	367,688.00
2018A-1 Reserve Fund	171,652.50
Underwriter's Discount	251,900.00
Costs of Issuance Fund	168,269.67
Total	\$ 12,595,000.00

Conclusions

Arbitrage Yield/Investment Yield Comparison

The Arbitrage Yield is stated in the Bond Documents to be 5.830624%. The Bond Documents further state that the computation of the Arbitrage Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.

The yield on the U.S. Bank Money Market Obligations (the “Combined Treasury Yield”) is calculated to be 0.234056% as shown on Schedules A-F. The Combined Treasury Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.



Rebatable Arbitrage Liability Expectation

The Combined Treasury Yield on the Gross Proceeds that are subject to the Rebtable Arbitrage Liability computation was less than the Arbitrage Yield during the Cumulative Computation Period, as shown above. This results in an expectation of negative Rebtable Arbitrage Liability with respect to those Gross Proceeds as shown on Schedules A-F. The results are in accordance with expectations.

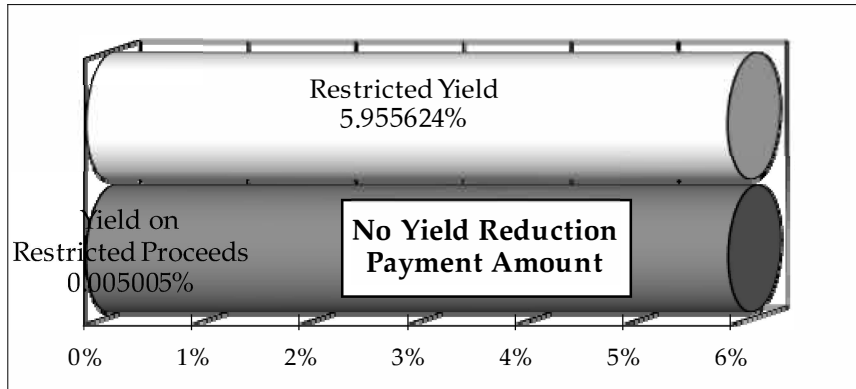
Rebtable Arbitrage Liability

The Rebtable Arbitrage Liability computation results in a Cumulative Rebtable Arbitrage Liability in the negative amount of \$(643,995.06). Therefore no payment is due as of the Current Installment Computation Date.

Restricted Yield/Investment Yield Comparison

Based on the Arbitrage Yield as stated in the Bond Documents, we have determined that the Restricted Yield of 5.955624% is equal to the Arbitrage Yield plus .125%.

The Yield on the restricted proceeds (the “Yield on Restricted Proceeds”) in connection with the Acquisition & Construction Fund is calculated to be 0.005005% as shown on Schedule G for the Yield Restricted Period.



Record Keeping Requirements

Records evidencing the transaction data used to calculate arbitrage rebate and yield restriction amounts must be maintained until three years after the last outstanding bond of the issue is redeemed. This report, and documentation we maintain in our files, cannot be relied upon to meet the record retention requirement.

SYNOPSIS OF COMPUTATION RESULTS

As of the Current Installment Computation Date

02-Mar-23

Blackburn Creek Community Development District

\$12,595,000 Capital Improvement Revenue Bonds,

Series 2018A-1 and 2018A-2

Cumulative Computation Period	
Acquisition & Construction Fund	\$ (303,562.07)
Restricted Acquisition & Construction Fund	(216,076.63)
2018A-1 Reserve Fund	(62,597.80)
2018A-1 Capitalized Interest Fund	(14,372.60)
2018A-2 Capitalized Interest Fund	(36,433.44)
Costs of Issuance Fund	(789.11)
Computation Date Credits	(10,163.41)
Cumulative Rebatable Arbitrage Liability	\$ (643,995.06)

Gross Proceeds Subject to Arbitrage Rebate Remaining

As of the Current Installment Computation Date

2018A-1 Reserve Fund	\$ 242,736.07
Debt Service Funds	845,757.47
Total	\$ 1,088,493.54

Schedule A
Rebatable Arbitrage Liability Computation
Acquisition & Construction Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 10,077.50

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-18	\$ -	\$ (7,782,512.00)	\$ -	\$ 7,782,512.00	\$ (10,373,367.14)	\$ 7,782,512.00
02-Apr-18			1,279.32	7,782,512.00	1,697.07	(1,279.07)
03-Apr-18		(1,279.32)		7,783,791.32	(1,696.80)	1,279.06
05-Apr-18	3,652,168.40			4,131,622.92	4,842,423.24	(3,651,390.74)
19-Apr-18	71,619.59			4,060,003.33	94,748.67	(71,597.87)
01-May-18			932.46	4,060,003.33	1,231.23	(932.11)
02-May-18		(932.46)		4,060,935.79	(1,231.03)	932.10
07-May-18	19,763.22			4,041,172.57	26,070.60	(19,754.93)
09-May-18	452,040.14			3,589,132.43	596,117.15	(451,844.74)
25-May-18	259,452.21			3,329,680.22	341,273.57	(259,313.28)
01-Jun-18		(87,304.63)		3,416,984.85	(114,727.24)	87,254.50
01-Jun-18			775.21	3,416,984.85	1,018.71	(774.76)
04-Jun-18		(775.21)		3,417,760.06	(1,018.22)	774.75
04-Jun-18	87,304.63			3,330,455.43	114,672.31	(87,252.81)
29-Jun-18	532,964.96			2,797,490.47	697,246.93	(532,562.71)
02-Jul-18			678.82	2,797,490.47	887.64	(678.29)
03-Jul-18		(678.82)		2,798,169.29	(887.49)	678.29
11-Jul-18	65,034.23			2,733,135.06	84,917.65	(64,980.11)
31-Jul-18		(3,269.79)		2,736,404.85	(4,256.56)	3,266.67
01-Aug-18			697.92	2,736,404.85	908.40	(697.25)
02-Aug-18	36,352.39			2,700,052.46	47,307.82	(36,317.22)
02-Aug-18		(1,738.09)		2,701,790.55	(2,261.89)	1,736.41
10-Aug-18	81,643.65			2,620,146.90	106,112.78	(81,560.45)
16-Aug-18	451,785.86			2,168,361.04	586,626.83	(451,307.98)
17-Aug-18	366,046.85			1,802,314.19	475,222.10	(365,657.30)
04-Sep-18		(22,017.18)		1,824,331.37	(28,506.44)	21,991.34
04-Sep-18			569.38	1,824,331.37	737.20	(568.71)
05-Sep-18		(1,619.84)		1,825,951.21	(2,096.93)	1,617.93
07-Sep-18	19,891.34			1,806,059.87	25,741.71	(19,867.61)
27-Sep-18	296,604.46			1,509,455.41	382,617.03	(296,212.34)
01-Oct-18			435.96	1,509,455.41	562.03	(435.37)
02-Oct-18		(1,447.10)		1,510,902.51	(1,865.26)	1,445.14
09-Oct-18	342,693.99			1,168,208.52	441,226.01	(342,214.44)
01-Nov-18			320.17	1,168,208.52	410.78	(319.68)
02-Nov-18		(1,365.02)		1,169,573.54	(1,751.05)	1,362.91
19-Nov-18	403,746.00			765,827.54	516,522.83	(403,076.96)
20-Nov-18	28,459.59			737,367.95	36,403.29	(28,412.25)
03-Dec-18			245.98	737,367.95	313.99	(245.55)
04-Dec-18		(1,167.68)		738,535.63	(1,490.27)	1,165.63
17-Dec-18	427,716.50			310,819.13	544,748.40	(426,930.59)
02-Jan-19			135.41	310,819.13	172.05	(135.15)
03-Jan-19		(1,087.83)		311,906.96	(1,381.95)	1,085.72
14-Jan-19	311,906.96			0.00	395,542.38	(311,279.60)
16-Jan-19		(3,427,907.13)		3,427,907.13	(4,345,685.96)	3,420,968.23
31-Jan-19	93,809.08			3,334,098.05	118,659.77	(93,610.73)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Feb-19	9,917.99			3,324,180.06	12,543.33	(9,896.96)
01-Feb-19			483.33	3,324,180.06	611.27	(482.30)
04-Feb-19		(977.78)		3,325,157.84	(1,236.01)	975.69
11-Feb-19	629,624.40			2,695,533.44	795,019.00	(628,248.53)
01-Mar-19			672.07	2,695,533.44	845.91	(670.51)
04-Mar-19		(730.31)		2,696,263.75	(918.77)	728.61
05-Mar-19	110,463.97			2,585,799.78	138,948.10	(110,205.51)
15-Mar-19	368,824.66			2,216,975.12	463,189.36	(367,937.96)
21-Mar-19	6,121.19			2,210,853.93	7,679.95	(6,106.24)
01-Apr-19			610.37	2,210,853.93	764.58	(608.84)
02-Apr-19		(674.85)		2,211,528.78	(845.22)	673.15
01-May-19			545.30	2,211,528.78	679.81	(543.83)
02-May-19		(607.70)		2,212,136.48	(757.48)	606.06
08-May-19	225,825.10			1,986,311.38	281,213.50	(225,205.15)
03-Jun-19			519.09	1,986,311.38	643.83	(517.58)
04-Jun-19		(564.39)		1,986,875.77	(699.91)	562.75
17-Jun-19	36,081.76			1,950,794.01	44,652.70	(35,973.65)
25-Jun-19	255,218.55			1,695,575.46	315,440.56	(254,440.72)
01-Jul-19			473.16	1,695,575.46	584.25	(471.70)
02-Jul-19		(517.00)		1,696,092.46	(638.28)	515.40
31-Jul-19	148,897.22			1,547,195.24	183,005.95	(148,409.90)
01-Aug-19			359.11	1,547,195.24	441.30	(357.93)
02-Aug-19		(396.86)		1,547,592.10	(487.62)	395.56
07-Aug-19	119,766.77			1,427,825.33	147,038.02	(119,369.40)
14-Aug-19	236,548.12			1,191,277.21	290,086.46	(235,752.64)
16-Aug-19	243,099.08			948,178.13	298,024.94	(242,278.44)
19-Aug-19	45,918.60			902,259.53	56,266.50	(45,762.70)
28-Aug-19	3,716.40			898,543.13	4,547.36	(3,703.57)
30-Aug-19	29,500.03			869,043.10	36,084.53	(29,397.79)
04-Sep-19		(228.35)		869,271.45	(279.14)	227.55
24-Sep-19	277,340.40			591,931.05	337,946.36	(276,336.40)
01-Oct-19	1,538.68			590,392.37	1,872.83	(1,533.04)
01-Oct-19			120.62	590,392.37	146.81	(120.18)
02-Oct-19		(146.92)		590,539.29	(178.80)	146.38
16-Oct-19	80,563.80			509,975.49	97,824.86	(80,260.76)
01-Nov-19			69.94	509,975.49	84.72	(69.67)
04-Nov-19		(92.59)		510,068.08	(112.11)	92.23
06-Nov-19	189,348.00			320,720.08	229,183.50	(188,611.41)
17-Nov-19	56,994.59			263,725.49	68,864.21	(56,768.84)
02-Dec-19			37.81	263,725.49	45.57	(37.66)
03-Dec-19		(56.79)		263,782.28	(68.44)	56.56
16-Dec-19	14,164.50			249,617.78	17,035.33	(14,105.76)
02-Jan-20			32.67	249,617.78	39.19	(32.53)
03-Jan-20		(55.56)		249,673.34	(66.64)	55.32
08-Jan-20	9,200.51			240,472.83	11,026.45	(9,161.05)
03-Feb-20			30.82	240,472.83	36.79	(30.68)
04-Feb-20		(53.64)		240,526.47	(64.02)	53.40
18-Feb-20	50,813.41			189,713.06	60,510.25	(50,582.43)
21-Feb-20	5,576.04			184,137.02	6,636.95	(5,550.59)
02-Mar-20			23.05	184,137.02	27.39	(22.94)
03-Mar-20		(41.75)		184,178.77	(49.60)	41.56
01-Apr-20			8.73	184,178.77	10.32	(8.69)
02-Apr-20		(17.15)		184,195.92	(20.28)	17.07
15-Apr-20	49,883.62			134,312.30	58,864.93	(49,638.61)
01-May-20			1.29	134,312.30	1.52	(1.28)
04-May-20		(2.74)		134,315.04	(3.22)	2.73
11-May-20		(15,023.36)		149,338.40	(17,654.81)	14,947.06
01-Jun-20			1.22	149,338.40	1.43	(1.21)
02-Jun-20		(2.20)		149,340.60	(2.58)	2.19

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Jul-20			0.73	149,340.60	0.85	(0.73)
02-Jul-20		(1.29)		149,341.89	(1.50)	1.28
03-Aug-20			0.69	149,341.89	0.80	(0.69)
04-Aug-20		(1.23)		149,343.12	(1.43)	1.22
01-Sep-20			0.63	149,343.12	0.73	(0.63)
02-Sep-20		(1.12)		149,344.24	(1.29)	1.11
01-Oct-20			0.61	149,344.24	0.70	(0.61)
02-Oct-20		(1.08)		149,345.32	(1.24)	1.07
02-Nov-20			0.63	149,345.32	0.72	(0.63)
03-Nov-20		(1.12)		149,346.44	(1.28)	1.11
01-Dec-20			0.61	149,346.44	0.69	(0.61)
02-Dec-20		(1.09)		149,347.53	(1.24)	1.08
04-Jan-21			0.63	149,347.53	0.71	(0.63)
05-Jan-21		(0.93)		149,348.46	(1.05)	0.92
01-Feb-21			0.63	149,348.46	0.71	(0.63)
02-Feb-21		(0.93)		149,349.39	(1.05)	0.92
01-Mar-21			0.57	149,349.39	0.64	(0.57)
02-Mar-21		(0.84)		149,350.23	(0.94)	0.83
01-Apr-21			0.63	149,350.23	0.70	(0.63)
02-Apr-21		(0.93)		149,351.16	(1.04)	0.92
03-May-21			0.61	149,351.16	0.68	(0.61)
04-May-21		(0.90)		149,352.06	(1.00)	0.89
01-Jun-21			0.63	149,352.06	0.70	(0.63)
02-Jun-21		(0.93)		149,352.99	(1.03)	0.92
01-Jul-21			0.61	149,352.99	0.67	(0.61)
02-Jul-21		(0.90)		149,353.89	(0.99)	0.89
02-Aug-21			0.63	149,353.89	0.69	(0.63)
03-Aug-21		(0.93)		149,354.82	(1.02)	0.92
01-Sep-21			0.63	149,354.82	0.69	(0.62)
02-Sep-21		(0.93)		149,355.75	(1.01)	0.92
01-Oct-21			0.61	149,355.75	0.66	(0.60)
04-Oct-21		(0.62)		149,356.37	(0.67)	0.61
01-Nov-21			0.63	149,356.37	0.68	(0.62)
02-Nov-21		(0.63)		149,357.00	(0.68)	0.62
01-Dec-21			0.61	149,357.00	0.66	(0.60)
02-Dec-21		(0.61)		149,357.61	(0.66)	0.60
03-Jan-22			0.63	149,357.61	0.67	(0.62)
04-Jan-22		(0.63)		149,358.24	(0.67)	0.62
01-Feb-22			0.63	149,358.24	0.67	(0.62)
02-Feb-22		(0.63)		149,358.87	(0.67)	0.62
14-Feb-22	6,060.07			143,298.80	6,437.03	(6,004.71)
01-Mar-22			0.56	143,298.80	0.59	(0.55)
02-Mar-22		(0.56)		143,299.36	(0.59)	0.55
01-Apr-22			0.61	143,299.36	0.64	(0.60)
04-Apr-22		(0.61)		143,299.97	(0.64)	0.60
02-May-22			0.59	143,299.97	0.62	(0.58)
03-May-22		(0.59)		143,300.56	(0.62)	0.58
01-Jun-22			0.61	143,300.56	0.64	(0.60)
02-Jun-22		(0.61)		143,301.17	(0.64)	0.60
01-Jul-22			0.59	143,301.17	0.61	(0.58)
05-Jul-22		(0.59)		143,301.76	(0.61)	0.58
01-Aug-22			0.61	143,301.76	0.63	(0.60)
02-Aug-22		(0.61)		143,302.37	(0.63)	0.60
01-Sep-22			0.61	143,302.37	0.63	(0.60)
02-Sep-22		(0.61)		143,302.98	(0.63)	0.60
03-Oct-22			0.59	143,302.98	0.60	(0.58)
04-Oct-22		(0.59)		143,303.57	(0.60)	0.58
01-Nov-22			0.61	143,303.57	0.62	(0.60)
02-Nov-22		(0.61)		143,304.18	(0.62)	0.60

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
18-Nov-22	143,304.18			0.00	145,703.34	(141,744.33)
01-Dec-22			0.33	0.00	0.33	(0.33)
02-Dec-22		(0.33)		0.33	(0.33)	0.33
13-Feb-23	0.33			0.00	0.33	(0.33)
Totals					\$ (303,562.07)	\$ 0.00

Schedule B
Rebatable Arbitrage Liability Computation
Restricted Acquisition & Construction Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 8,430.98

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-18	\$ -	\$ (3,482,488.00)	\$ -	\$ 3,482,488.00	\$ (4,641,833.71)	\$ 3,482,488.00
02-Apr-18			572.46	3,482,488.00	759.39	(572.33)
03-Apr-18		(572.46)		3,483,060.46	(759.27)	572.32
01-May-18			710.92	3,483,060.46	938.71	(710.60)
02-May-18		(710.92)		3,483,771.38	(938.56)	710.59
01-Jun-18			739.70	3,483,771.38	972.04	(739.19)
04-Jun-18		(739.70)		3,484,511.08	(971.58)	739.18
02-Jul-18			715.98	3,484,511.08	936.23	(715.32)
03-Jul-18		(715.98)		3,485,227.06	(936.08)	715.31
31-Jul-18	2,739.06			3,482,488.00	3,565.66	(2,735.94)
01-Aug-18			883.21	3,482,488.00	1,149.56	(882.20)
04-Sep-18			887.32	3,482,488.00	1,148.85	(886.08)
01-Oct-18			858.70	3,482,488.00	1,107.01	(857.32)
01-Nov-18			887.32	3,482,488.00	1,138.44	(885.69)
03-Dec-18			858.70	3,482,488.00	1,096.10	(856.91)
02-Jan-19			887.32	3,482,488.00	1,127.41	(885.27)
16-Jan-19	3,482,488.00			0.00	4,414,880.17	(3,474,070.31)
01-Feb-19			429.35	0.00	543.00	(428.26)
Totals					\$ (216,076.63)	\$ 0.00

Schedule C
Rebatable Arbitrage Liability Computation
2018A-1 Reserve Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 888.00

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-18	\$ -	\$ (171,652.50)	\$ -	\$ 171,652.50	\$ (228,796.87)	\$ 171,652.50
02-Apr-18			28.22	171,652.50	37.43	(28.22)
03-Apr-18		(28.22)		171,680.72	(37.43)	28.22
01-May-18			35.04	171,680.72	46.27	(35.03)
02-May-18		(35.04)		171,715.76	(46.26)	35.03
01-Jun-18			36.46	171,715.76	47.91	(36.45)
04-Jun-18		(36.46)		171,752.22	(47.89)	36.45
02-Jul-18			35.29	171,752.22	46.15	(35.28)
03-Jul-18		(35.29)		171,787.51	(46.14)	35.28
01-Aug-18			43.53	171,787.51	56.66	(43.51)
02-Aug-18		(43.53)		171,831.04	(56.65)	43.51
04-Sep-18			43.78	171,831.04	56.68	(43.76)
05-Sep-18		(43.78)		171,874.82	(56.67)	43.76
01-Oct-18			42.38	171,874.82	54.63	(42.36)
02-Oct-18		(42.38)		171,917.20	(54.63)	42.36
01-Nov-18			43.80	171,917.20	56.20	(43.77)
02-Nov-18		(559.45)		172,476.65	(717.66)	559.11
07-Nov-18	405.15			172,071.50	519.31	(404.90)
03-Dec-18			42.44	172,071.50	54.17	(42.41)
04-Dec-18		(42.44)		172,113.94	(54.16)	42.41
02-Jan-19			43.85	172,113.94	55.71	(43.82)
03-Jan-19		(43.85)		172,157.79	(55.71)	43.82
01-Feb-19			43.86	172,157.79	55.47	(43.82)
04-Feb-19		(43.86)		172,201.65	(55.44)	43.82
01-Mar-19			39.63	172,201.65	49.88	(39.59)
04-Mar-19		(39.63)		172,241.28	(49.86)	39.59
01-Apr-19			43.89	172,241.28	54.98	(43.85)
02-Apr-19		(43.89)		172,285.17	(54.97)	43.85
01-May-19			42.48	172,285.17	52.96	(42.43)
02-May-19		(42.48)		172,327.65	(52.95)	42.43
03-Jun-19			43.91	172,327.65	54.46	(43.86)
04-Jun-19		(43.91)		172,371.56	(54.45)	43.86
01-Jul-19			42.50	172,371.56	52.48	(42.45)
02-Jul-19		(42.50)		172,414.06	(52.47)	42.45
01-Aug-19			36.61	172,414.06	44.99	(36.56)
02-Aug-19		(36.61)		172,450.67	(44.98)	36.56
03-Sep-19			29.29	172,450.67	35.81	(29.25)
04-Sep-19		(29.29)		172,479.96	(35.80)	29.25
01-Oct-19			25.52	172,479.96	31.06	(25.48)
02-Oct-19		(25.52)		172,505.48	(31.06)	25.48
01-Nov-19			21.98	172,505.48	26.63	(21.95)
04-Nov-19		(21.98)		172,527.46	(26.61)	21.95
02-Dec-19			21.27	172,527.46	25.64	(21.24)
03-Dec-19		(21.27)		172,548.73	(25.63)	21.24
02-Jan-20			21.98	172,548.73	26.37	(21.94)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
03-Jan-20		(21.98)		172,570.71	(26.36)	21.94
03-Feb-20			21.92	172,570.71	26.17	(21.88)
04-Feb-20		(21.92)		172,592.63	(26.16)	21.88
02-Mar-20			18.15	172,592.63	21.57	(18.12)
03-Mar-20		(18.15)		172,610.78	(21.56)	18.12
01-Apr-20			8.18	172,610.78	9.67	(8.16)
02-Apr-20		(8.18)		172,618.96	(9.67)	8.16
01-May-20			1.41	172,618.96	1.66	(1.41)
04-May-20		(1.41)		172,620.37	(1.66)	1.41
01-Jun-20			1.46	172,620.37	1.71	(1.46)
02-Jun-20		(1.46)		172,621.83	(1.71)	1.46
01-Jul-20			0.85	172,621.83	0.99	(0.85)
02-Jul-20		(0.85)		172,622.68	(0.99)	0.85
03-Aug-20			0.80	172,622.68	0.93	(0.80)
04-Aug-20		(0.80)		172,623.48	(0.93)	0.80
01-Sep-20			0.73	172,623.48	0.84	(0.73)
02-Sep-20		(0.73)		172,624.21	(0.84)	0.73
01-Oct-20			0.71	172,624.21	0.82	(0.71)
02-Oct-20		(0.71)		172,624.92	(0.82)	0.71
02-Nov-20			0.73	172,624.92	0.83	(0.73)
03-Nov-20		(0.73)		172,625.65	(0.83)	0.73
01-Dec-20			0.71	172,625.65	0.81	(0.71)
02-Dec-20		(0.71)		172,626.36	(0.81)	0.71
04-Jan-21			0.73	172,626.36	0.83	(0.73)
05-Jan-21		(0.73)		172,627.09	(0.83)	0.73
01-Feb-21			0.73	172,627.09	0.82	(0.73)
02-Feb-21		(0.73)		172,627.82	(0.82)	0.73
01-Mar-21			0.66	172,627.82	0.74	(0.66)
02-Mar-21		(0.66)		172,628.48	(0.74)	0.66
01-Apr-21			0.73	172,628.48	0.82	(0.73)
02-Apr-21		(0.73)		172,629.21	(0.82)	0.73
03-May-21			0.71	172,629.21	0.79	(0.71)
04-May-21		(0.71)		172,629.92	(0.79)	0.71
01-Jun-21			0.73	172,629.92	0.81	(0.73)
02-Jun-21		(0.73)		172,630.65	(0.81)	0.73
01-Jul-21			0.71	172,630.65	0.78	(0.71)
02-Jul-21		(0.71)		172,631.36	(0.78)	0.71
02-Aug-21			0.73	172,631.36	0.80	(0.73)
03-Aug-21		(0.73)		172,632.09	(0.80)	0.73
01-Sep-21			0.73	172,632.09	0.80	(0.73)
02-Sep-21		(0.73)		172,632.82	(0.80)	0.73
02-Sep-21		(70,084.77)		242,717.59	(76,394.77)	69,859.62
01-Oct-21			0.99	242,717.59	1.07	(0.99)
04-Oct-21		(0.99)		242,718.58	(1.07)	0.99
01-Nov-21			1.03	242,718.58	1.11	(1.03)
02-Nov-21		(1.03)		242,719.61	(1.11)	1.03
01-Dec-21			1.00	242,719.61	1.07	(1.00)
02-Dec-21		(1.00)		242,720.61	(1.07)	1.00
03-Jan-22			1.03	242,720.61	1.10	(1.03)
04-Jan-22		(1.03)		242,721.64	(1.10)	1.03
01-Feb-22			1.03	242,721.64	1.10	(1.03)
02-Feb-22		(1.03)		242,722.67	(1.10)	1.03
01-Mar-22			0.93	242,722.67	0.99	(0.93)
02-Mar-22		(0.93)		242,723.60	(0.99)	0.93
01-Apr-22			1.03	242,723.60	1.09	(1.03)
04-Apr-22		(1.03)		242,724.63	(1.09)	1.03
02-May-22			1.00	242,724.63	1.05	(1.00)
03-May-22		(1.00)		242,725.63	(1.05)	1.00
01-Jun-22			1.03	242,725.63	1.08	(1.03)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Jun-22		(1.03)		242,726.66	(1.08)	1.03
01-Jul-22			1.00	242,726.66	1.04	(1.00)
05-Jul-22		(1.00)		242,727.66	(1.04)	1.00
01-Aug-22			1.03	242,727.66	1.07	(1.03)
02-Aug-22		(1.03)		242,728.69	(1.07)	1.03
01-Sep-22			1.03	242,728.69	1.06	(1.03)
02-Sep-22		(1.03)		242,729.72	(1.06)	1.03
03-Oct-22			1.00	242,729.72	1.02	(1.00)
04-Oct-22		(1.00)		242,730.72	(1.02)	1.00
01-Nov-22			1.03	242,730.72	1.05	(1.03)
02-Nov-22		(1.03)		242,731.75	(1.05)	1.03
01-Dec-22			1.00	242,731.75	1.01	(1.00)
02-Dec-22		(1.00)		242,732.75	(1.01)	1.00
03-Jan-23			1.03	242,732.75	1.04	(1.03)
04-Jan-23		(1.03)		242,733.78	(1.04)	1.03
01-Feb-23			1.03	242,733.78	1.04	(1.03)
02-Feb-23		(1.03)		242,734.81	(1.03)	1.03
13-Feb-23		(0.33)		242,735.14	(0.33)	0.33
01-Mar-23			0.93	242,735.14	0.93	(0.93)
02-Mar-23		(0.93)		242,736.07	(0.93)	0.93
02-Mar-23	242,736.07		0.03	0.00	242,736.10	(241,622.89)
Totals					\$ (62,597.80)	\$ 0.00

Schedule D
Rebatable Arbitrage Liability Computation
2018A-1 Capitalized Interest Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 534.94

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-18	\$ -	\$ (370,489.83)	\$ -	\$ 370,489.83	\$ (493,828.60)	\$ 370,489.83
02-Apr-18			60.90	370,489.83	80.79	(60.89)
03-Apr-18		(60.90)		370,550.73	(80.77)	60.89
01-May-18	91,459.83			279,090.90	120,764.61	(91,419.81)
01-May-18			75.63	279,090.90	99.86	(75.60)
02-May-18		(75.63)		279,166.53	(99.85)	75.60
01-Jun-18			59.27	279,166.53	77.89	(59.23)
04-Jun-18		(59.27)		279,225.80	(77.85)	59.23
02-Jul-18			57.37	279,225.80	75.02	(57.32)
03-Jul-18		(57.37)		279,283.17	(75.01)	57.32
31-Jul-18	253.17			279,030.00	329.57	(252.89)
01-Aug-18			70.77	279,030.00	92.11	(70.69)
04-Sep-18			71.10	279,030.00	92.06	(71.00)
01-Oct-18			68.80	279,030.00	88.69	(68.69)
01-Nov-18	279,030.00			0.00	357,997.66	(278,535.76)
01-Nov-18			71.10	0.00	91.22	(70.97)
Totals					\$ (14,372.60)	\$ 0.00

Schedule E
Rebatable Arbitrage Liability Computation
2018A-2 Capitalized Interest Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 1,264.70

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-18	\$ -	\$ (367,688.00)	\$ -	\$ 367,688.00	\$ (490,094.02)	\$ 367,688.00
02-Apr-18			60.44	367,688.00	80.18	(60.43)
03-Apr-18		(60.44)		367,748.44	(80.16)	60.43
01-May-18	27,848.00			339,900.44	36,770.82	(27,836.96)
01-May-18			75.06	339,900.44	99.11	(75.03)
02-May-18		(75.06)		339,975.50	(99.09)	75.03
01-Jun-18			72.19	339,975.50	94.87	(72.15)
04-Jun-18		(72.19)		340,047.69	(94.82)	72.15
02-Jul-18			69.87	340,047.69	91.36	(69.81)
03-Jul-18		(69.87)		340,117.56	(91.35)	69.81
31-Jul-18	277.56			339,840.00	361.32	(277.28)
01-Aug-18	619.50			339,220.50	806.33	(618.88)
01-Aug-18			86.19	339,220.50	112.18	(86.10)
04-Sep-18			86.43	339,220.50	111.90	(86.32)
01-Oct-18			83.64	339,220.50	107.83	(83.52)
01-Nov-18	83,721.00			255,499.50	107,414.69	(83,586.64)
01-Nov-18			86.43	255,499.50	110.89	(86.29)
03-Dec-18			63.00	255,499.50	80.42	(62.89)
02-Jan-19			65.10	255,499.50	82.71	(64.97)
01-Feb-19	2,419.00			253,080.50	3,059.32	(2,413.66)
01-Feb-19			65.10	253,080.50	82.33	(64.96)
01-Mar-19			58.24	253,080.50	73.30	(58.10)
01-Apr-19			64.48	253,080.50	80.77	(64.31)
01-May-19	75,284.00			177,796.50	93,853.83	(75,072.31)
01-May-19			62.40	177,796.50	77.79	(62.22)
03-Jun-19			45.30	177,796.50	56.19	(45.16)
01-Jul-19			43.84	177,796.50	54.13	(43.70)
01-Aug-19			37.75	177,796.50	46.39	(37.62)
03-Sep-19			30.20	177,796.50	36.92	(30.09)
01-Oct-19			26.30	177,796.50	32.01	(26.20)
01-Nov-19	68,204.00			109,592.50	82,618.85	(67,930.00)
01-Nov-19			22.65	109,592.50	27.44	(22.56)
02-Dec-19			13.51	109,592.50	16.28	(13.45)
02-Jan-20			13.96	109,592.50	16.75	(13.90)
03-Feb-20	2,065.00			107,527.50	2,464.96	(2,055.43)
03-Feb-20			13.92	107,527.50	16.62	(13.86)
02-Mar-20			11.33	107,527.50	13.46	(11.28)
01-Apr-20			5.10	107,527.50	6.03	(5.07)
01-May-20	62,009.00			45,518.50	72,986.75	(61,685.22)
01-May-20			0.88	45,518.50	1.04	(0.88)
01-Jun-20			0.39	45,518.50	0.46	(0.39)
01-Jul-20			0.22	45,518.50	0.26	(0.22)
03-Aug-20	1,696.25			43,822.25	1,967.44	(1,686.35)
03-Aug-20			0.21	43,822.25	0.24	(0.21)
01-Sep-20			0.19	43,822.25	0.22	(0.19)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Oct-20			0.18	43,822.25	0.21	(0.18)
02-Nov-20	43,822.25			0.00	50,111.18	(43,540.44)
02-Nov-20			0.19	0.00	0.22	(0.19)
01-Dec-20			0.01	0.00	0.01	(0.01)
Totals					\$ (36,433.44)	\$ 0.00

Schedule F
Rebatable Arbitrage Liability Computation
Costs of Issuance Fund

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Combined Treasury Yield	0.234056%
Beginning Date	02-Mar-18	Arbitrage Yield	5.830624%
Computation Date	02-Mar-23	Total Earnings	\$ 28.12

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
05-Mar-18	\$ -	\$ (28,019.67)	\$ -	\$ 28,019.67	\$ (37,329.74)	\$ 28,019.67
05-Mar-18	6,025.00			21,994.67	8,026.92	(6,025.00)
02-Apr-18			3.25	21,994.67	4.31	(3.25)
03-Apr-18		(3.25)		21,997.92	(4.31)	3.25
01-May-18			4.49	21,997.92	5.93	(4.49)
02-May-18		(4.49)		22,002.41	(5.93)	4.49
01-Jun-18			4.67	22,002.41	6.14	(4.67)
04-Jun-18		(4.67)		22,007.08	(6.13)	4.67
02-Jul-18			4.52	22,007.08	5.91	(4.52)
03-Jul-18		(4.52)		22,011.60	(5.91)	4.52
01-Aug-18			5.58	22,011.60	7.26	(5.57)
02-Aug-18		(5.58)		22,017.18	(7.26)	5.57
04-Sep-18	22,017.18			0.00	28,506.44	(21,989.07)
04-Sep-18			5.61	0.00	7.26	(5.60)
Totals					\$ (789.11)	\$ 0.00

Schedule G
Yield Reduction Payment Computation
Acquisition & Construction Fund - Yield Restriction Proof

Blackburn Creek Community Development District
\$12,595,000 Capital Improvement Revenue Bonds,
Series 2018A-1 and 2018A-2

Issue Date	02-Mar-18	Yield on Restricted Proceeds	0.005005%
Beginning Date	02-Mar-21	Restricted Yield	5.955624%
Computation Date	02-Mar-23	Total Earnings	\$ 12.56

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Mar-21	\$ -	\$ (149,350.23)	\$ -	\$ 149,350.23	\$ (167,950.20)	\$ 149,350.23
01-Apr-21			0.63	149,350.23	0.71	(0.63)
02-Apr-21		(0.93)		149,351.16	(1.04)	0.93
03-May-21			0.61	149,351.16	0.68	(0.61)
04-May-21		(0.90)		149,352.06	(1.00)	0.90
01-Jun-21			0.63	149,352.06	0.70	(0.63)
02-Jun-21		(0.93)		149,352.99	(1.03)	0.93
01-Jul-21			0.61	149,352.99	0.67	(0.61)
02-Jul-21		(0.90)		149,353.89	(0.99)	0.90
02-Aug-21			0.63	149,353.89	0.69	(0.63)
03-Aug-21		(0.93)		149,354.82	(1.02)	0.93
01-Sep-21			0.63	149,354.82	0.69	(0.63)
02-Sep-21		(0.93)		149,355.75	(1.02)	0.93
01-Oct-21			0.61	149,355.75	0.66	(0.61)
04-Oct-21		(0.62)		149,356.37	(0.67)	0.62
01-Nov-21			0.63	149,356.37	0.68	(0.63)
02-Nov-21		(0.63)		149,357.00	(0.68)	0.63
01-Dec-21			0.61	149,357.00	0.66	(0.61)
02-Dec-21		(0.61)		149,357.61	(0.66)	0.61
03-Jan-22			0.63	149,357.61	0.67	(0.63)
04-Jan-22		(0.63)		149,358.24	(0.67)	0.63
01-Feb-22			0.63	149,358.24	0.67	(0.63)
02-Feb-22		(0.63)		149,358.87	(0.67)	0.63
14-Feb-22	6,060.07			143,298.80	6,445.24	(6,059.78)
01-Mar-22			0.56	143,298.80	0.59	(0.56)
02-Mar-22		(0.56)		143,299.36	(0.59)	0.56
01-Apr-22			0.61	143,299.36	0.64	(0.61)
04-Apr-22		(0.61)		143,299.97	(0.64)	0.61
02-May-22			0.59	143,299.97	0.62	(0.59)
03-May-22		(0.59)		143,300.56	(0.62)	0.59
01-Jun-22			0.61	143,300.56	0.64	(0.61)
02-Jun-22		(0.61)		143,301.17	(0.64)	0.61
01-Jul-22			0.59	143,301.17	0.61	(0.59)
05-Jul-22		(0.59)		143,301.76	(0.61)	0.59
01-Aug-22			0.61	143,301.76	0.63	(0.61)
02-Aug-22		(0.61)		143,302.37	(0.63)	0.61
01-Sep-22			0.61	143,302.37	0.63	(0.61)
02-Sep-22		(0.61)		143,302.98	(0.63)	0.61
03-Oct-22			0.59	143,302.98	0.60	(0.59)
04-Oct-22		(0.59)		143,303.57	(0.60)	0.59
01-Nov-22			0.61	143,303.57	0.62	(0.61)
02-Nov-22		(0.61)		143,304.18	(0.62)	0.61
18-Nov-22	143,304.18			0.00	145,754.46	(143,291.91)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Dec-22			0.33	0.00	0.33	(0.33)
02-Dec-22		(0.33)		0.33	(0.33)	0.33
13-Feb-23	0.33			0.00	0.33	(0.33)
Totals					\$ (15,752.14) (1)	\$ 0.00

(1) Negative result proves no yield reduction payment is required.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Discussion Pertaining to Special Assessment
Revenue Refunding Options

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Sewer Viewer
Inspection Results

Grand Palm – Blackburn Creek CDD

06/02/2023

UPSTR	TP	DNSTR	TP	Z	P/SZ	P/TP	12 808LF	Camera	COMMENT
10-2E	TI	10-2D	TI	UP	18	RCP	26	Pole	Silt is 50% - Line should be cleaned
10-2D	TI	10-2C	GI	DN	24	RCP	26	ROV	At 10-2D the structure is very dirty pipe is 75% or more blocked. Cleaning necessary
10-2C	GI	10-2B	TI	DN	24	RCP	163	ROV	At 10-2C both east and west pipes have 75% or more silt. Cleaning necessary
10-2B	TI	10-2A	TI	DN	24	RCP	26	ROV	Silt is 25-33% throughout – cleaning is recommended
10-2A	TI	POND 20	OF	DN	24	RCP	216	ROV	Silt begins 20-25% then tapers to approximately 10-15% by end of line – cleaning also recommended
45-4D	TI	45-4E	TI	UP	18	RCP	26	Pole	Silt is light – 10%. Line does not require cleaning
45-4E	TI	45-4F	GI	DN	24	RCP	21	ROV	At east end of line silt is at 75-80%. At west end, line began with approximately 20% silt but quickly rose to 40-50%. Line requires cleaning
45-4F	GI	Manhole	JB	DN	24	RCP	102	ROV	Silt averages 15-20%. Could benefit from cleaning. MH was buried under grass. Has been located, uncovered and opened to break rust seal
Manhole	JB	Inlet (S)	TI	UP	24	RCP	43	ROV	Silt is 10%. Line does not require cleaning
Inlet (S)	TI	Inlet (N)	TI	DN	24	RCP	70	ROV	Silt is 5-10%. Line does not require cleaning
Inlet (N)	TI	Inlet 2	GI	DN	24	RCP	27	ROV	Structure Inlet (N) has heavy leaves/pine needles and should be cleaned. Line has light silt – 10% - and does not require cleaning
Inlet 2	TI	POND 46	OF	DN	36	RCP	62	ROV	Silt is 10%. Line does not require cleaning

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Sewer Viewer Agreement
for Underwater Camera (ROV)



SEWER VIEWER, INC.

MORGAN LEIGHTON BROWN
ENGINEER/ESTIMATOR
2190 ANDREA LANE
FORT MYERS, FL 33912

Telephone 239-267-3344
Fax 239-267-2906
SEWERTWO@aol.com

BLACKBURN CREEK CDD
ATTN: KEVIN JOHNSON
VIA: kjohnson4@blackburncreekcdd.com

5-17-23

RE: UNDERWATER CAMERA (ROV)

DEAR KEVIN,

THANK YOU FOR GIVING ME THE OPPORTUNITY TO QUOTE YOU PRICES TO ROV 11 RUNS OF PIPE.

OUR DAY RATE FOR THE ROV CRES IS \$3,600.00. WWE AVERAGE 8-15 RUNS PER DAY DEPENDING ON LENGTH AND ACCESSIBILITY.

IT IS IMPORTANT TO NOTE THAT INSPECTING PIPES UNDERWATER HAS LIMITATIONS. ALTHOUGH THE ROV CAMERA IS DESIGNED FOR UNDERWATER USE, THE VIDEO IS ONLY AS GOOD AS THE CLARITY OF THE WATER. THE VIDEO AND INFORMATION GAINED IS LIMITED BY TURBIDITY AND DIMINISHES IN LARGER DIAMETER PIPES.

IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL.

SINCERELY,

Morgan Brown

PRESIDENT
SEWER VIEWER, INC.

ACCEPTED:

KEVIN JOHNSON
CHAIR BLACKBURN CREEK CDD

ACCEPTED DATE:
5/17/2023

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Finn Outdoor Agreement

Finn Outdoor

730 20th Ave N
 Saint Petersburg, FL 33704 US
 (813)957-6075
 robb@finnoutdoor.com



Estimate

ADDRESS

Blackburn CDD

ESTIMATE # 2038**DATE 05/17/2023**

ACTIVITY	QTY	RATE	AMOUNT
Control Structure Maintenance CS-X-1 -- Locate control structure and clear all vegetation and debris within 10 feet.	1	1,300.00	1,300.00
Control Structure Maintenance CS-X-2 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-X1 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-X2 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-X2Ae- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
MES Maintenance FES-1 -- Remove rip rap from flow way and reset in erosion protection surrounding FES	1	250.00	250.00
Control Structure Maintenance CS-1 -- Clear all vegetation and debris within 10 feet	1	800.00	800.00
Control Structure Maintenance CS-3 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance Flow Way 3 -- Clear all vegetation and debris within 10 feet	1	800.00	800.00
Control Structure Maintenance CS-10A -- Clear all vegetation and debris within 10 feet and under skimmer	1	1,100.00	1,100.00
MES Maintenance FES-0A -- Remove debris and rip rap from flow way, replace rip rap in erosion protection	1	400.00	400.00

ACTIVITY	QTY	RATE	AMOUNT
surrounding FES			
MES Maintenance FES-0B -- Remove rip rap from flow way and reset in erosion protection surrounding FES	1	300.00	300.00
MES Maintenance FES-7 -- Remove rip rap from flow way and reset in erosion protection surrounding FES	1	250.00	250.00
Control Structure Maintenance CS-49 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-10A2 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-10 -- Evaluate and reattach skimmer if possible, If the skimmer is too damaged this line item will be removed from final invoice and a new quote will be provided for full replacement of skimmer	1	400.00	400.00
Control Structure Maintenance CS-48 -- Clear all vegetation and debris within 10 feet	1	850.00	850.00
MES Maintenance Culvert 1D -- Remove rip rap and debris from flow way. Replace rip rap in erosion protection surrounding culvert	1	400.00	400.00
Control Structure Maintenance CS-23 -- Remove rip rap from under skimmer	1	200.00	200.00
Control Structure Maintenance CS-24 -- Add geotextile fabric underlay and rip rap to surround control structure	1	1,400.00	1,400.00
Control Structure Maintenance CS-31 -- Clear all vegetation and debris within 10 feet	1	400.00	400.00
Control Structure Maintenance CS-32 -- Clear all vegetation and debris within 10 feet	1	800.00	800.00
Control Structure Maintenance A-2 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance CS-35 -- Clear all vegetation and debris within 10 feet	1	800.00	800.00
Control Structure Maintenance CS-41 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
Control Structure Maintenance Spillway 46 -- Remove trees from spillway	1	1,350.00	1,350.00
Control Structure Maintenance CS-46 -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00

ACTIVITY	QTY	RATE	AMOUNT
Control Structure Maintenance CS-47 -- Clear all vegetation and debris within 10 feet	1	800.00	800.00
Control Structure Maintenance CS-W-L -- Clear all vegetation and debris within 10 feet	1	1,100.00	1,100.00
MES Maintenance FES-13A -- Add geotextile fabric underlay and approximately 2 cu yd of 6-12" limestone rip rap surrounding FES	1	1,450.00	1,450.00
Control Structure Maintenance Box Culvert-3B -- Remove rip rap from flow way and replace in erosion protection along adjacent banks	1	1,250.00	1,250.00
MES Maintenance FES-30 -- Add geotextile fabric underlay and approximately 2 cu yd of 6-12" limestone rip rap surrounding FES	1	1,450.00	1,450.00
Professional Services/Consulting Reporting -- Provide report with before and after photos of each repair along with description of completed repair.	1	2,400.00	2,400.00
TOTAL			\$31,250.00

Accepted By



KEVIN JOHNSON
CHAIR
BLACKBURN CREEK CDD

Accepted Date

5/17/2023

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Payment Authorization No. 197

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 197

PA #	Description	Amount	Total
197	Kimley-Horn & Associates	\$ 15,071.80	
	PFM Group Consulting	\$ 3,750.00	
	Supervisor Feers - 5/9/23		
	David Trast	\$ 200.00	
	Phil Davis	\$ 200.00	
	Kirk Fegley	\$ 200.00	
	Kevin Johnson	\$ 200.00	
	James Sverapa	\$ 200.00	
	US Bank	\$ 4,246.25	
			\$24,068.05
		Total	\$24,068.05

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 197

5/12/2023

Item No.	Payee	Invoice No.	GF FY23
1	Kimley-Horn & Associates District Engineer Operations	24625484	\$ 15,071.80
2	PFM Group Consulting Q2 Dissemination Jan-Mar Series 2013A, 2015A, 2018A, 2019A	124645	\$ 3,750.00
3	Supervisor Fees - 5/9/2023 Meeting		
	David Trast	2023.05.09	\$ 200.00
	Phil Davis	2023.05.09	200.00
	Kirk Fegley	2023.05.09	200.00
	Kevin Johnson	2023.05.09	200.00
	James Sverapa	2023.05.09	200.00
4	US Bank Administration Fees 4/1/23-3/31/24	6905460	\$ 4,246.25
SUBTOTAL			\$ 24,068.05
TOTAL			<u>\$ 24,068.05</u>

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <kjohnson4@blackburncreekcdd.com>
Sent: Friday, May 12, 2023 2:59 PM
To: Rick Montejano
Subject: Re: PA 197

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

Rick,

Approved for processing for payment (Payment Authorization request #197).

regards

Kevin

On 05/12/2023 2:49 PM EDT Rick Montejano <montejanor@pfm.com> wrote:

Kevin –

Attached is the latest payment authorization for review and approval of payment.

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 J Johnson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Financial Statements

Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015	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	\$126,805.70								\$126,805.70
Money Market Account	70,160.97								70,160.97
Assessments Receivable	24,780.03								24,780.03
Prepaid Expenses	3,523.90								3,523.90
3 MO CD	35,919.48								35,919.48
Assessment Receivable - Off Roll	6,065.89								6,065.89
Assessments Receivable		\$177,054.45							177,054.45
Due From Other Funds		9,753.85							9,753.85
Debt Service Reserve 2013A Bond		170,975.00							170,975.00
Debt Service Reserve 2019A Bond		163,410.00							163,410.00
Revenue 2013A Bond		457,286.68							457,286.68
Revenue 2019A Bond		298,770.84							298,770.84
Prepayment 2013A Bond		12,470.35							12,470.35
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		57,034.11							57,034.11
Prepayment 2019A2 Bond		389.59							389.59
Assessment Receivable - Off Roll		41,366.30							41,366.30
Assessments Receivable			\$1,240.06						1,240.06
Due From Other Funds			6,100.71						6,100.71
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			439,407.94						439,407.94
Prepayment 2015A1 Bond			2,117.09						2,117.09
Prepayment 2015A2 Bond			4,354.71						4,354.71
Sinking Fund 2015A1 Bond			0.02						0.02
Sinking Fund 2015A2 Bond			0.01						0.01
Assessment Receivable - Off Roll			6,243.21						6,243.21
Revenue 2018A Bond				\$839,620.50					839,620.50
Sinking Fund 2018A1 Fund				0.06					0.06
Prepayment 2018A1 Bond				80,449.95					80,449.95
Debt Service Reserve 2018A1 Bond				242,737.10					242,737.10
Sinking Fund 2018A2 Bond				0.01					0.01
Prepayment 2018A2 Bond				20,341.15					20,341.15
Due from Other Funds				10,920.33					10,920.33
Assessments Receivable				237,013.92					237,013.92
Assessment Receivable - Off Roll				50,516.42					50,516.42
Total Current Assets	\$267,255.97	\$1,388,511.29	\$768,870.00	\$1,481,599.44	\$0.00	\$0.00	\$0.00	\$0.00	\$3,906,236.70

Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Investments</u>									
Amount Available in Debt Service Funds								\$3,098,771.48	\$3,098,771.48
Amount To Be Provided								19,605,228.52	19,605,228.52
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,704,000.00	\$22,704,000.00
Total Assets	\$267,255.97	\$1,388,511.29	\$768,870.00	\$1,481,599.44	\$0.00	\$0.00	\$0.00	\$22,704,000.00	\$26,610,236.70
<u>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Due To Other Funds	\$26,774.89								\$26,774.89
Deferred Revenue	24,780.03								24,780.03
Deferred Revenue - Off Roll	6,065.89								6,065.89
Deferred Revenue		\$177,054.45							177,054.45
Deferred Revenue - Off Roll		41,366.30							41,366.30
Deferred Revenue			\$1,240.06						1,240.06
Deferred Revenue - Off Roll			6,243.21						6,243.21
Deferred Revenue				\$237,013.92					237,013.92
Deferred Revenue - Off Roll				50,516.42					50,516.42
Total Current Liabilities	\$57,620.81	\$218,420.75	\$7,483.27	\$287,530.34	\$0.00	\$0.00	\$0.00	\$0.00	\$571,055.17
<u>Long Term Liabilities</u>									
Revenue Bonds Payable - Long-Term								\$22,704,000.00	\$22,704,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,704,000.00	\$22,704,000.00
Total Liabilities	\$57,620.81	\$218,420.75	\$7,483.27	\$287,530.34	\$0.00	\$0.00	\$0.00	\$22,704,000.00	\$23,275,055.17
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$2,698.24)								(\$2,698.24)
Net Assets - General Government	145,082.35								145,082.35
Current Year Net Assets - General Government	67,251.05								67,251.05
Net Assets, Unrestricted		\$685,938.30							685,938.30
Current Year Net Assets, Unrestricted		484,152.24							484,152.24
Net Assets, Unrestricted			\$564,456.28						564,456.28
Current Year Net Assets, Unrestricted			196,930.45						196,930.45
Net Assets, Unrestricted				\$771,579.02					771,579.02
Current Year Net Assets, Unrestricted				422,490.08					422,490.08
Total Net Assets	\$209,635.16	\$1,170,090.54	\$761,386.73	\$1,194,069.10	\$0.00	\$0.00	\$0.00	\$0.00	\$3,335,181.53
Total Liabilities and Net Assets	\$267,255.97	\$1,388,511.29	\$768,870.00	\$1,481,599.44	\$0.00	\$0.00	\$0.00	\$22,704,000.00	\$26,610,236.70

Blackburn Creek CDD
Statement of Activities
As of 4/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
Revenues									
On-Roll Assessments	\$119,974.98								\$119,974.98
Off-Roll Assessments	18,197.69								18,197.69
On-Roll Assessments		\$488,561.80							488,561.80
Off-Roll Assessments		124,098.90							124,098.90
Other Assessments		12,255.82							12,255.82
Inter-Fund Group Transfers In		126,397.18							126,397.18
On-Roll Assessments			\$305,578.69						305,578.69
Off-Roll Assessments			18,729.63						18,729.63
Inter-Fund Group Transfers In			0.32			(\$0.32)			0.00
On-Roll Assessments				\$546,989.33					546,989.33
Off-Roll Assessments				151,549.28					151,549.28
Other Assessments				109,466.94					109,466.94
Inter-Fund Transfers				0.33			(\$0.33)		0.00
Inter-Fund Transfers In					(\$126,397.18)				(126,397.18)
Total Revenues	\$138,172.67	\$751,313.70	\$324,308.64	\$808,005.88	(\$126,397.18)	(\$0.32)	(\$0.33)	\$0.00	\$1,895,403.06
Expenses									
Supervisor Fees	\$7,000.00								\$7,000.00
Public Officials' Insurance	2,830.00								2,830.00
Trustee Services	14,649.90								14,649.90
Management	19,250.00								19,250.00
Dissemination Agent	3,750.00								3,750.00
District Counsel	2,567.00								2,567.00
Assessment Administration	15,000.00								15,000.00
Reamortization Schedules	750.00								750.00
Postage & Shipping	32.42								32.42
Legal Advertising	858.00								858.00
Miscellaneous	125.00								125.00
Web Site Maintenance	1,545.00								1,545.00
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				20,000.00					20,000.00
Interest Payment - 2018A1 Bond				257,466.50					257,466.50
Interest Payment - 2018A2 Bond				48,070.25					48,070.25
Engineering					\$230,955.82				230,955.82
Capital Expenditures						\$138,537.31	\$143,304.18		281,841.49
Total Expenses	\$72,620.32	\$276,160.00	\$127,393.75	\$385,536.75	\$230,955.82	\$138,537.31	\$143,304.18	\$0.00	\$1,374,508.13

Blackburn Creek CDD
Statement of Activities
As of 4/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2016	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2016	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$1,698.70								\$1,698.70
Interest Income		\$8,998.05							8,998.05
Dividend Income		0.49							0.49
Interest Income			\$15.56						15.56
Interest Income				\$20.95					20.95
Interest Income					\$3.90				3.90
Interest Income						\$0.91	\$0.94		1.85
Total Other Revenues (Expenses) & Gains (Losses)	\$1,698.70	\$8,998.54	\$15.56	\$20.95	\$3.90	\$0.91	\$0.94	\$0.00	\$10,739.50
Change In Net Assets	\$67,251.05	\$484,152.24	\$196,930.45	\$422,490.08	(\$357,349.10)	(\$138,536.72)	(\$143,303.57)	\$0.00	\$531,634.43
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	\$0.00	\$2,803,547.10
Net Assets At End Of Year	\$209,635.16	\$1,170,090.54	\$761,386.73	\$1,194,069.10	\$0.00	\$0.00	\$0.00	\$0.00	\$3,335,181.53

Blackburn Creek CDD
 Budget to Actual
 For the Month Ending 4/30/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$119,974.98	\$84,440.44	\$35,534.54	\$144,755.00
Off-Roll Assessments	18,197.69	-	18,197.69	-
Carry Forward Revenue	158,941.50	59,959.13	98,982.37	102,787.07
Net Revenues	\$297,114.17	\$144,399.57	\$152,714.60	\$247,542.07
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$7,000.00	\$7,000.00	\$ -	\$12,000.00
Public Officials' Insurance	2,830.00	1,750.00	1,080.00	3,000.00
Trustee Services	14,649.90	9,333.31	5,316.59	16,000.00
Management	19,250.00	19,250.00	-	33,000.00
Engineering	-	5,833.31	(5,833.31)	10,000.00
Dissemination Agent	3,750.00	8,750.00	(5,000.00)	15,000.00
District Counsel	2,567.00	11,666.69	(9,099.69)	20,000.00
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00
Reamortization Schedules	750.00	583.31	166.69	1,000.00
Audit	-	3,208.31	(3,208.31)	5,500.00
Arbitrage Calculation	-	583.31	(583.31)	1,000.00
Postage & Shipping	32.42	262.50	(230.08)	450.00
Legal Advertising	858.00	2,041.69	(1,183.69)	3,500.00
Bank Fees	-	145.81	(145.81)	250.00
Miscellaneous	125.00	116.69	8.31	200.00
Office Supplies	-	145.81	(145.81)	250.00
Web Site Maintenance	1,545.00	1,645.00	(100.00)	2,820.00
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00
Stormwater Management	-	41,740.65	(41,740.65)	71,555.45
General Insurance	4,088.00	2,508.31	1,579.69	4,300.00
General Repair & Maintenance	-	1,093.96	(1,093.96)	1,875.00
Hardscape Maintenance	-	17,888.85	(17,888.85)	30,666.62
Total General & Administrative Expenses	\$72,620.32	\$144,399.57	\$(71,779.25)	\$247,542.07
Total Expenses	\$72,620.32	\$144,399.57	\$(71,779.25)	\$247,542.07
Income (Loss) from Operations	\$224,493.85	\$ -	\$224,493.85	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$1,698.70	\$ -	\$1,698.70	\$ -
Total Other Income (Expense)	\$1,698.70	\$ -	\$1,698.70	\$ -
Net Income (Loss)	\$226,192.55	\$ -	\$226,192.55	\$ -