

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, August 8, 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 July 11, 2023, Board of Supervisors' Meeting
2. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution **2023-06, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**
3. Public Hearing on the Imposition of Special Assessments
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution **2023-07, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection** *(Exhibit B provided under separate cover)*
4. Review of District Counsel Proposals
5. Consideration of **Resolution 2023-08, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024**
6. Discussion Pertaining to Fiscal Year 2022 Audit Report
7. Ratification of PFM Fee Increase Letter
8. Ratification of Payment Authorization No. 201
9. Review of District Financial Statements

Other Business

- Staff Reports



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

Adjournment



**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

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

MINUTES OF MEETING

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

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

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson	(via phone)
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	
Jorge Jimenez	ADM - PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Kim Ashton	Vogler Ashton - District Counsel	(via phone)
Ed Vogler	Vogler Ashton - District Counsel	(via phone)
Misty Taylor	Bond Counsel	
Kevin Plenzler	PFM Financial Advisors	

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 June 13, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes. A minor change should be made to the 1st page.

ON MOTION by Mr. Trast seconded by Mr. Fegley, with all in favor, the Board approved the Minutes of the June 13, 2023, Board of Supervisors' Meeting.

**Consideration of Resolution 2023-04,
Bond Delegation Award Resolution**

Ms. Taylor reviewed this resolution for the Board.

ON MOTION by Mr. Johnson seconded by Mr. Davis, with all in favor, the Board approved Resolution 2023-04, Bond Delegation Award Resolution.

**Review and Consideration of the
Supplemental Assessment Report Bond
Series 2023A**

Mr. Plenzler provided an overview of this item for the Board. The bond totals \$3,365,000 with a maximum annual debt service of \$286,374 and an interest rate of 4.48%. The gross annual assessments percentage decrease is 12.7% from the 2013 bonds with a savings between \$52 - \$140.

ON MOTION by Mr. Johnson seconded by Mr. Sverapa, with all in favor, the Board approved the Supplemental Assessment Report Bond Series 2023A.

**Consideration of Resolution 2023-05,
Assessment Resolution for Bond Series
2023A**

Ms. Ashton reviewed this resolution for the Board.

ON MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board approved Resolution 2023-05, Assessment Resolution for Bond Series 2023A.

**Ratification of Payment Authorizations
198 – 200**

ON MOTION by Mr. Davis seconded by Mr. Trast, with all in favor, the Board ratified Payment Authorizations 198 – 200.

Review of District Financial Statements

The Board reviewed the financial statements as of June 30, 2023.

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

FOURTH ORDER OF BUSINESS

Staff Reports

- District Counsel –** No report.
- District Engineer –** No report.
- District Manager –** Ms. Ripoll stated that the next meeting is scheduled for August 8, 2023 which is the Budget meeting.

FIFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Johnson reviewed the ongoing projects happening in the District. The District clean-up project is due to be completed at the end of July. The Deland Road cleaning is due to start on August 21. 20% of the piping will be inspected on an annual basis, he asked that the District Engineer prepare a presentation for the Board at the September Board meeting concerning his recommendations for the areas and is hoping to have bids out by December and the project done by March. He asked that the assessment roll be posted to the website. He also asked that “Project Management” be a permanent addition to the upcoming agendas. He requested that the Chair and the District Manager have a meeting with the HOA manager to discuss their roles and responsibilities.

SIXTH ORDER OF BUSINESS

Adjournment

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

ON MOTION by Mr. Trast, seconded by Mr. Sverapa, with all in favor, the July 11, 2023, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 11:36 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Resolution 2023-06,
Adopting the Fiscal Year 2024 Budget
and Appropriating Funds

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (“Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 8, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing (or if the District does not yet have its own website, the District Manager timely transmitted the Proposed Budget to the manager or administrator of Sarasota County for posting on its website); and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Blackburn Creek Community Development District for the Fiscal Year Ending September 30, 2024," as adopted by the Board of Supervisors on August 8, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption. If the District does not yet have its own website, the District Manager is directed to transmit the final adopted budget to the manager or administrator of Sarasota County for posting on its website.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Blackburn Creek Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2013	\$ _____
DEBT SERVICE FUND – SERIES 2015 A-1	\$ _____
DEBT SERVICE FUND – SERIES 2015 A-2	\$ _____
DEBT SERVICE FUND – SERIES 2018 A-1	\$ _____
DEBT SERVICE FUND – SERIES 2018 A-2	\$ _____
DEBT SERVICE FUND – SERIES 2019 A-1	\$ _____
DEBT SERVICE FUND – SERIES 2019 A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption. If the District does not yet have its own website, the District's Secretary is directed to transmit such amendments to the manager or administrator of Sarasota County for posting on its website.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF AUGUST 2023.

ATTEST:

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budgets

Exhibit A

Blackburn Creek CDD
 FY 2024 Approved Proposed O&M Budget

	FY 2024 Approved Proposed Budget
<u>Revenues</u>	
On/Off Roll Assessments	\$ 370,000.00
Carry Forward Revenue	100,010.96
Net Revenues	\$ 470,010.96
<u>General & Administrative Expenses</u>	
Supervisor Fees	\$ 12,000.00
Public Officials' Insurance	3,113.00
Trustee Services	16,000.00
Management	36,300.00
Engineering	10,000.00
Disclosure	15,000.00
District Counsel	20,000.00
Assessment Administration	15,000.00
Reamortization Schedules	1,000.00
Audit	5,500.00
Arbitrage Calculation	1,000.00
Postage & Shipping	450.00
Legal Advertising	3,500.00
Bank Fees	250.00
Miscellaneous	200.00
Office Supplies	250.00
Web Site Maintenance	2,820.00
Dues, Licenses, and Fees	175.00
Reserve Study	7,500.00
Stormwater Reserve	215,755.00
Stormwater Maintenance	69,790.67
General Insurance	4,497.00
General Repair & Maintenance	-
Hardscape Maintenance	29,910.29
Total General & Administrative Expenses	\$ 470,010.96
 Total Expenses	 \$ 470,010.96
 Net Income (Loss)	 \$ -

FY 2024 Proposed (net)	213.13
FY 2024 Proposed (gross at 5.5%)	225.53

Blackburn Creek CDD
Proposed FY 2024
Debt Service Budgets

	Proposed Series 2013 FY 2024 Budget	Proposed Series 2015A-1 FY 2024 Budget	Proposed Series 2015A-2 FY 2024 Budget	Proposed Series 2018A-1 FY 2024 Budget	Proposed Series 2018A-2 FY 2024 Budget	Proposed Series 2019A-1 FY 2024 Budget	Proposed Series 2019A-2 FY 2024 Budget
REVENUES:							
Special Assessments	\$ 456,450.00	\$ 308,900.00	\$ 107,968.75	\$ 907,523.25	\$ 164,791.50	\$ 300,818.75	\$ 138,120.00
TOTAL REVENUES	<u>\$ 456,450.00</u>	<u>\$ 308,900.00</u>	<u>\$ 107,968.75</u>	<u>\$ 907,523.25</u>	<u>\$ 164,791.50</u>	<u>\$ 300,818.75</u>	<u>\$ 138,120.00</u>
EXPENDITURES:							
Interest 11/01/2023	\$ 118,200.00	\$ 85,206.25	\$ 29,531.25	\$ 249,925.25	\$ 45,872.50	\$ 82,375.00	\$ 37,940.00
Interest 05/01/2024	118,200.00	85,206.25	29,531.25	249,925.25	45,872.50	82,375.00	37,940.00
Principal 05/01/2024	105,000.00	55,000.00	20,000.00	162,000.00	28,000.00	55,000.00	25,000.00
TOTAL EXPENDITURES	<u>\$ 341,400.00</u>	<u>\$ 225,412.50</u>	<u>\$ 79,062.50</u>	<u>\$ 661,850.50</u>	<u>\$ 119,745.00</u>	<u>\$ 219,750.00</u>	<u>\$ 100,880.00</u>
EXCESS REVENUES	<u>\$ 115,050.00</u>	<u>\$ 83,487.50</u>	<u>\$ 28,906.25</u>	<u>\$ 245,672.75</u>	<u>\$ 45,046.50</u>	<u>\$ 81,068.75</u>	<u>\$ 37,240.00</u>
Interest 11/01/2024	\$ 115,050.00	\$ 83,487.50	\$ 28,906.25	\$ 245,672.75	\$ 45,046.50	\$ 81,068.75	\$ 37,240.00

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Resolution 2023-07,
Adopting an Assessment Roll
for Fiscal Year 2024, and
Certifying Special Assessments for Collection

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Blackburn Creek Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida (“County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budgets (“Budget”) for Fiscal Year 2023/2024, attached hereto as Exhibit “A;” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“Assessment Roll”) attached to this Resolution as Exhibit “B,” and to certify the portion of the Assessment Roll

related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit "B;" and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B."
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 15, 2023, 25% due no later than January 15, 2024, 25% due no later than April 15, 2024 and 25% due no later than July 15, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the District’s Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 8th day of August 2023.

ATTEST:

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method & Direct Collect) *(provided under separate cover)*

Exhibit A

Blackburn Creek CDD
 FY 2024 Approved Proposed O&M Budget

	FY 2024 Approved Proposed Budget
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FY 2024 Proposed (gross at 5.5%)	225.53

Blackburn Creek CDD
Proposed FY 2024
Debt Service Budgets

	Proposed Series 2013 FY 2024 Budget	Proposed Series 2015A-1 FY 2024 Budget	Proposed Series 2015A-2 FY 2024 Budget	Proposed Series 2018A-1 FY 2024 Budget	Proposed Series 2018A-2 FY 2024 Budget	Proposed Series 2019A-1 FY 2024 Budget	Proposed Series 2019A-2 FY 2024 Budget
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Exhibit B
(provided under separate cover)

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Counsel 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.

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".

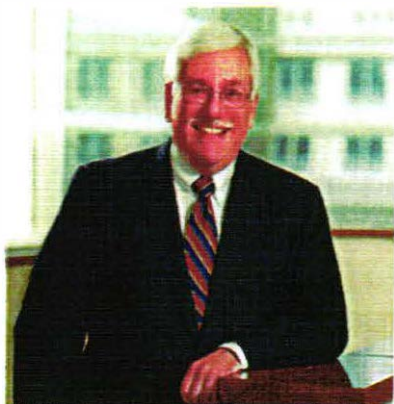
Mark P. Barnebey

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.

KVW 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**

Resolution 2023-08,
Adopting the Annual Meeting Schedule
for Fiscal Year 2023-2024

RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BLACKBURN CREEK COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2023-2024**

WHEREAS, the Blackburn Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2023-2024 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2023-2024 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF AUGUST 2023.

ATTEST:

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024**

- Tuesday, October 10, 2023**
- Tuesday, November 14, 2023**
- Tuesday, December 12, 2023**
- Tuesday, January 9, 2024**
- Tuesday, February 13, 2024**
- Tuesday, March 12, 2024**
- Tuesday, April 9, 2024**
- Tuesday, May 14, 2024**
- Tuesday, June 11, 2024**
- Tuesday, July 9, 2024**
- Tuesday, August 13, 2024**
- Tuesday, September 10, 2024**

All meetings will convene at _____ a.m. at _____.

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

FY 2022 Audit Report Discussion

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

PFM Fee Increase Letter



July 1, 2023

Mr. Kevin Johnson
Chairman of the Board of Supervisors
Blackburn Creek Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Johnson:

Thank you for the opportunity to continue serving as District Manager to the Blackburn Creek Community Development District (the "District"). The agreement in place between our firm and the District dated January 9, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from \$33,000 to \$36,300 for the year.

Please note this change will be effective on the billing for October 2023, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Sincerely,

PFM GROUP CONSULTING LLC


Senior District Manager

Accepted by:



Type text here

(Signature)

Kevin Johnson

(Print Name)

July 11, 2023

(Date)

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Payment Authorization No. 201

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 201

PA #	Description	Amount	Total
201	Kimley-Horn & Associates	\$ 3,778.48	
	PFM Group Consulting	\$ 3,750.00	
	Kimley-Horn & Associates	\$ 6,762.31	
	Supervisor Fees - 7/11/23 Meeting		
	David Trast	\$ 200.00	
	Phil Davis	\$ 200.00	
	Kirk Fegley	\$ 200.00	
	Kevin Johnson	\$ 200.00	
	James Sverapa	\$ 200.00	
			\$15,290.79
		Total	\$15,290.79

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 201
7/14/2023

Item No.	Payee	Invoice No.	GF FY23
1	Kimley-Horn & Associates District Engineer Operations	25096764	\$ 3,778.48
2	PFM Group Consulting Q3 Dissemination Apr-Jun Series 2013A, 2015A, 2018A, 2019A	125953	\$ 3,750.00
3	Supervisor Fees - 7/11/2023 Meeting		
	David Trast	2023.07.11	\$ 200.00
	Phil Davis	2023.07.11	200.00
	Kirk Fegley	2023.07.11	200.00
	Kevin Johnson	2023.07.11	200.00
	James Sverapa	2023.07.11	200.00
4	Vogler Ashton District Counsel Through 07/03/2023	821	\$ 2,334.00
SUBTOTAL			\$ 10,862.48
TOTAL			<u>\$ 10,862.48</u>

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <kjohnson4@blackburncreekcdd.com>
Sent: Friday, July 14, 2023 10:03 AM
To: Rick Montejano
Subject: Re: PA 201

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 #201).
regards
Kevin

On 07/14/2023 9:01 AM EDT Rick Montejano <montejanor@pfm.com> wrote:

Morning Kevin –

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

Happy Friday.

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
Chair, Seat 4
Blackburn Creek Community Development District*

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Financial Statements

Blackburn Creek CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$74,639.86								\$74,639.86
Money Market Account	106,989.60								106,989.60
Prepaid Expenses	5,647.02								5,647.02
Assessment Receivable - Off Roll	6,065.89								6,065.89
Due From Other Funds		\$3,083.60							3,083.60
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		371,810.86							371,810.86
Revenue 2019A Bond		99,050.95							99,050.95
Prepayment 2013A Bond		2,525.14							2,525.14
Sinking Fund 2019A1 Bond		0.02							0.02
Sinking Fund 2019A2 Bond		0.01							0.01
Prepayment 2019A1 Bond		2,034.35							2,034.35
Prepayment 2019A2 Bond		389.59							389.59
Assessment Receivable - Off Roll		41,366.30							41,366.30
Due From Other Funds			\$1,928.68						1,928.68
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			239,277.63						239,277.63
Prepayment 2015A1 Bond			2,117.11						2,117.11
Prepayment 2015A2 Bond			4,354.75						4,354.75
Sinking Fund 2015A1 Bond			0.02						0.02
Assessment Receivable - Off Roll			6,243.21						6,243.21
Revenue 2018A Bond				\$243,821.89					243,821.89
Prepayment 2018A1 Bond				26,709.85					26,709.85
Debt Service Reserve 2018A1 Bond				242,739.13					242,739.13
Prepayment 2018A2 Bond				12,446.31					12,446.31
Due from Other Funds				3,452.37					3,452.37
Assessment Receivable - Off Roll				50,516.42					50,516.42
Total Current Assets	\$193,342.37	\$854,645.82	\$563,327.65	\$579,685.97	\$0.00	\$0.00	\$0.00	\$0.00	\$2,191,001.81
<u>Investments</u>									
Amount Available in Debt Service Funds								\$1,891,068.86	\$1,891,068.86
Amount To Be Provided								20,240,931.14	20,240,931.14
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,132,000.00	\$22,132,000.00
Total Assets	\$193,342.37	\$854,645.82	\$563,327.65	\$579,685.97	\$0.00	\$0.00	\$0.00	\$22,132,000.00	\$24,323,001.81

Blackburn Creek CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Due To Other Funds	\$8,464.65								\$8,464.65
Deferred Revenue - Off Roll	6,065.89								6,065.89
Deferred Revenue - Off Roll		\$41,366.30							41,366.30
Deferred Revenue - Off Roll			\$6,243.21						6,243.21
Deferred Revenue - Off Roll				\$50,516.42					50,516.42
Total Current Liabilities	\$14,530.54	\$41,366.30	\$6,243.21	\$50,516.42	\$0.00	\$0.00	\$0.00	\$0.00	\$112,656.47
<u>Long Term Liabilities</u>									
Revenue Bonds Payable - Long-Term								\$22,132,000.00	\$22,132,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,132,000.00	\$22,132,000.00
Total Liabilities	\$14,530.54	\$41,366.30	\$6,243.21	\$50,516.42	\$0.00	\$0.00	\$0.00	\$22,132,000.00	\$22,244,656.47
<u>Net Assets</u>									
Net Assets, Unrestricted	(\$2,698.24)								(\$2,698.24)
Current Year Net Assets, Unrestricted	14,220.32								14,220.32
Net Assets - General Government	145,082.35								145,082.35
Current Year Net Assets - General Government	22,207.40								22,207.40
Net Assets, Unrestricted		\$685,938.30							685,938.30
Current Year Net Assets, Unrestricted		127,341.22							127,341.22
Net Assets, Unrestricted			\$564,456.28						564,456.28
Current Year Net Assets, Unrestricted			(7,371.84)						(7,371.84)
Net Assets, Unrestricted				\$771,579.02					771,579.02
Current Year Net Assets, Unrestricted				(242,409.47)					(242,409.47)
Total Net Assets	\$178,811.83	\$813,279.52	\$557,084.44	\$529,169.55	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078,345.34
Total Liabilities and Net Assets	\$193,342.37	\$854,645.82	\$563,327.65	\$579,685.97	\$0.00	\$0.00	\$0.00	\$22,132,000.00	\$24,323,001.81

Blackburn Creek CDD
Statement of Activities
As of 6/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
Revenues									
On-Roll Assessments	\$135,348.22								\$135,348.22
Off-Roll Assessments	18,197.69								18,197.69
On-Roll Assessments		\$602,288.30							602,288.30
Off-Roll Assessments		139,924.76							139,924.76
Other Assessments		12,255.82							12,255.82
Inter-Fund Group Transfers In		126,397.18							126,397.18
On-Roll Assessments			\$309,178.00						309,178.00
Off-Roll Assessments			2,903.77						2,903.77
Inter-Fund Group Transfers In			0.32						0.32
On-Roll Assessments				\$428,709.07					428,709.07
Off-Roll Assessments				151,549.28					151,549.28
Other Assessments				117,832.00					117,832.00
Inter-Fund Transfers				0.33					0.33
Inter-Fund Transfers In					(\$126,397.18)	(0.32)	(0.33)		(126,397.83)
Total Revenues	\$153,545.91	\$880,866.06	\$312,082.09	\$698,090.68	(\$126,397.18)	(\$0.32)	(\$0.33)	\$0.00	\$1,918,186.91
Expenses									
Supervisor Fees	\$9,000.00								\$9,000.00
Public Officials' Insurance	2,830.00								2,830.00
Trustee Services	16,773.03								16,773.03
Management	24,750.00								24,750.00
Disclosure	7,500.00								7,500.00
District Counsel	6,273.50								6,273.50
Assessment Administration	15,000.00								15,000.00
Reamortization Schedules	750.00								750.00
Arbitrage Calculation	500.00								500.00
Postage & Shipping	48.40								48.40
Legal Advertising	1,199.00								1,199.00
Miscellaneous	125.00								125.00
Web Site Maintenance	1,680.00								1,680.00
Dues, Licenses, and Fees	175.00								175.00
Stormwater Management	29,034.11								29,034.11
General Insurance	4,088.00								4,088.00
Principal Payment - 2013A1, 2019A1		\$250,000.00							250,000.00
Principal Payment - 2019A2		25,000.00							25,000.00
Interest Payments - 2013A1, 2019A1		414,051.25							414,051.25
Interest Payments - 2019A2		77,420.00							77,420.00
Principal Payments - 2015A1 bond			\$55,000.00						55,000.00
Principal Payments - 2015A2 bond			30,000.00						30,000.00
Interest Payments - 2015A1 bond			173,850.00						173,850.00
Interest Payments - 2015A2 bond			60,625.00						60,625.00
Principal Payment - 2018A1 Bond				\$275,000.00					275,000.00
Principal Payment - 2018A2 Bond				57,000.00					57,000.00
Interest Payment - 2018A1 Bond				513,199.25					513,199.25
Interest Payment - 2018A2 Bond				95,329.25					95,329.25
Engineering					\$230,955.82				230,955.82
Capital Expenditures						\$138,537.31	\$143,304.18		281,841.49
Total Expenses	\$119,726.04	\$766,471.25	\$319,475.00	\$940,528.50	\$230,955.82	\$138,537.31	\$143,304.18	\$0.00	\$2,658,998.10

Blackburn Creek CDD
Statement of Activities
As of 6/30/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Capital Projects Fund - 2013	Capital Projects Fund - 2015	Capital Projects Fund - 2018	Long Term Debt Group	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$2,607.85								\$2,607.85
Interest Income		\$12,945.92							12,945.92
Dividend Income		0.49							0.49
Interest Income			\$21.07						21.07
Interest Income				\$28.35					28.35
Interest Income					\$3.90				3.90
Interest Income						\$0.91	\$0.94		1.85
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,607.85</u>	<u>\$12,946.41</u>	<u>\$21.07</u>	<u>\$28.35</u>	<u>\$3.90</u>	<u>\$0.91</u>	<u>\$0.94</u>	<u>\$0.00</u>	<u>\$15,609.43</u>
Change in Net Assets	\$36,427.72	\$127,341.22	(\$7,371.84)	(\$242,409.47)	(\$357,349.10)	(\$138,536.72)	(\$143,303.57)	\$0.00	(\$725,201.76)
Net Assets At Beginning Of Year	<u>\$142,384.11</u>	<u>\$685,938.30</u>	<u>\$564,456.28</u>	<u>\$771,579.02</u>	<u>\$357,349.10</u>	<u>\$138,536.72</u>	<u>\$143,303.57</u>	<u>\$0.00</u>	<u>\$2,803,547.10</u>
Net Assets At End Of Year	<u><u>\$178,811.83</u></u>	<u><u>\$813,279.52</u></u>	<u><u>\$557,084.44</u></u>	<u><u>\$529,169.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,078,345.34</u></u>

Blackburn Creek CDD
 Budget to Actual
 For the Month Ending 6/30/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$135,348.22	\$108,566.28	\$26,781.94	\$144,755.00
Off-Roll Assessments	18,197.69	-	18,197.69	-
Carry Forward Revenue	25,696.77	77,090.31	(51,393.54)	102,787.07
Net Revenues	\$179,242.68	\$185,656.59	\$(6,413.91)	\$247,542.07
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
Public Officials' Insurance	2,830.00	2,250.00	580.00	3,000.00
Trustee Services	16,773.03	11,999.97	4,773.06	16,000.00
Management	24,750.00	24,750.00	-	33,000.00
Engineering	-	7,499.97	(7,499.97)	10,000.00
Disclosure	7,500.00	11,250.00	(3,750.00)	15,000.00
District Counsel	6,273.50	15,000.03	(8,726.53)	20,000.00
Assessment Administration	15,000.00	11,250.00	3,750.00	15,000.00
Reamortization Schedules	750.00	749.97	0.03	1,000.00
Audit	-	4,124.97	(4,124.97)	5,500.00
Arbitrage Calculation	500.00	749.97	(249.97)	1,000.00
Postage & Shipping	48.40	337.50	(289.10)	450.00
Legal Advertising	1,199.00	2,625.03	(1,426.03)	3,500.00
Bank Fees	-	187.47	(187.47)	250.00
Miscellaneous	125.00	150.03	(25.03)	200.00
Office Supplies	-	187.47	(187.47)	250.00
Web Site Maintenance	1,680.00	2,115.00	(435.00)	2,820.00
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00
Stormwater Management	29,034.11	53,666.55	(24,632.44)	71,555.45
General Insurance	4,088.00	3,224.97	863.03	4,300.00
General Repair & Maintenance	-	1,406.52	(1,406.52)	1,875.00
Hardscape Maintenance	-	22,999.95	(22,999.95)	30,666.62
Total General & Administrative Expenses	\$119,726.04	\$185,656.59	\$(65,930.55)	\$247,542.07
Total Expenses	\$119,726.04	\$185,656.59	\$(65,930.55)	\$247,542.07
Income (Loss) from Operations	\$59,516.64	\$ -	\$59,516.64	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$2,607.85	\$ -	\$2,607.85	\$ -
Total Other Income (Expense)	\$2,607.85	\$ -	\$2,607.85	\$ -
Net Income (Loss)	\$62,124.49	\$ -	\$62,124.49	\$ -