

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, October 14, 2025, 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: 2538 286 6774 #

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 September 9, 2025, Board of Supervisors Meeting
2. Update of letter to Grand Palm Regarding Maintenance Agreement between the CDD and HOA
3. Review and Discussion of Complete Tributary and Swale Assessment Report – September 2025
4. Ratification of Payment Authorization Nos. 246 – 248
5. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - District Accountant
- Audience Comments
- Supervisors Request

Adjournment





Blackburn Creek Community Development District

**Consideration of the Minutes of the
September 9, 2025, Board of Supervisors
Meeting**

MINUTES OF MEETING

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

**Tuesday, September 9, 2025, at 11:00 a.m.
6853 Energy Ct., Lakewood Ranch, FL 34240**

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson
Kirk Fegley	Vice Chairperson
Michael Sprout	Assistant Secretary
Phil Davis	Assistant Secretary
James Sverapa	Assistant Secretary

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Rick Montejano	Accountant - PFM Group Consulting LLC	(via phone)
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Andy Cohen	District Counsel	
Robert Dvorak	District Engineer - BDI	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Blackburn Creek CDD was called to order at approximately 11:00 a.m. by Ms. Ripoll. She proceeded with roll call and confirmed quorum. Those in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of the
August 12, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the Board approved the Minutes of the August 12, 2025, Board of Supervisors' Meeting.

**Consideration of Resolution 2025-08,
Adopting Goals, Objectives, and
Performance Measures and Standards**

Ms. Ripoll noted this is an annual statutory requirement that was implemented last year. The performance measures and standards are posted on the website by December 1. These are the same goals and objectives as the previous fiscal year.

Mr. Cohen noted these can be changed as the Board would like.

There was brief discussion regarding the infrastructure and facilities maintenance goal and the process of maintaining the infrastructure. It was noted this is done by the District Engineer on a routine basis.

On MOTION by Mr. Fegley, seconded by Mr. Sprout, with all in favor, the Board approved Resolution 2025-08, Adopting Goals, Objectives, and Performance Measures and Standards.

**Discussion Regarding Maintenance
Agreement between the CDD and HOA**

Mr. Cohen gave an overview of the agreement draft. He noted the exhibits need to be prepared by the District Engineer, which would encompass the facilities and scope. He also noted the retainer amount needs to be implemented into the agreement. Although there is no budget impact, Mr. Cohen tied the agreement timeline to the budget timeframe. This gives the Board enough time to review and change if needed.

There was discussion regarding the agreement. The Board agreed with the 3-year term of the agreement.

Mr. Cohen reviewed the termination clause and noted the retainer amount would remain in a separate account maintained by District Management.

There was discussion regarding the retainer. It was noted that proof of bills will be provided via invoices and backup documentation.

The District Engineer gave an overview of what the cost would be to maintain the culverts, weirs, lakes, etc. on an annual basis, along with permitting. Mr. Dvorak noted there is the cost related to unknown projects needed over time. The first assessment did not return any cause for concern.

Mr. Johnson noted the area near Sebring needs work.

Mr. Cohen noted the exhibits will need to be attached and the HOA will need to review as well prior to final execution. He also reviewed the exhibits needed by the District Engineer. It was recommended to have an overall map of the waterways as well. It was noted the ponds are owned by the Blackburn Water Conservation but maintained by the HOA. Mr. Dvorak recommended having the CDD help with the pond maintenance, if the HOA was willing to consolidate all the sub associations under the Master Association.

Mr. Cohen reviewed the agreement portion related to the permitting and the Master HOA.

There was brief discussion regarding the agreement portion related to funding and expenses.

The Board agreed to wait until the scope exhibit was completed to decide upon the retainer amount. There was brief discussion regarding the timing of the agreement. The Board noted they would like to get the agreement done as soon as possible. The District Engineer noted the map takes significant time to put together, at least a month. It was recommended to note that the map would be provided at a later time.

The Board discussed the retainer. It was recommended to send it to the HOA for review with a required 30-day turnaround time.

The Board agreed for the retainer amount to be \$50,000.00 and subject to change on an annual basis.

There was brief discussion regarding past issues and the current issue with River Road.

This will be kept on the agenda.

Mr. Johnson requested an update regarding the Collier Sebring clogged spillways. Mr. Dvorak will follow up. Mr. Johnson gave an overview of the location and the issue.

Consideration of Egis Insurance Renewal for FY 2026

Ms. Ripoll noted this renewal is with the current insurance company. Last year, the District paid \$7,481.00 and this year the quote is \$7,932.00.

There was brief discussion regarding the coverage. Ms. Ripoll will follow up regarding POL, Herb and Pest, FPLI, and EBI with the insurance agent.

Mr. Montejano reviewed the proposal cost. He noted the quote is a \$500.00 savings compared to what was allotted in the budget.

On MOTION by Mr. Johnson, seconded by Mr. Sprout, with all in favor, the Board approved the Egis Insurance Renewal for FY 2026, subject to clarification.

Ratification of Payment Authorization Nos. 244-245

Ms. Ripoll stated these are for contractual obligations. This is solely for ratification.

On MOTION by Mr. Fegley, seconded by Mr. Sverapa, with all in favor, the Board ratified Payment Authorization Nos. 244 - 245.

Review of District Financial Statements

Ms. Ripoll stated that the District financials were through August 2025.

On MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Ripoll noted the next Board meeting is October 14, 2025.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no comments or supervisor requests at this time.

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 12, 2025, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:44 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair



Blackburn Creek Community Development District

**Update of Letter to Grand Palm Regarding
Maintenance Agreement between the CDD and
HOA**



Blackburn Creek Community Development District

**Review and Discussion of Complete Tributary
and Swale Assessment Report
– September 2025**



BLACKBURN CREEK CDD

COMPLETE TRIBUTARY AND SWALE ASSESMENT REPORT SEPT 2025

Prepared for:
Blackburn Creek CDD

Prepared by:
Brletic Dvorak Inc.
436 4th Ave. S., Unit 4
St. Petersburg, FL 33701

Sept 2025

Contents

- 1.0 SUMMARY
- 2.0 OBSERVED CONDITIONS
- 3.0 ACTION ITEMS
- 4.0 LOCATIONS WITH URGENT NEEDS

Appendices

- APPENDIX A – PICTURE EXAMPLES OF OBSERVED CONDITIONS

1.0 - SUMMARY:

Blackburn Creek CDD has requested an assessment of all of the tributaries and swales located throughout the Grand Palm Community. This assessment will be utilized by the Grand Palm Community's Master HOA and Blackburn Creek CDD for the following:

1. An exhibit for the HOA and CDD to utilize.
2. Implementing ongoing maintenance of the various stormwater systems that convey stormwater through the community.

Based on the assessment we will identify observed conditions and provide action steps to address the observed conditions.

BDi Engineering has engaged in extensive conversations with SWFWMD regarding work that may be taken within wetland tributaries and swales when there is an impedance to conveyance. SWFWMD guidance will allow for hand work to remove the impedance with the desire to leave the removed impedance somewhere within the wetland for natural degradation.

2.0 – OBSERVED CONDITIONS:

In Aug 2025, BDi Engineering completed a site visit to visually inspect the tributaries and swales where accessible.

The findings from the inspection are presented below:

1. Vegetation, vegetation overgrowth, and debris are the primary impedance to conveyance within tributaries and swales.
2. Observed multiple areas where the disposing of green waste into wetland and wetland setback areas has either happened or is ongoing.
3. Buildup of material at bridges incorporated into the footpath within the community.
4. Lack of regular maintenance at:
 - a. Grated ditch bottom inlets in swales and channels utilized in various areas of the community.
 - b. Skimmer boards that are not located within stormwater ponds.
 - c. Control structures that are not located within stormwater ponds.
5. Pipes and culverts under roadways impacted from vegetation and debris.
6. Invasive and exotic plant material are having impacts to conveyance of water
7. The drainage area between Collier Pl and Sebring Ln is a designated as a dry retention area. Google earth timeline photos show that at start of development there was a definitive swale. Over time this swale has become filled with overgrowth and vegetation.

In general, water is conveyed through the various tributaries and swales of the community. We recommend multiple action items in the following section for the HOA and CDD to consider implementing to reduce the impact from the above-mentioned items.

3.0 – ACTION ITEMS:

Based on our findings, BDI recommends the following action items be performed within the community to maintain conveyance of stormwater through the stormwater system, swales, and tributaries.

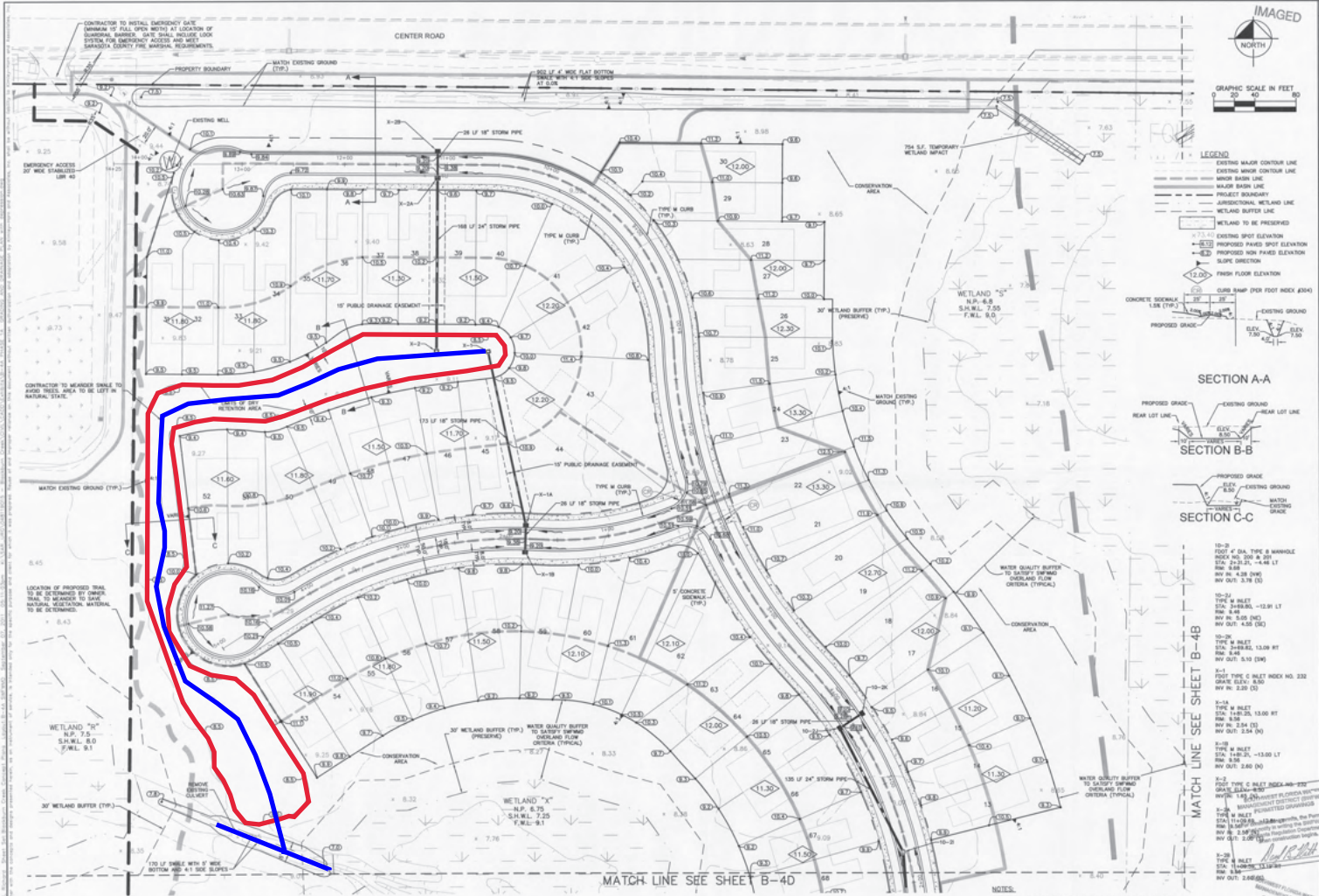
1. The community was developed in three phases. Recommend on a rotating basis between the three phases an ongoing annual inspection of the drainage conveyance system pipes, structures, swales, and tributaries in order to identify and mitigate issues at the earliest possible stage.
2. Each year in the phase that is due for inspection we recommend the removal of vegetation, vegetation overgrowth, debris, and sediment (if any), and address any structural deficiencies in the following components:
 - a. Control structures
 - b. Skimmer boards
 - c. Grated swale inlets
 - d. Drainage swales and channels
 - e. Tributaries
 - f. Footpath Bridges
 - g. Pipes and culverts under roadways
3. Implementation of regular maintenance of structures constructed outside of the stormwater ponds as part of the stormwater pond treatments. These are outflow structures, skimmer boards and grated inlets located in swales and channels. Generally, this includes maintenance of the vegetation at and around the structure and removal of debris on grates and skimmer boards.
4. Implementation of a program to address invasive and exotic species. This program would be focused on areas where. Based on available resources the program can focus on the areas where these types of plant material would have the greatest impact to conveying water through the community or can be a community wide program. Nonnative plants will be overbearing and aggressive and native plants are not overbearing nor are they aggressive. Native plants do not compete; they coexist within the plant community.
5. Recommend the HOA and CDD have regular and ongoing communication with the residents, contractors, and vendors regarding the importance of preventing vegetation, debris, and sediment from entering into the stormwater system. Implementing the following activities will help maintain the drainage system's ability to convey, attenuate, and treat the stormwater within the community.
 - a. Eliminate power leaf blowing of vegetation and debris into the street and drainage inlets.
 - b. Eliminate the disposing of green waste behind homes where wetland setback or wetland areas are located.
 - c. Eliminate the disposal of green waste into wetland setback or wetland areas that are adjacent to maintained common areas.
 - d. Eliminate the application of excess mulch that is prone to movement during storm events.

- d. Eliminate the application of excess mulch that is prone to movement during storm events.
6. The development of an ownership map that will provide an overview of the entire community and should include all pipes, structures, swales and tributaries, roadways, HOA maintained areas, county owned/maintained areas, bridges, footpaths and any other items the community and the engineering firm deem needed.

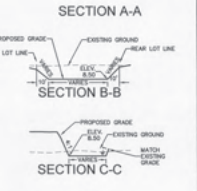
4.0 – LOCATIONS WITH URGENT NEEDS:

1. **Sebring Ln and Collier Pl** - Remove invasive, nuisance, overgrowth and excess vegetation in the dry retention area between Collier Ln and Sebring Ln. Leave larger trees and native understory vegetation. HOA and CDD will need to communicate with property owners about the impact of disposing green waste in this area. See the following plan sheets for project locations and limits
2. **Callaway Ct Pipe Crossing** – Remove invasive, nuisance, overgrowth and excess vegetation in front of the pipe on the north side of the road.
3. **Pond 12 Weir** – Restore weir notch opening to correct elevation. Review elevation in tributary that runs north of pond 12 to verify elevations ensure flow from west to east.
4. **Pond 28 Bank** – There is a low spot in the pond bank that allows water to free flow into the tributary that runs south of the pond. Restore or increase the pond bank elevation to ensure the flow of water is out via the weir structure.

646928



- LEGEND**
- EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED MAJOR CONTOUR LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED FINISHED FLOOR ELEVATION
 - SLURP DIRECTION
 - FINISH FLOOR ELEVATION
 - CONCRETE SIDEWALK
 - EXISTING GRADE
 - PROPOSED GRADE

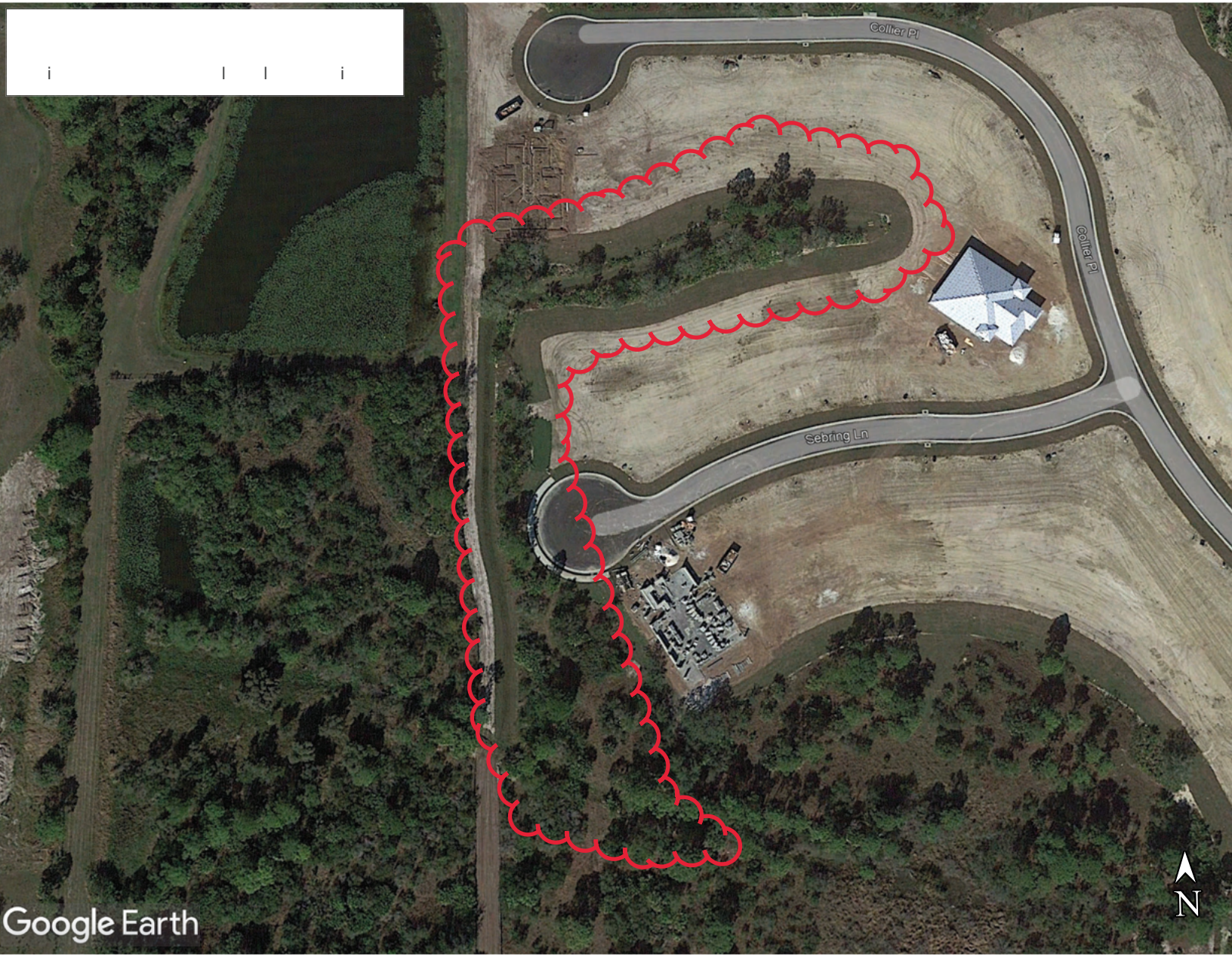


- MATCH LINE SEE SHEET B-4B**
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- NOTES:**
1. FINISHED PAD GRADE TO BE 1\"/>
 - 2. STORM PIPING SHALL BE AS FOLLOWS:
 4\"/>
 - 3. 2\"/>
 - 4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
 5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

DATE: 07/11/2011	BY: [Signature]
REVISIONS:	
Kinley-Horn and Associates, Inc. 2801 CANTONMENT ROAD, SUITE 200, SARASOTA, FL 34237 941.552.1111 WWW.KINLEY-HORN.COM	
PHASE 1A GRADING AND DRAINAGE PLAN	
BLACKBURN CREEK PREPARED FOR: RESOURCE CONSERVATION OF SARASOTA, LLC	
SARASOTA COUNTY, FLORIDA	
SHEET NUMBER B-4A	

i | | i



Google Earth

APPENDIX A

Picture Examples of Observed Conditions

1200 Observation Blvd, Venice, FL 34293, USA

☀ 318°NW (T) • 27.078219, -82.342874 ±9ft

Minor impact to conveyance at this time



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:43:04 AM

1200 Observation Blvd, Venice, FL 34293, USA

☀ 260°W (T) • 27.078237, -82.342882 ±9ft

Maintain 4ft vegetation free zone in front of all skimmer boards



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:43:24 AM

11763 Breadfruit Ln, Venice, FL 34292, USA

☀ 168°SE (T) ● 27.078552, -82.343396 ±26ft

Moderate to significant
nuisance vegetation impacting
conveyance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:47:45 AM

1262 Collier Pl, Venice, FL 34293, USA

☀ 244°SW (T) ● 27.077494, -82.343537 ±9ft

Native vegetation with
minimal impact to conveyance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:27:32 AM

12416 Sagewood Dr, Venice, FL 34293, USA

Minor impact to conveyance from vegetation and debris

☉ 247°SW (T) • 27.076398, -82.342237 ±42ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:33:40 AM

12454 Sagewood Dr, Venice, FL 34292, USA

Moderate to significant impact to conveyance from vegetation covering FES

☉ 113°E (T) • 27.076393, -82.34172 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:38:01 AM

12393 Sagewood Dr, Venice, FL 34293, USA

📍 221°SW (T) • 27.074594, -82.342736 ±9ft

Minor impact to conveyance from vegetation overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:43:34 AM

12393 Sagewood Dr, Venice, FL 34293, USA

📍 111°E (T) • 27.074586, -82.34273 ±9ft

Moderate to significant impact to conveyance from vegetation and overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:43:45 AM

12375 Sagewood Dr, Venice, FL 34293, USA

📍 163°SE (T) • 27.07465, -82.343355 ±13ft



12375 Sagewood Dr, Venice, FL 34293, USA

📍 147°SE (T) • 27.07465, -82.343337 ±9ft



12393 Sagewood Dr, Venice, FL 34293, USA

☉ 336°NW (T) • 27.074402, -82.342508 ±13ft

Moderate to severe impact to conveyance from debris and overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:50:15 AM

12375 Sagewood Dr, Venice, FL 34293, USA

☉ 241°SW (T) • 27.074438, -82.343402 ±9ft

Minor impact to conveyance from debris; debris is spread out and not piled up



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:53:34 AM

12248 Alachua Ln, Venice, FL 34293, USA

☀ 207°S (T) ● 27.076132, -82.345216 ±45ft

4ft clearance zone free of
vegetation and debris



Tributaries and Swales
Assessment

Blackburn Creek CDD
Aug 26 2025, 10:24:38 AM

12244 Alachua Ln, Venice, FL 34292, USA

🌐 17°N (T) 📍 27.076016, -82.345333 ±9ft



Minor to moderate impact to conveyance from vegetation

Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:25:07 AM

1203 Collier Pl, Venice, FL 34293, USA

Significant impact to conveyance from vegetation and debris; swale to tributary connection

📍 143°SE (T) • 27.077893, -82.346022 ±32ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:29:48 AM

1199 Collier Pl, Venice, FL 34293, USA

Significant impact to conveyance from vegetation, invasive plants and debris; swale to tributary connection

📍 222°SW (T) • 27.07792, -82.346155 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:30:09 AM

1199 Collier Pl, Venice, FL 34293, US

☉ 157°SE (T) • 27.077914, -82.346149 ±9ft

Significant impact to conveyance from invasive willow tree



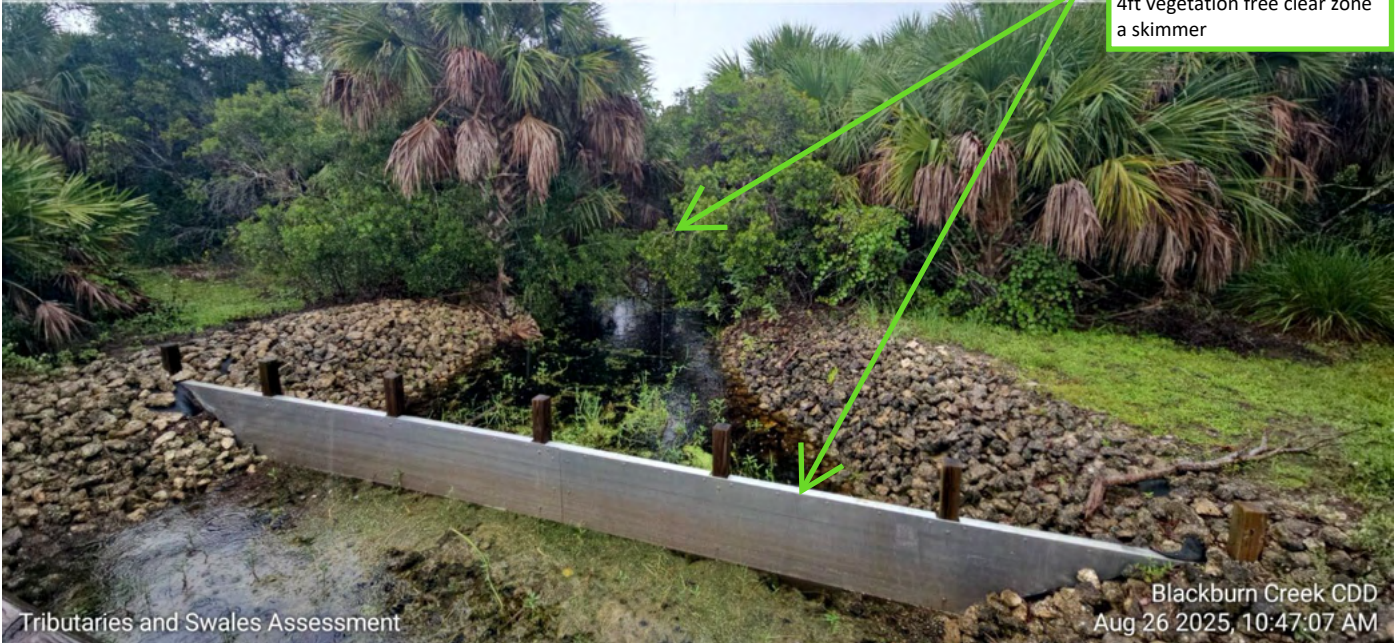
Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:30:17 AM

1290 Still River Dr, Venice, FL 34292, USA

☉ 58°NE (T) • 27.074258, -82.344464 ±13ft

Minor impact to conveyance from vegetation over growth; 4ft vegetation free clear zone a skimmer



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:47:07 AM

1358 Still River Dr, Venice, FL 34292, USA

☉ 86°E (T) • 27.072406, -82.344178 ±9ft

Moderate to significant impact to conveyance from vegetation overgrowth and invasive plants



1358 Still River Dr, Venice, FL 34292, USA

☉ 69°NE (T) • 27.072362, -82.344126 ±9ft



1315 Observation Blvd, Venice, FL 34293, USA

☀ 195°S (T) • 27.073112, -82.342778 ±9ft



1315 Observation Blvd, Venice, FL 34293, USA

☀ 55°NE (T) • 27.073266, -82.342703 ±9ft



12155 Stuart Dr, Venice, FL 34292, USA

No or minor impact to conveyance from native vegetation

☉ 331°NW (T) • 27.071681, -82.347703 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:20:51 AM

12168 Stuart Dr, Venice, FL 34292, USA

☉ 291°W (T) • 27.071942, -82.34784 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:21:26 AM

12155 Stuart Dr, Venice, FL 34292, USA

No or minor impact to conveyance from native vegetation; minor impact from woodland vegetation growing out to conveyance swale

📍 121°E (T) • 27.071535, -82.347568 ±13ft

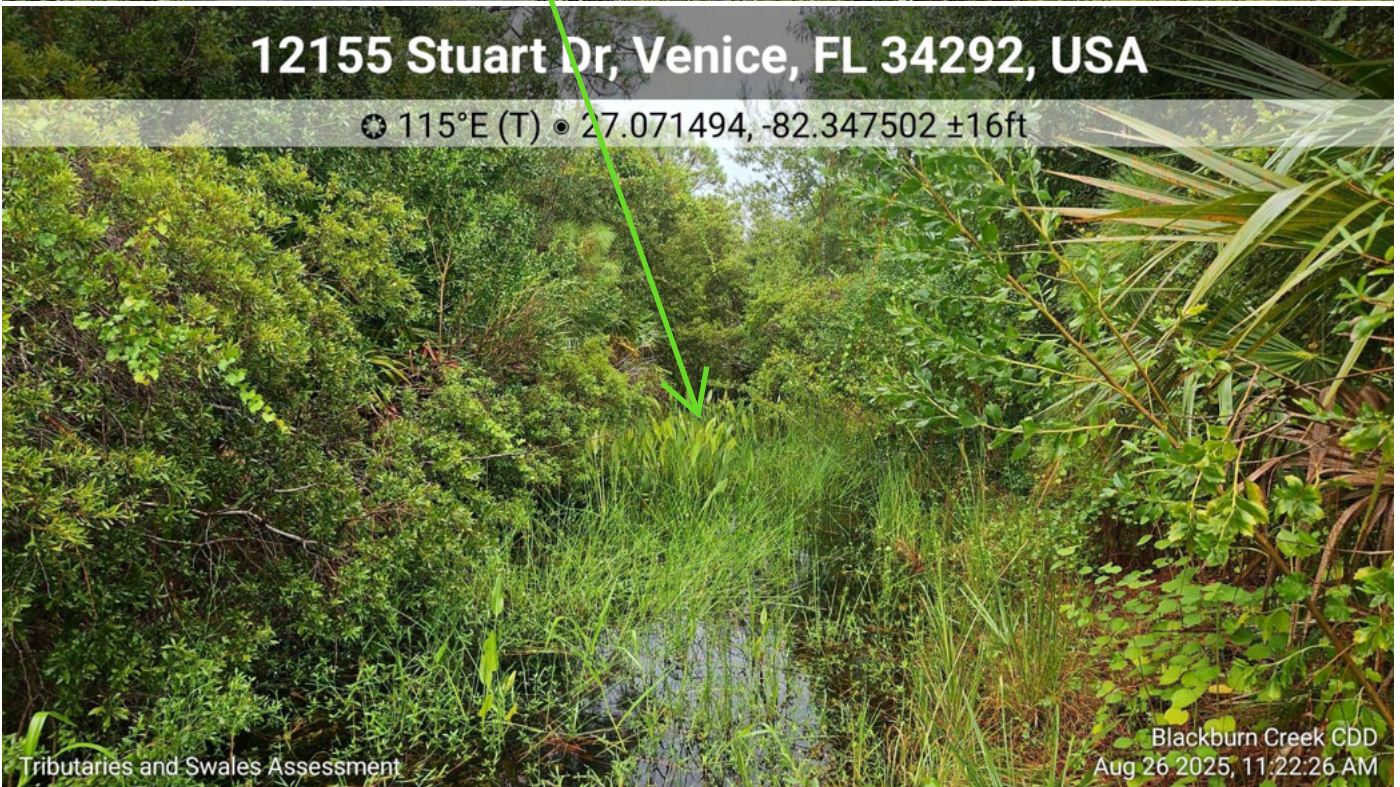


Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:22:15 AM

12155 Stuart Dr, Venice, FL 34292, USA

📍 115°E (T) • 27.071494, -82.347502 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:22:26 AM

12195 Wakulla Pl, Venice, FL 34292, USA

📍 264°W (T) • 27.070802, -82.346315 ±36ft

Minor to moderate impact from non native vegetation



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:28:03 AM

1383 Still River Dr, Venice, FL 34293, USA

📍 223°SW (T) • 27.070617, -82.345099 ±9ft

Green waste disposed in the wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:07 AM

1379 Still River Dr, Venice, FL 34292, USA

☉ 316°NW (T) • 27.070694, -82.345177 ±9ft

Green waste disposed in wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:41 AM

1379 Still River Dr, Venice, FL 34292, USA

No impact to conveyance

☉ 270°W (T) • 27.070738, -82.34522 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:51 AM

11534 Callaway Ct, Venice, FL 34293, USA

☉ 186°S (T) • 27.070191, -82.345896 ±9ft

Minor impact to conveyance from vegetation



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:35:11 AM

11534 Callaway Ct, Venice, FL 34293, USA

☉ 287°W (T) • 27.07037, -82.345745 ±9ft

Significant to severe impact to conveyance at pipe under roadway



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:36:49 AM

12087 Stuart Dr, Venice, FL 34293, USA

☉ 69°NE (T) • 27.068674, -82.348817 ±9ft



Invasive willows; minor impact to conveyance at this time

Blackburn Creek CDD
Aug 26 2025, 11:55:11 AM

Tributaries and Swales Assessment

12087 Stuart Dr, Venice, FL 34293, USA

☉ 1°N (T) • 27.068566, -82.348989 ±9ft



Overgrown landscape and significant weeds in beds may be being to impact conveyance

Blackburn Creek CDD
Aug 26 2025, 11:54:18 AM

Tributaries and Swales Assessment

12087 Stuart Dr, Venice, FL 34293, USA

Invasive willows; minor impact to conveyance at this time

📍 252°SW (T) • 27.068669, -82.348998 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:54:51 AM

12200 Stuart Dr, Venice, FL 34293, USA

Notch in weir needs to be addressed

📍 112°E (T) • 27.068769, -82.348047 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:56:53 AM

12200 Stuart Dr, Venice, FL 34293, USA

No or minor impact of conveyance in tributary from vegetation

61°NE (T) • 27.068854, -82.348156 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:58:14 AM

12200 Stuart Dr, Venice, FL 34293, USA

258°SW (T) • 27.068854, -82.34816 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:58:19 AM

11460 Okaloosa Dr, Venice, FL 34293, USA

Significant impact to conveyance from vegetation and debris

📍 67°NE (T) • 27.067054, -82.350445 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:05:53 PM

11460 Okaloosa Dr, Venice, FL 34293, USA

📍 69°NE (T) • 27.067032, -82.350515 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:05:42 PM

11527 Okaloosa Dr, Venice, FL 34293, USA

☉ 223°SW (T) • 27.065864, -82.350486 ±16ft

4ft clear vegetation zone at control structure openings



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:03:09 PM

11634 Aucilla Dr, Venice, FL 34293, USA

☉ 96°E (T) • 27.07292, -82.34023 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:30:31 PM

12734 Shimmering Oak Cir, Venice, FL 34293, USA

📍 162°SE (T) • 27.073169, -82.339667 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:31:25 PM

11686 Aucilla Dr, Venice, FL 34293, USA

📍 278°W (T) • 27.072321, -82.338521 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:36:47 PM

11716 Hendry Lp, Venice, FL 34293, USA

📍 269°W (T) • 27.072918, -82.337317 ±13ft

No or minor impact of conveyance from vegetation and debris



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:39:35 PM

11716 Hendry Lp, Venice, FL 34293, USA

📍 91°E (T) • 27.072923, -82.336924 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:40:07 PM

13200 Harney St, Venice, FL 34293, USA

85°E (T) • 27.072843, -82.336139 ±9ft

Impact to conveyance;
Turbidity curtain captures and holds debris; overgrowth from woodlands falling into tributary



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:41:28 PM

11716 Hendry Lp, Venice, FL 34293, USA

166°SE (T) • 27.072906, -82.336242 ±9ft

Pipes will need regular maintenance of floating debris to reduce impact to conveyance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:41:50 PM

21275 Sandal Foot Dr, Venice, FL 34293, USA

Impact to conveyance from
invasive willow; impact to
skimmer board operation

☉ 254°SW (T) • 27.070021, -82.340116 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:57:00 PM

21275 Sandal Foot Dr, Venice, FL 34293, USA

☉ 352°N (T) • 27.06995, -82.340222 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:57:20 PM

1785 Still River Dr, Venice, FL 34293, USA

☉ 36°NE (T) • 27.066089, -82.336878 ±9ft

No impact to conveyance from no or minor vegetation growth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:02:27 PM

11921 Hunters Creek Rd, Venice, FL 34293, USA

☉ 175°S (T) • 27.065405, -82.339492 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:14:49 PM

21256 St Petersburg Dr, Venice, FL 34293, USA

☉ 247°SW (T) • 27.067304, -82.336379 ±9ft

Impact to conveyance from
invasive water lettuce;
Eradicate water lettuce in
system



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:18:55 PM

21256 St Petersburg Dr, Venice, FL 34293, USA

☉ 48°NE (T) • 27.067371, -82.336208 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:20:32 PM

21256 St Petersburg Dr, Venice, FL 34293, USA

☉ 78°NE (T) • 27.067599, -82.336097 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:21:10 PM

21252 St Petersburg Dr, Venice, FL 34293, USA

☉ 234°SW (T) • 27.067858, -82.335789 ±13ft



Complete bank repairs to
pond and tributary to stop
over topping of pond bank
with free flow into tributary

Assessment

Blackburn Creek CDD
Aug 26 2025, 1:22:15 PM

21240 St Petersburg Dr, Venice, FL 34293, USA

No or minor impact to conveyance from vegetation at this time

📍 166°SE (T) • 27.068846, -82.334951 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:24:39 PM

21240 St Petersburg Dr, Venice, FL 34293, USA

📍 148°SE (T) • 27.068874, -82.334941 ±9ft



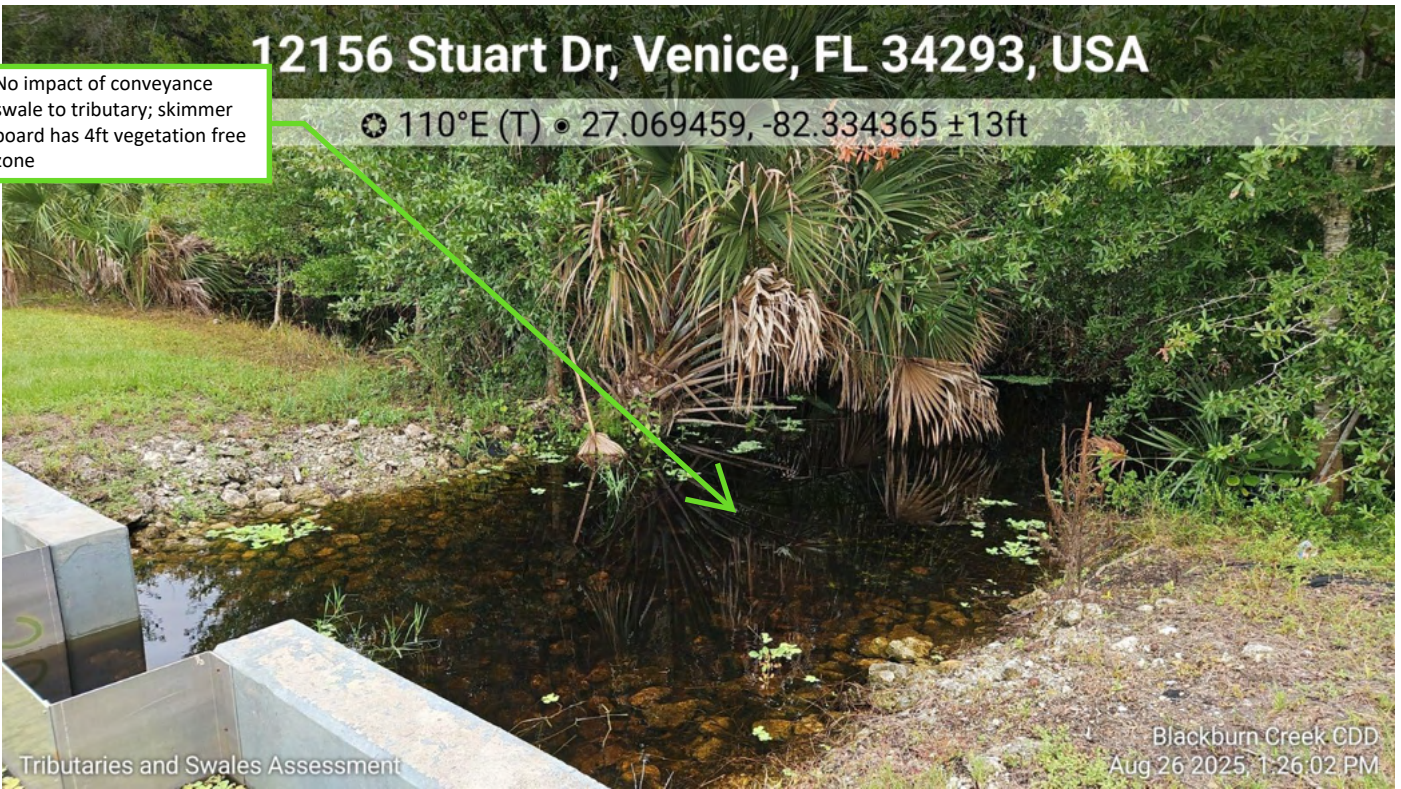
Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:24:45 PM

12156 Stuart Dr, Venice, FL 34293, USA

No impact of conveyance swale to tributary; skimmer board has 4ft vegetation free zone

📍 110°E (T) • 27.069459, -82.334365 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:26:02 PM

21200 St Petersburg Dr, Venice, FL 34293, USA

Minor to moderate impact to conveyance from vegetation

📍 107°E (T) • 27.071756, -82.335714 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:14:51 PM

13200 Harney St, Venice, FL 34293, USA

☀ 258°SW (T) ● 27.072388, -82.335301 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:12:26 PM

13211 Harney St, Venice, FL 34293, USA

Minor to moderate impact to conveyance from vegetation

☀ 70°NE (T) ● 27.071972, -82.335664 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:14:22 PM

21301 Holmes Cir, Venice, FL 34293, USA

☀ 300°W (T) • 27.071254, -82.327118 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 4:18:35 PM

21200 St Petersburg Dr, Venice, FL 34293, USA

☀ 196°S (T) • 27.071551, -82.335693 ±9ft

impact to conveyance;
maintain 4ft vegetation free
zone at skimmer boards or
outflow structures



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:15:39 PM

13200 Harney St, Venice, FL 34293, USA

☉ 29°N (T) • 27.072917, -82.335508 ±9ft

No or minor impact to conveyance from vegetation; implement routine maintenance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:30:02 PM

13200 Harney St, Venice, FL 34293, USA

☉ 51°NE (T) • 27.072697, -82.335325 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:31:46 PM

12400 Davie Ct, Venice, FL 34293, USA

impact to conveyance; maintain 4ft vegetation free zone at skimmer boards or outflow structures; native vegetation has minimal impact on flow

☉ 317°NW (T) • 27.074238, -82.332854 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:42:40 PM

12400 Davie Ct, Venice, FL 34293, USA

☉ 10°N (T) • 27.074252, -82.332879 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:42:52 PM

12704 Sagewood Dr, Venice, FL 34293, USA

100°E (T) • 27.073972, -82.337469 ±19ft

Green waste disposed of in wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:56:01 PM

12708 Sagewood Dr, Venice, FL 34293, USA

223°SW (T) • 27.07389, -82.337554 ±13ft

Non permitted structure in wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:55:49 PM

No impact to conveyance; ideal example with native plants along pond perimeter; weir and skimmer board with clear vegetation zone and swale to tributary with minor vegetation

12300 Destin Loop, Venice, FL 34293, USA

📍 50°NE (T) • 27.074096, -82.333682 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 3:03:49 PM

12300 Destin Loop, Venice, FL 34293, USA

📍 105°E (T) • 27.07411, -82.333668 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 3:04:00 PM

11545 Trailwood Dr, Venice, FL 34293, USA

● 27.075435, -82.349728 ±9ft

Impact to conveyance with overgrown vegetation; structures may not be known to be maintain.



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 5:32:25 PM

1618 Center Rd, Venice, FL 34292, USA

● 299°W (T) ● 27.078246, -82.336803 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 3:21:56 PM

12516 Shimmering Oak Cir, Venice, FL 34292, USA

📍 185°S (T) 📍 27.075224, -82.338871 ±9ft





Blackburn Creek Community Development District

**Ratification of Payment Authorization
Nos. 246 – 248**

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 246
8/27/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7584	VGlobalTech (BLACKB)	08/01/2025	Blackburn Creek CDD	135.00
OE-EXP-06-2025-05	PFM Group Consulting (BLACKB)	06/05/2025	Blackburn Creek CDD	9.10
			Total:	144.10

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 247
9/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2082	Brletic Dvorak Inc (BLACKB)	08/28/2025	Blackburn Creek CDD	2,205.00
29026	Egis Insurance Advisors LLC (BLACKB)	09/04/2025	Blackburn Creek CDD	7,932.00
2025.09.09	James Sverapa (BLACKB)	09/09/2025	Blackburn Creek CDD	200.00
2025.09.09	Kevin Johnson (BLACKB)	09/09/2025	Blackburn Creek CDD	200.00
2025.09.09	Kirk Fegley (BLACKB)	09/09/2025	Blackburn Creek CDD	200.00
2025.09.09	Michael Sprout (BLACKB)	09/09/2025	Blackburn Creek CDD	200.00
6276	Persson, Cohen, Mooney, Fernan (BLACKB)	09/02/2025	Blackburn Creek CDD	608.00
DM-09-2025-04	PFM Group Consulting (BLACKB)	09/04/2025	Blackburn Creek CDD	3,025.00
2025.09.09	Phil Davis (BLACKB)	09/09/2025	Blackburn Creek CDD	200.00
7666	VGlobalTech (BLACKB)	09/01/2025	Blackburn Creek CDD	135.00
Total:				14,905.00

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 248
9/29/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
0007300237	Gannett Florida LocaliQ (BLACKB)	08/31/2025	Blackburn Creek CDD	574.00
			Total:	574.00



Blackburn Creek Community Development District

Review of District Financial Statements



Blackburn Creek CDD

September 2025 Financial Package

September 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Blackburn Creek CDD
Statement of Financial Position
As of 9/30/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
Assets							
Current Assets							
General Checking Account	\$210,088.95						\$210,088.95
Money Market Account	250,375.77						250,375.77
Prepaid Expenses	11,455.89						11,455.89
Debt Service Reserve 2019A Bond		\$163,410.00					163,410.00
Revenue 2019A Bond		182,675.42					182,675.42
Interest 2019A1 Bond		7.75					7.75
Interest 2019A2 Bond		3.55					3.55
Sinking Fund 2019A1 Bond		0.02					0.02
Sinking Fund 2019A2 Bond		0.01					0.01
Prepayment 2019A1 Bond		3,613.53					3,613.53
Prepayment 2019A2 Bond		2,015.22					2,015.22
Debt Service Reserve 2015A1 Bond			\$225,650.00				225,650.00
Debt Service Reserve 2015A2 Bond			81,406.25				81,406.25
Revenue 2015A Bond			312,194.13				312,194.13
Prepayment 2015A1 Bond			27,787.24				27,787.24
Prepayment 2015A2 Bond			4,811.22				4,811.22
Revenue 2018A Bond				\$345,588.40			345,588.40
Prepayment 2018A1 Bond				71,506.90			71,506.90
Debt Service Reserve 2018A1 Bond				268,177.64			268,177.64
Sinking Fund 2018A2 Bond				61.69			61.69
Prepayment 2018A2 Bond				22,956.09			22,956.09
Revenue 2023 Bond					\$120,580.41		120,580.41
Prepayment 2023 Bond					11,609.86		11,609.86
Interest 2023 Bond					4.83		4.83
Total Current Assets	\$471,920.61	\$351,725.50	\$651,848.84	\$708,290.72	\$132,195.10	\$0.00	\$2,315,980.77
Investments							
Amount Available in Debt Service Funds						\$1,844,060.16	\$1,844,060.16
Amount To Be Provided						18,128,939.84	18,128,939.84
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,973,000.00	\$19,973,000.00
Total Assets	\$471,920.61	\$351,725.50	\$651,848.84	\$708,290.72	\$132,195.10	\$19,973,000.00	\$22,288,980.77
Liabilities and Net Assets							
Current Liabilities							
Accounts Payable	\$574.00						\$574.00
Total Current Liabilities	\$574.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$574.00
Long Term Liabilities							
Revenue Bonds Payable - Long-Term						\$19,973,000.00	\$19,973,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,973,000.00	\$19,973,000.00
Total Liabilities	\$574.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,973,000.00	\$19,973,574.00
Net Assets							
Net Assets, Unrestricted	(\$2,698.24)						(\$2,698.24)
Current Year Net Assets, Unrestricted	(62,712.50)						(62,712.50)
Net Assets - General Government	296,739.86						296,739.86
Current Year Net Assets - General Govt	240,017.49						240,017.49
Net Assets, Unrestricted		\$338,962.95					338,962.95
Current Year Net Assets, Unrestricted		12,762.55					12,762.55
Net Assets, Unrestricted			\$626,688.17				626,688.17
Current Year Net Assets, Unrestricted			25,160.67				25,160.67
Net Assets, Unrestricted				\$702,880.50			702,880.50
Current Year Net Assets, Unrestricted				5,410.22			5,410.22
Net Assets, Unrestricted					\$136,128.24		136,128.24
Current Year Net Assets, Unrestricted					(3,933.14)		(3,933.14)
Total Net Assets	\$471,346.61	\$351,725.50	\$651,848.84	\$708,290.72	\$132,195.10	\$0.00	\$2,315,406.77
Total Liabilities and Net Assets	\$471,920.61	\$351,725.50	\$651,848.84	\$708,290.72	\$132,195.10	\$19,973,000.00	\$22,288,980.77



Blackburn Creek CDD
Statement of Activities
 As of 9/30/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
Revenues							
On-Roll Assessments	\$347,517.43						\$347,517.43
Off-Roll Assessments	24,509.46						24,509.46
On-Roll Assessments		\$268,739.59					268,739.59
Off-Roll Assessments		48,505.63					48,505.63
On-Roll Assessments			\$271,663.90				271,663.90
Off-Roll Assessments			22,187.40				22,187.40
Other Assessments			23,402.50				23,402.50
On-Roll Assessments				\$640,708.11			640,708.11
Off-Roll Assessments				81,652.48			81,652.48
Other Assessments				205,592.97			205,592.97
On roll Assessments					\$285,052.31		285,052.31
Other Assessments					11,191.37		11,191.37
Total Revenues	\$372,026.89	\$317,245.22	\$317,253.80	\$927,953.56	\$296,243.68	\$0.00	\$2,230,723.15
Expenses							
Supervisor Fees	\$15,000.00						\$15,000.00
Public Officials' Insurance	3,061.00						3,061.00
Trustee Services	16,137.69						16,137.69
Management	36,300.00						36,300.00
Engineering	28,410.00						28,410.00
Disclosure Agent	15,000.00						15,000.00
District Counsel	8,567.52						8,567.52
Assessment Administration	15,000.00						15,000.00
Reamortization Schedules	500.00						500.00
Audit	4,900.00						4,900.00
Postage & Shipping	89.49						89.49
Legal Advertising	1,507.25						1,507.25
Bank Fees	50.00						50.00
Web Site Maintenance	2,520.00						2,520.00
Dues, Licenses, and Fees	175.00						175.00
Stormwater Maintenance	62,712.50						62,712.50
General Insurance	4,422.00						4,422.00
Principal Payment - 2013A1, 2019A1		\$60,000.00					60,000.00
Principal Payment - 2019A2		25,000.00					25,000.00
Interest Payments - 2013A1, 2019A1		160,767.51					160,767.51
Interest Payments - 2019A2		73,920.00					73,920.00
Principal Payments - 2015A1 bond			\$75,000.00				75,000.00
Principal Payments - 2015A2 bond			20,000.00				20,000.00
Interest Payments - 2015A1 bond			165,512.50				165,512.50
Interest Payments - 2015A2 bond			57,812.50				57,812.50
Principal Payment - 2018A1 Bond				\$338,000.00			338,000.00
Principal Payment - 2018A2 Bond				72,000.00			72,000.00
Interest Payment - 2018A1 Bond				459,909.26			459,909.26
Interest Payment - 2018A2 Bond				81,877.25			81,877.25
Principal Payments S2023					\$136,000.00		136,000.00
Interest Payment - S2023					171,045.60		171,045.60
Total Expenses	\$214,352.45	\$319,687.51	\$318,325.00	\$951,786.51	\$307,045.60	\$0.00	\$2,111,197.07
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	\$19,630.55						\$19,630.55
Interest Income		\$15,204.84					15,204.84
Interest Income			\$26,231.87				26,231.87
Interest Income				\$29,243.17			29,243.17
Interest income					\$6,868.78		6,868.78
Total Other Revenues (Expenses) & Gains (Losses)	\$19,630.55	\$15,204.84	\$26,231.87	\$29,243.17	\$6,868.78	\$0.00	\$97,179.21
Change In Net Assets	\$177,304.99	\$12,762.55	\$25,160.67	\$5,410.22	(\$3,933.14)	\$0.00	\$216,705.29
Net Assets At Beginning Of Year	\$294,041.62	\$338,962.95	\$626,688.17	\$702,880.50	\$136,128.24	\$0.00	\$2,098,701.48
Net Assets At End Of Year	\$471,346.61	\$351,725.50	\$651,848.84	\$708,290.72	\$132,195.10	\$0.00	\$2,315,406.77



Blackburn Creek CDD
 Budget to Actual
 For The Month Ending 9/30/2025

	Year To Date			FY 2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On/Off Roll Assessments	\$ 372,026.89	\$ 370,000.00	\$ 2,026.89	\$ 370,000.00	100.55%
Carry Forward Revenue	93,567.66	93,567.66	-	93,567.66	100.00%
Net Revenues	\$ 465,594.55	\$ 463,567.66	\$ 2,026.89	\$ 463,567.66	100.44%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 15,000.00	\$ 12,000.00	\$ 3,000.00	\$ 12,000.00	125.00%
Public Officials' Insurance	3,061.00	3,300.00	(239.00)	3,300.00	92.76%
Trustee Services	16,137.69	16,000.00	137.69	16,000.00	100.86%
Management	36,300.00	36,300.00	-	36,300.00	100.00%
Engineering	28,410.00	12,000.00	16,410.00	12,000.00	236.75%
Disclosure Agent	15,000.00	15,000.00	-	15,000.00	100.00%
District Counsel	8,567.52	20,000.00	(11,432.48)	20,000.00	42.84%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	500.00	1,000.00	(500.00)	1,000.00	50.00%
Audit	4,900.00	5,500.00	(600.00)	5,500.00	89.09%
Arbitrage Calculation	-	1,000.00	(1,000.00)	1,000.00	0.00%
Postage & Shipping	89.49	450.00	(360.51)	450.00	19.89%
Legal Advertising	1,507.25	3,500.00	(1,992.75)	3,500.00	43.06%
Bank Fees	50.00	250.00	(200.00)	250.00	20.00%
Miscellaneous	-	200.00	(200.00)	200.00	0.00%
Office Supplies	-	250.00	(250.00)	250.00	0.00%
Web Site Maintenance	2,520.00	2,820.00	(300.00)	2,820.00	89.36%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Stormwater Reserve	-	214,421.70	(214,421.70)	214,421.70	0.00%
Stormwater Maintenance	62,712.50	69,790.67	(7,078.17)	69,790.67	89.86%
General Insurance	4,422.00	4,700.00	(278.00)	4,700.00	94.09%
Hardscape Maintenance	-	29,910.29	(29,910.29)	29,910.29	0.00%
Total General & Administrative Expenses	\$ 214,352.45	\$ 463,567.66	\$ (249,215.21)	\$ 463,567.66	46.24%
Total Expenses	\$ 214,352.45	\$ 463,567.66	\$ (249,215.21)	\$ 53.76	
Income (Loss) from Operations	\$ 251,242.10	\$ -	\$ 251,242.10	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 19,630.55	\$ -	\$ 19,630.55	\$ -	
Total Other Income (Expense)	\$ 19,630.55	\$ -	\$ 19,630.55	\$ -	
Net Income (Loss)	\$ 270,872.65	\$ -	\$ 270,872.65	\$ -	