

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, September 19, 2023, at 11:00 a.m.** located at **6853 Energy Ct, Lakewood Ranch, 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]*

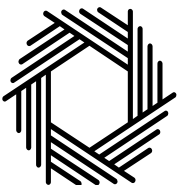
General Business Matters

1. Consideration of the Minutes of the August 8, 2023, Board of Supervisors' Meeting
2. District Engineer Project Update
 - a. Sewer Viewer
 - b. Finn Outdoor
3. Discussion Pertaining to District Counsel Transition
4. Discussion Pertaining to Ethics Workshop
5. Discussion Pertaining to FY 2022 Audit Report
6. Ratification of Payment Authorization No. 202 – 204
7. Review of District Financial Statements

Other Business

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

Adjournment



pfm

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Consideration of the Minutes of the August 8,
2023, Board of Supervisors' Meeting

MINUTES OF MEETING

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

Tuesday, August 8, 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	
Kirk Fegley	Assistant Secretary	
Phil Davis	Assistant Secretary	
James Sverapa	Assistant Secretary	(via phone)

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	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Bill Conerly	District Engineer	(via phone)
Kevin Plenzler	PFM Financial Advisor	(via phone)
Various Audience Members		

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

Homeowner asked if the HOA or CDD was responsible for the conveyances between the stormwater pipes and outlet structures. He also had some comments concerning the minutes from previous years and the communication between the HOA and the CDD. There was a question on the work being done on River Road. There was some discussion concerning the water flow from Grand Palm to Myakka.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board approved the Minutes of the July 11, 2023, Board of Supervisors' Meeting.

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

ON MOTION by Mr. Davis seconded by Mr. Johnson, with all in favor, the Board opened the floor for the public hearing.

A resident asked if what the line item "Hardscape Maintenance" referred to, Mr. Johnson stated that it referred to all above ground maintenance. He asked what "assessment administration" referred to, Mr. Montejano stated those are the fees associated with the assessments from the County. He also asked if the reserve study had been completed yet, Ms. Ripoll stated that it should be completed in October. He asked what the "stormwater reserve" line item, Mr. Johnson stated that it is for maintenance related to work needing to be done as determined by the District Engineer's study to be refined following the scheduled reserve study report. The resident asked for an explanation of the on-roll and off-roll assessments. Mr. Montejano stated that the on-roll assessment is based on the number of residents and is normally included in a resident's tax roll and that off-roll assessments are currently for the plots that have not yet been built out.

ON MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board closed the floor for the public hearing.

Ms. Ripoll presented Resolution 2023-06, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

ON MOTION by Mr. Davis seconded by Mr. Trast, with all in favor, the Board approved Resolution 2023-06, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

**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**

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board opened the floor for the public hearing.

Ms. Ripoll noted there were no public comments.

ON MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board closed the floor for the public hearing.

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

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board approved Resolution 2023-07, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection.

Review of District Counsel Proposals

Ms. Ripoll noted that this item was previously presented to the Board, but the decision was put on hold. Mr. Johnson and the Board agreed on selecting Mr. Cohen's firm.

ON MOTION by Mr. Johnson seconded by Mr. Fegley, with all in favor, the Board accepted the proposal from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. for District Counsel services effective immediately.

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

Ms. Ripoll stated that she recommends keeping the same meeting schedule the same with Tuesday meetings at 11:00 a.m. and meeting at the offices of Mr. Cohen.

ON MOTION by Mr. Johnson seconded by Mr. Davis, with all in favor, the Board approved Resolution 2023-08, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024 for Tuesdays at 11:00 a.m. at 6853 Energy Ct, Lakewood Ranch, FL 34240.

Discussion Pertaining to Fiscal Year 2022 Audit Report

Mr. Montejano stated that he had spoken with Mr. Conerly and is waiting for a few schedules from him in terms of capital asset, he can then forward that information to the auditor. The final audit will be placed on the website when it is completed.

Ratification of PFM Fee Increase Letter

ON MOTION by Mr. Johnson seconded by Mr. Trast, with all in favor, the Board ratified the PFM Fee Increase Letter.

Ratification of Payment Authorization 201

ON MOTION by Mr. Trast seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorization 201.

Review of District Financial Statements

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

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

THIRD ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Conerly reminded the Board that there is work scheduled for the week of August 14, 2023, cleaning debris being done by Finn Outdoor. The week of August 21, 2023, will have Sewer Viewer on property to initiate the storm water pipes cleaning process on Deland Rd.

District Manager –

Ms. Ripoll stated that the next meeting is scheduled for September 19, 2023, at the new location at Mr. Cohen's office.

Mr. Plenzler stated that the bond refinancing is complete and closed and they will continue to work with District staff to make sure that the updated assessment roll for the parcels that were impacted by the refunding made it on roll for FY 2024.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

The Board thanked the engineer for their work during the recent storm.

FIFTH 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. Davis, with all in favor, the August 8, 2023, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at 11:49 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Engineer Project Update

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Sewer Viewer

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Finn Outdoor

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Discussion Pertaining to District Counsel
Transition

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Discussion Pertaining to Ethics Workshop

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Discussion Pertaining to FY 2022 Audit Report

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Ratification of Payment Authorization
No. 202 – 204

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 202-204

PA #	Description	Amount	Total
202	CA Florida Holdings	\$ 170.50	
	Deluxe	\$ 265.00	
	Kimley-Horn & Associates	\$ 2,568.10	
	PFM Group Consulting	\$ 855.25	
			\$3,858.85
203	PFM Group Consulting	\$ 918.42	
	Supervisor Fees- 8/8/2023 Meeitng		
	David Trast	\$ 200.00	
	Phil Davis	\$ 200.00	
	Kirk Fegley	\$ 200.00	
	Kevin Johnson	\$ 200.00	
	James Sverapa	\$ 200.00	
			\$1,918.42
204	CA Florida Holdings	\$ 1,066.75	
	Kimley-Horn & Associates	\$ 1,136.70	
	PFM Group Consulting	\$5,500.60	
	Vogler Ashton	\$ 976.50	
			\$8,680.55
		Total	\$14,457.82

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 202
7/31/2023

Item No.	Payee	Invoice No.	GF FY23
1	CA Florida Holdings Blackburn Creek - 06/6/2023	5676562	\$ 170.50
2	Deluxe Check Order	598122	\$ 265.00
3	Kimley-Horn & Associates District Engineer Operations	25271280	\$ 2,568.10
4	PFM Group Consulting Mailed assessment notices	126156	\$ 855.25
SUBTOTAL			\$ 3,858.85
TOTAL			\$ 3,858.85

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <kjohnson4@blackburncreekcdd.com>
Sent: Thursday, August 3, 2023 9:55 AM
To: Rick Montejano
Subject: Re: PA 202

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 #202).
regards
Kevin

On 08/02/2023 4:11 PM EDT Rick Montejano <montejanor@pfm.com> wrote:

Hi Kevin –

Please review the latest payment authorization for approval 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
Chair, Seat 4
Blackburn Creek Community Development District*

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 203

8/8/2023

Item No.	Payee	Invoice No.	GF FY23
1	PFM Group Consulting		
	Postage Fees - Jun 2023	OE-EXP-07-2023-06	\$ 918.42
2	Supervisor Fees - 8/8/2023 Meeting		
	David Trast	2023.08.08	\$ 200.00
	Phil Davis	2023.08.08	200.00
	Kirk Fegley	2023.08.08	200.00
	Kevin Johnson	2023.08.08	200.00
	James Sverapa	2023.08.08	200.00
SUBTOTAL			\$ 1,918.42
TOTAL			\$ 1,918.42

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <kjohnson4@blackburncreekcdd.com>
Sent: Tuesday, August 8, 2023 5:37 PM
To: Rick Montejano
Subject: Re: PA 203

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 #203).
regards
Kevin

On 08/08/2023 5:25 PM EDT Rick Montejano <montejanor@pfm.com> wrote:

Hi 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
Chair, Seat 4
Blackburn Creek Community Development District

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 204

8/31/2023

Item No.	Payee	Invoice No.	GF FY23
1	CA Florida Holdings Legal Ad 7/3, 7/7, 7/14/23	5748193	\$ 1,066.75
2	Kimley-Horn & Associates District Engineer Operations Through 07/31/2023	25524132	\$ 1,136.70
3	PFM Group Consulting District Mgmt Fees - July 2023 District Mgmt Fees - August 2023 Postage Fees - March 2022	DM-07-2023-04 OE-EXP-08-2023-04 OE-EXP-04-2023.04	\$ 2,750.00 2,750.00 0.60
4	Vogler Ashton District Counsel Through 07/11/2023	891	\$ 976.50
SUBTOTAL			\$ 8,680.55
TOTAL			<u>\$ 8,680.55</u>

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Kevin Johnson <kjohnson4@blackburncreekcdd.com>
Sent: Friday, September 8, 2023 8:31 AM
To: Rick Montejano
Subject: Re: PA 204

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

Rick,
\$0.60 for mail? Approved for processing for payment (Payment Authorization request #204).
regards
Kevin

On 09/06/2023 3:50 PM EDT Rick Montejano <montejanor@pfm.com> wrote:

Hi Kevin –

Please review the latest payment authorization for approval of payment.

Thanks,

P.S. Your Board Member checks were processed earlier today.

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
kjohnson4@blackburncreekcdd.com*

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

District Financial Statements

Blackburn Creek CDD
Statement of Financial Position
As of 8/31/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects Fund - 2023	Long Term Debt Group	Total
<u>Assets</u>								
<u>Current Assets</u>								
General Checking Account	\$57,652.36							\$57,652.36
Money Market Account	107,948.48							107,948.48
Prepaid Expenses	5,647.02							5,647.02
Debt Service Reserve 2019A Bond		\$163,410.00						163,410.00
Revenue 2013A Bond		3,194.69						3,194.69
Revenue 2019A Bond		21,589.68						21,589.68
Interest 2019A1 Bond		82,375.00						82,375.00
Interest 2019A2 Bond		37,940.00						37,940.00
Prepayment 2013A Bond		5.22						5.22
Sinking Fund 2019A1 Bond		0.02						0.02
Sinking Fund 2019A2 Bond		0.01						0.01
Prepayment 2019A1 Bond		13,921.34						13,921.34
Prepayment 2019A2 Bond		5,602.94						5,602.94
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			247,724.54					247,724.54
Prepayment 2015A1 Bond			10,526.75					10,526.75
Prepayment 2015A2 Bond			4,354.79					4,354.79
Revenue 2018A Bond				\$297,645.80				297,645.80
Prepayment 2018A1 Bond				52,703.66				52,703.66
Debt Service Reserve 2018A1 Bond				242,741.16				242,741.16
Prepayment 2018A2 Bond				11,362.63				11,362.63
Revenue 2023 Bond					\$2,058.51			2,058.51
Prepayment 2023 Bond					5,829.81			5,829.81
Interest 2023 Bond					51,244.84			51,244.84
Cost of Issuance 2023						\$16,284.63		16,284.63
Total Current Assets	\$171,247.86	\$328,038.90	\$572,012.33	\$604,453.25	\$59,133.16	\$16,284.63	\$0.00	\$1,751,170.13
<u>Investments</u>								
Amount Available in Debt Service Funds							\$1,563,637.64	\$1,563,637.64
Amount To Be Provided							20,283,362.36	20,283,362.36
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,847,000.00	\$21,847,000.00
Total Assets	\$171,247.86	\$328,038.90	\$572,012.33	\$604,453.25	\$59,133.16	\$16,284.63	\$21,847,000.00	\$23,598,170.13

Blackburn Creek CDD
Statement of Financial Position
As of 8/31/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects Fund - 2023	Long Term Debt Group	Total
<u>Liabilities and Net Assets</u>								
<u>Current Liabilities</u>								
Accounts Payable	\$10,598.97							\$10,598.97
Total Current Liabilities	<u>\$10,598.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,598.97</u>
<u>Long Term Liabilities</u>								
Revenue Bonds Payable - Long-Term							\$21,847,000.00	\$21,847,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,847,000.00</u>	<u>\$21,847,000.00</u>
Total Liabilities	<u>\$10,598.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,847,000.00</u>	<u>\$21,857,598.97</u>
<u>Net Assets</u>								
Net Assets, Unrestricted	(\$2,698.24)							(\$2,698.24)
Current Year Net Assets, Unrestricted	(1,528.97)							(1,528.97)
Net Assets - General Government	145,082.35							145,082.35
Current Year Net Assets - General Government	18,264.78							18,264.78
Net Assets, Unrestricted		\$685,938.30						685,938.30
Current Year Net Assets, Unrestricted		(357,899.40)						(357,899.40)
Net Assets, Unrestricted			\$564,456.28					564,456.28
Current Year Net Assets, Unrestricted			7,556.05					7,556.05
Net Assets, Unrestricted				\$771,579.02				771,579.02
Current Year Net Assets, Unrestricted				(167,125.77)				(167,125.77)
Current Year Net Assets, Unrestricted					53,162.27	23,784.49		76,946.76
Total Net Assets	<u>\$159,119.92</u>	<u>\$328,038.90</u>	<u>\$572,012.33</u>	<u>\$604,453.25</u>	<u>\$53,162.27</u>	<u>\$23,784.49</u>	<u>\$0.00</u>	<u>\$1,740,571.16</u>
Total Liabilities and Net Assets	<u>\$169,718.89</u>	<u>\$328,038.90</u>	<u>\$572,012.33</u>	<u>\$604,453.25</u>	<u>\$53,162.27</u>	<u>\$23,784.49</u>	<u>\$21,847,000.00</u>	<u>\$23,598,170.13</u>

Blackburn Creek CDD

Statement of Activities

As of 8/31/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects Fund - 2013A	Capital Projects Fund - 2015A	Capital Project Fund - 2018	Capital Projects Fund - 2023	Long Term Debt Group	Total
Revenues											
On-Roll Assessments	\$135,348.22										\$135,348.22
Off-Roll Assessments	24,263.60										24,263.60
On-Roll Assessments		\$602,288.30									602,288.30
Off-Roll Assessments		181,291.06									181,291.06
Other Assessments		29,830.19									29,830.19
Inter-Fund Group Transfers In		73,234.91									73,234.91
Debt Proceeds		3,535,240.51									3,535,240.51
On-Roll Assessments			\$309,178.00						\$129,759.49		309,178.00
Off-Roll Assessments			9,146.98								9,146.98
Other Assessments			8,680.02								8,680.02
Inter-Fund Group Transfers In			0.32								0.32
On-Roll Assessments				\$428,709.07							428,709.07
Off-Roll Assessments				202,065.68							202,065.68
Other Assessments				152,742.13							152,742.13
Inter-Fund Transfers				0.33							0.33
Other Assessments					\$5,970.89						5,970.89
Inter-Fund Transfer In					53,162.27						53,162.27
Total Revenues	\$159,611.82	\$4,421,884.97	\$327,005.32	\$783,517.21	\$59,133.16	(\$126,397.18)	(\$0.32)	(\$0.33)	\$129,759.49	\$0.00	\$5,754,514.14

Blackburn Creek CDD

Statement of Activities

As of 8/31/2023

	General Fund	Debt Service Fund 2013 & 2019	Debt Service Fund - 2015A1&A2	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects Fund - 2013A	Capital Projects Fund - 2015A	Capital Project Fund - 2018	Capital Projects Fund - 2023	Long Term Debt Group	Total
Expenses											
Supervisor Fees	\$11,000.00										\$11,000.00
Public Officials' Insurance	2,830.00										2,830.00
Trustee Services	16,773.03										16,773.03
Management	30,250.00										30,250.00
Engineering	7,483.28					\$230,955.82					238,439.10
Disclosure Agent	11,250.00										11,250.00
District Counsel	9,584.00										9,584.00
Assessment Administration	15,855.25										15,855.25
Reamortization Schedules	750.00										750.00
Arbitrage Calculation	500.00										500.00
Postage & Shipping	967.42										967.42
Legal Advertising	2,436.25										2,436.25
Miscellaneous	390.00										390.00
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		\$4,229,400.00									4,229,400.00
Principal Payment - 2019A2		25,000.00									25,000.00
Interest Payments - 2013A1, 2019A1		463,957.92									463,957.92
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				67,000.00							67,000.00
Interest Payment - 2018A1 Bond				513,199.25							513,199.25
Interest Payment - 2018A2 Bond				95,476.75							95,476.75
Capital Expenditures							\$138,537.31	\$143,304.18			281,841.49
Bond Counsel									\$25,000.00		25,000.00
Professional Services									6,250.00		6,250.00
Bank Counsel Fee									7,500.00		7,500.00
Placement Agent Fees									54,975.00		54,975.00
District Counsel									18,000.00		18,000.00
Miscellaneous									1,750.00		1,750.00
Total Expenses	\$145,046.34	\$4,795,777.92	\$319,475.00	\$950,676.00	\$0.00	\$230,955.82	\$138,537.31	\$143,304.18	\$113,475.00	\$0.00	\$6,837,247.57
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	\$3,699.30										\$3,699.30
Interest Income		15,993.06									15,993.06
Dividend Income		0.49									0.49
Interest Income			\$25.73								25.73
Interest Income				\$33.02		\$3.90	\$0.91	\$0.94	\$0.14		38.91
Total Other Revenues (Expenses) & Gains	\$3,699.30	\$15,993.55	\$25.73	\$33.02	\$0.00	\$3.90	\$0.91	\$0.94	\$0.14	\$0.00	\$19,757.49
Change In Net Assets	\$18,264.78	(\$357,899.40)	\$7,556.05	(\$167,125.77)	\$59,133.16	(\$357,349.10)	(\$138,536.72)	(\$143,303.57)	\$16,284.63	\$0.00	(\$1,062,975.94)
Net Assets At Beginning Of Year	\$142,384.11	\$685,938.30	\$564,456.28	\$771,579.02	\$0.00	\$357,349.10	\$138,536.72	\$143,303.57	\$0.00	\$0.00	\$2,803,547.10
Net Assets At End Of Year	\$160,648.89	\$328,038.90	\$572,012.33	\$604,453.25	\$59,133.16	\$0.00	\$0.00	\$0.00	\$16,284.63	\$0.00	\$1,740,571.16

Blackburn Creek CDD
 Budget to Actual
 For the Month Ending 8/31/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$135,348.22	\$132,692.12	\$2,656.10	\$144,755.00
Off-Roll Assessments	24,263.60	-	24,263.60	-
Carry Forward Revenue	94,221.48	94,221.48	-	102,787.07
Net Revenues	\$253,833.30	\$226,913.60	\$26,919.70	\$247,542.07
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$11,000.00	\$11,000.00	\$ -	\$12,000.00
Public Officials' Insurance	2,830.00	2,750.00	80.00	3,000.00
Trustee Services	16,773.03	14,666.63	2,106.40	16,000.00
Management	30,250.00	30,250.00	-	33,000.00
Engineering	7,483.28	9,166.63	(1,683.35)	10,000.00
Disclosure Agent	11,250.00	13,750.00	(2,500.00)	15,000.00
District Counsel	9,584.00	18,333.37	(8,749.37)	20,000.00
Assessment Administration	15,855.25	13,750.00	2,105.25	15,000.00
Reamortization Schedules	750.00	916.63	(166.63)	1,000.00
Audit	-	5,041.63	(5,041.63)	5,500.00
Arbitrage Calculation	500.00	916.63	(416.63)	1,000.00
Postage & Shipping	967.42	412.50	554.92	450.00
Legal Advertising	2,436.25	3,208.37	(772.12)	3,500.00
Bank Fees	-	229.13	(229.13)	250.00
Miscellaneous	390.00	183.37	206.63	200.00
Office Supplies	-	229.13	(229.13)	250.00
Web Site Maintenance	1,680.00	2,585.00	(905.00)	2,820.00
Dues, Licenses, and Fees	175.00	160.38	14.62	175.00
Stormwater Management	29,034.11	65,592.45	(36,558.34)	71,555.45
General Insurance	4,088.00	3,941.63	146.37	4,300.00
General Repair & Maintenance	-	1,719.08	(1,719.08)	1,875.00
Hardscape Maintenance	-	28,111.05	(28,111.05)	30,666.62
Total General & Administrative Expenses	\$145,046.34	\$226,913.61	\$(81,867.27)	\$247,542.07
Total Expenses	\$145,046.34	\$226,913.61	\$(81,867.27)	\$247,542.07
Income (Loss) from Operations	\$108,786.96	\$ (0.01)	\$108,786.97	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$3,699.30	\$ -	\$3,699.30	\$ -
Total Other Income (Expense)	\$3,699.30	\$ -	\$3,699.30	\$ -
Net Income (Loss)	\$112,486.26	\$ (0.01)	\$112,486.27	\$ -