

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, May 12, 2026, 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]*
- **Appointment of Auditor Selection Committee**

General Business Matters

1. Consideration of the Minutes of the April 14, 2026, Board of Supervisors Meeting
2. Update on District Engineer Project(s)
3. Consideration of Resolution 2026-04, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing date [suggested: August 11, 2026]
4. Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees
5. Letter from the Supervisor of Elections – Sarasota County
6. Discussion of Workshop
7. Ratification of Payment Authorization Nos. 260-262
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Bank Repair and Eroded Weir Proposals
 - District Manager
 - Next Meeting June 9, 2026
 - District Accountant
- Audience Comments
- Supervisors Request

Adjournment



Blackburn Creek Community Development District

Appointment of Auditor Selection Committee



Blackburn Creek Community Development District

**Consideration of the Minutes of the April 14,
2026, Board of Supervisors Meeting**

MINUTES OF MEETING

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

Tuesday, April 14, 2026, at 11:00 a.m.

6853 Energy Ct., Lakewood Ranch, FL 34240

Board Members Present via Speaker or in Person:

Kevin Johnson	Assistant Secretary	
Kirk Fegley	Chairperson	
Michael Sprout	Vice Chairperson	
Phil Davis	Assistant Secretary	
James Sverapa	Assistant Secretary	(via phone)

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Rick Montejano	Accountant - 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.

On MOTION by Mr. Davis, seconded by Mr. Sprout, with all in favor, the Board approved to allow Mr. Sverapa to vote by phone.

Public Comment Period

There were no members of the public present at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the March 10, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes. It was noted changes submitted by District Counsel had already been amended.

Mr. Sprout noted the weir discussion under the public comment period should notate Pond 12A. It was also noted that Mr. Sprout was the Supervisor who suggested that arrows be added to the flow map, not Mr. Fegley. Lastly, the bank repair discussion should also notate Pond 12A.

On MOTION by Mr. Sprout, seconded by Mr. Johnson, with all in favor, the Board approved the Minutes of the March 10, 2026, Board of Supervisors' Meeting, with requested changes.

Update on District Engineer Project:

- a. Map of Responsibility Discussion**
- b. Review and Discussion of District Engineer Inspection Report**

Mr. Dvorak gave an overview of the map updates. It was noted flow arrows, the pipes, and maintenance responsibilities have been added to the map. It was recommended that the map be printed in a large version to be placed on a foam board for reference at meetings.

Ms. Ripoll noted the final map will be placed on the District's website.

Mr. Sprout recommended that an updated exhibit chart be created that will include the responsibility breakdown of the CDD versus the HOA. It was noted the current chart is related to the first bond and original Engineer's Inspection Report.

There was lengthy discussion regarding the responsibility breakdown. It was noted the CDD is responsible for stormwater drainage and piping.

Mr. Cohen noted a Memorandum of Understanding can be drafted to include the infrastructure responsibilities as an exhibit to send to the HOA. Mr. Cohen gave an overview of the memorandum. A draft will be brought back to the Board for review at the June meeting.

There was discussion regarding the current maintenance responsibilities.

Mr. Sprout will work on the infrastructure responsibilities chart exhibit with Mr. Dvorak and send it to District Counsel.

Mr. Johnson recommended having a Board workshop in June.

There was discussion regarding having a special meeting with the HOA, instead of a Town Hall meeting. It was noted the meeting would be available via Zoom and lunch could be provided.

Mr. Dvorak noted the only items that the HOA is currently taking care of, that are outside routine maintenance, are the weir and pond banks. It was noted everything else is in compliance.

There was brief discussion regarding cleaning out the overgrowth and vegetation around the inlets and weirs. It was noted that most of the areas have been completed this year.

Mr. Sprout commented regarding the two manhole covers that need to be updated. Mr. Dvorak noted they cost approximately \$3,000.00 - \$5,000.00 each.

There was brief discussion regarding replacing the manhole covers. It was noted it is not an emergency issue at this time.

Ms. Ripoll noted the District Engineer's Stormwater Inspection Report Phase 2 will be placed on the District's website.

There was continued discussion regarding the current maintenance responsibilities.

Mr. Dvorak requested Mr. Cohen to send a format example of the infrastructure responsibility exhibit to him.

Consideration of Resolution 2026-03, General Election

Ms. Ripoll gave an overview of the resolution and noted there are three Seats on the Board that will be up for General Election. The qualifying period is June 8, 2026 – June 12, 2026.

On MOTION by Mr. Johnson, seconded by Mr. Fegley, with all in favor, the Board approved Resolution 2026-03, General Election.

Discussion of Potential Town Hall Meeting

It was noted a workshop will be scheduled instead of a Town Hall meeting.

Review and Acceptance of the Fiscal Year 2025 Audit Report

Ms. Ripoll noted the report has been reviewed by District Staff.

There was brief discussion regarding the report.

Mr. Fegley commented regarding page 11 and recommended the brackets be removed. Mr. Montejano provided clarification.

Mr. Fegley commented on page 24 and the independent contractor compensation. Mr. Montejano noted the amount did include PFM.

Mr. Fegley commented regarding the footnote on page 6.

There was brief discussion regarding the liability obligation to Neal Communities. It was noted this would not be paid out of the General Fund account.

On MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

**Ratification of Payment Authorization
Nos. 258-259**

Ms. Ripoll stated these are for contractual obligations and solely for ratification.

On MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the Board ratified Payment Authorization Nos. 258 - 259.

Review of District Financial Statements

Ms. Ripoll stated that the District financials are updated through March 2026.

The Board reviewed the financial statements.

Mr. Montejano noted the assessments are 95% collected.

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 – Mr. Cohen gave an update on the legislative session bills related to the threshold of sovereign immunity and the recall of CDD Supervisors. These bills are awaiting the Governor’s signature.

There was brief discussion regarding the recall bill stipulations.

District Engineer – No report.

District Manager – Ms. Ripoll noted the next Board meeting is May 12, 2026, at 11:00 a.m., at the current location. This meeting will include approval of the proposed budget and an Auditor Selection Committee.

Mr. Montejano will be sending out the preliminary budget for review.

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. Davis, seconded by Mr. Fegley, with all in favor, the April 14, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:58 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair



Blackburn Creek Community Development District

Update on District Engineer Project(s)



Blackburn Creek Community Development District

**Consideration of Resolution 2026-04,
Approving a Preliminary Budget for FY 2027
and Setting a Public Hearing Date
*[suggested: August 11, 2026]***

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Blackburn Creek Community Development District ("**District**") prior to June 15, 2026, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2026/2027**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, **2026**

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY 2026.

ATTEST:

**BLACKBURN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: FY 2026/2027 Proposed Budget



Blackburn Creek CDD

FY2027 Proposed Budget Package

May 5, 2026

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



Blackburn Creek CDD
FY2027 Proposed O&M Budget

	Actual through 4/30/26	Anticipated May-Sep	Anticipated Total FY26	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On/Off Roll Assessments	\$ 330,282.44	\$ -	\$ 330,282.44	\$ 350,000.00	\$ 335,000.00
Carry Forward Revenue	45,617.46	55,698.24	101,315.70	101,315.70	116,315.70
Net Revenues	\$ 375,899.90	\$ 55,698.24	\$ 431,598.14	\$ 451,315.70	\$ 451,315.70
General & Administrative Expenses					
Supervisor Fees	\$ 6,800.00	\$ 7,000.00	\$ 13,800.00	\$ 14,000.00	\$ 14,000.00
Public Officials' Insurance	3,245.00	-	3,245.00	3,444.00	3,570.00
Trustee Services	13,337.31	2,662.69	16,000.00	16,000.00	16,000.00
Management	23,292.50	16,637.50	39,930.00	39,930.00	39,930.00
Engineering	27,370.00	10,000.00	37,370.00	24,000.00	35,000.00
Disclosure	12,500.00	2,500.00	15,000.00	15,000.00	15,000.00
District Counsel	3,421.00	11,579.00	15,000.00	15,000.00	12,500.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	1,000.00	1,000.00	1,000.00	1,000.00
Audit	5,000.00	-	5,000.00	5,500.00	6,000.00
Arbitrage Calculation	6,000.00	-	6,000.00	1,000.00	1,000.00
Tax Preparation Fees	43.66	-	-	50.00	60.00
Postage & Shipping	148.46	187.50	335.96	450.00	450.00
Legal Advertising	139.50	1,041.67	1,181.17	2,500.00	2,000.00
Bank Fees	-	-	-	250.00	250.00
Miscellaneous	-	83.33	83.33	200.00	200.00
Web Site Maintenance	1,615.00	1,805.00	3,420.00	3,420.00	3,420.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Stormwater Reserve	-	89,342.38	89,342.38	214,421.70	205,604.70
Stormwater Maintenance	-	31,250.00	31,250.00	75,000.00	75,000.00
General Insurance	4,687.00	-	4,687.00	4,975.00	5,156.00
Total General & Administrative Expenses	\$ 122,774.43	\$ 175,089.07	\$ 297,819.84	\$ 451,315.70	\$ 451,315.70
Total Expenses	\$ 122,774.43	\$ 175,089.07	\$ 297,819.84	\$ 451,315.70	\$ 451,315.70
Income (Loss) from Operations	\$ 253,125.47	\$ (119,390.83)	\$ 133,778.31	\$ -	\$ -



Blackburn Creek CDD Budget Item Descriptions FY 2026 – 2027

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector, but it can also be collected via a direct bill (referred to as Off Roll) from the district.

Carryforward Cash

Anticipated unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.



Blackburn Creek CDD Budget Item Descriptions FY 2026 – 2027

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply..

Arbitrage Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Tax Preparation Fees:

Creating and issuing 1099s to independent contractors

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising



Blackburn Creek CDD Budget Item Descriptions FY 2026 – 2027

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Web Site Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Stormwater Reserve

Expenses related to the effort to reduce runoff of rainwater into streets and lawns.

Stormwater Maintenance

Expenses related to the effort to reduce runoff of rainwater into streets and lawns. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

General Insurance

General liability insurance.



Blackburn Creek CDD
Proposed FY 2027 DS Budget

	Series 2015A-1 FY 2027 Budget	Series 2015A-2 FY 2027 Budget	Series 2018A-1 FY 2027 Budget	Series 2018A-2 FY 2027 Budget	Series 2019A-1 FY 2027 Budget	Series 2019A-2 FY 2027 Budget	Series 2023 FY 2027 Budget
REVENUES:							
Special Assessments	\$ 304,243.75	\$ 105,781.25	\$ 810,196.00	\$ 139,654.50	\$ 304,738.75	\$ 127,158.75	\$ 361,764.20
TOTAL REVENUES	<u>\$ 304,243.75</u>	<u>\$ 105,781.25</u>	<u>\$ 810,196.00</u>	<u>\$ 139,654.50</u>	<u>\$ 304,738.75</u>	<u>\$ 127,158.75</u>	<u>\$ 361,764.20</u>
EXPENDITURES:							
Interest 11/01/2026	\$ 77,818.75	\$ 27,187.50	\$ 214,237.00	\$ 37,170.00	\$ 78,246.25	\$ 34,847.50	\$ 79,279.20
Interest 05/01/2027	77,818.75	27,187.50	214,237.00	37,170.00	78,958.75	34,135.00	79,279.20
Principal 05/01/2027	70,000.00	25,000.00	172,000.00	29,000.00	70,000.00	25,000.00	127,000.00
TOTAL EXPENDITURES	<u>\$ 225,637.50</u>	<u>\$ 79,375.00</u>	<u>\$ 600,474.00</u>	<u>\$ 103,340.00</u>	<u>\$ 227,205.00</u>	<u>\$ 93,982.50</u>	<u>\$ 285,558.40</u>
EXCESS REVENUES	<u>\$ 78,606.25</u>	<u>\$ 26,406.25</u>	<u>\$ 209,722.00</u>	<u>\$ 36,314.50</u>	<u>\$ 77,533.75</u>	<u>\$ 33,176.25</u>	<u>\$ 76,205.80</u>
Interest 11/01/2027	\$ 78,606.25	\$ 26,406.25	\$ 209,722.00	\$ 36,314.50	\$ 77,533.75	\$ 33,176.25	\$ 76,205.80



Blackburn Creek CDD FY27 Proposed Assessment Schedule

<u>Unit Type</u>	<u>O&M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>Debt</u> <u>Assessment</u> <u>(Gross)</u>	<u>Total (Gross)</u>
Series 2015A Bond (Phases 1A(a), 2A(a), 2A(b), 2A(c), 3A(c), 3A, 3A(a) & 3A(1))			
Single Family - 35' Lot	198.06	859.70	\$ 1,057.76
Single Family - 45' Lot	198.06	674.76	\$ 872.82
Single Family - 52' Lot	198.06	1,382.45	\$ 1,580.51
Single Family - 72' Lot	198.06	1,929.25	\$ 2,127.31
Series 2018A Bond (Phases 3B, 2B, 2C, & 3C)			
Single Family - 35' Lot	198.06	904.15	\$ 1,102.21
Single Family - 52' Lot	198.06	1,469.31	\$ 1,667.37
Single Family - 57' Lot	198.06	1,610.57	\$ 1,808.63
Single Family - 72' Lot	198.06	2,034.37	\$ 2,232.43
Series 2019A Bond (Phases 1B(a), 2A(d), 2A(e))			
Single Family - 52' Lot	198.06	1,335.07	\$ 1,533.13
Single Family - 72' Lot	198.06	1,602.02	\$ 1,800.08
Series 2023 Bond (Phases 1A, 1B & 1C(b), 1C(a))**			
Single Family - 27' Lot	198.06	361.32	\$ 559.38
Single Family - 35' Lot	198.06	482.04	\$ 680.10
Single Family - 45' Lot	198.06	602.20	\$ 800.26
Single Family - 52' Lot	198.06	695.88	\$ 893.94
Single Family - 57' Lot	198.06	762.79	\$ 960.85
Single Family - 72' Lot	198.06	963.52	\$ 1,161.58



Blackburn Creek Community Development District

**Review and Consideration of Persson, Cohen,
Mooney, Fernandez, & Jackson P.A., CPI
Attorney Fees**



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*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Venice

April 8, 2026

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

RE: CPI Attorney Fees – Blackburn Creek Community Development District

Dear Venessa:

Pursuant to our fee agreement with the Blackburn Creek Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index (“CPI”) established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District’s next year’s budget. The applicable CPI for this year’s adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$318.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, we value our continued working relationship with you and the District. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a prominent initial "A" and "C".

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Kirk Fegley, Chairperson



Blackburn Creek Community Development District

**Letter from the Supervisor of Elections –
Sarasota County**



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

33501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

RE: Registered Electors

Dear Ms. Ripoll:

Listed below is the total number of registered electors for the Blackburn Creek Community Development District as of April 15, 2026.

Registered Electors: 2649

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County

Attachment

RT/ajw



Blackburn Creek Community Development District

Discussion of Workshop



Blackburn Creek Community Development District

**Ratification of Payment Authorization
Nos. 260 – 262**

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 260
3/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-03-2026-4	PFM Group Consulting (BLACKB)	03/05/2026	Blackburn Creek CDD	3,327.50
8338	VGlobalTech (BLACKB)	03/31/2026	Blackburn Creek CDD	300.00
			Total:	3,627.50

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 261
4/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2376	Brletic Dvorak Inc (BLACKB)	03/31/2026	Blackburn Creek CDD	5,345.00
6856	Persson, Cohen, Mooney, Fernan (BLACKB)	04/06/2026	Blackburn Creek CDD	699.75
OE-EXP-04-2026-04	PFM Group Consulting (BLACKB)	04/06/2026	Blackburn Creek CDD	15.78
8122364	U.S. Bank (BLACKB)	03/25/2026	Blackburn Creek CDD	4,310.00
8399	VGlobalTech (BLACKB)	04/01/2026	Blackburn Creek CDD	145.00
Total:				10,515.53

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 262
4/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.04.14	James Sverapa (BLACKB)	04/14/2026	Blackburn Creek CDD	200.00
2026.04.14	Kevin Johnson (BLACKB)	04/14/2026	Blackburn Creek CDD	200.00
2026.04.14	Kirk Fegley (BLACKB)	04/14/2026	Blackburn Creek CDD	200.00
2026.04.14	Michael Sprout (BLACKB)	04/14/2026	Blackburn Creek CDD	200.00
DM-04-2026-5	PFM Management Services LLC (BLACKB)	04/05/2026	Blackburn Creek CDD	3,327.50
2026.04.14	Phil Davis (BLACKB)	04/14/2026	Blackburn Creek CDD	200.00
Total:				4,327.50



Blackburn Creek Community Development District

Review of District Financial Statements



Blackburn Creek CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
<u>Assets</u>							
Current Assets							
General Checking Account	\$438,207.94						\$438,207.94
Money Market Account	305,758.13						305,758.13
Assessments Receivable	6,006.03						6,006.03
Assessment Receivable - Off Roll	5,040.39						5,040.39
Prepaid Expenses	6,646.21						6,646.21
Assessments Receivable		\$15,963.02					15,963.02
Assessment Receivable - Off Roll		4,382.33					4,382.33
Due From Other Funds		7,549.43					7,549.43
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		372,365.53					372,365.53
Interest 2019A1 Bond		0.03					0.03
Interest 2019A2 Bond		0.01					0.01
Sinking Fund 2019A1 Bond		0.02					0.02
Sinking Fund 2019A2 Bond		0.01					0.01
Prepayment 2019A1 Bond		3,691.92					3,691.92
Prepayment 2019A2 Bond		2,058.93					2,058.93
Assessments Receivable			\$15,419.83				15,419.83
Assessment Receivable - Off Roll			4,368.72				4,368.72
Due From Other Funds			7,292.54				7,292.54
Debt Service Reserve 2015A1 Bond			223,925.00				223,925.00
Debt Service Reserve 2015A2 Bond			81,406.25				81,406.25
Revenue 2015A Bond			504,406.57				504,406.57
Prepayment 2015A1 Bond			4,765.84				4,765.84
Prepayment 2015A2 Bond			18,035.87				18,035.87
Assessments Receivable				\$36,079.32			36,079.32
Assessment Receivable - Off Roll				8,477.25			8,477.25
Due from Other Funds				17,063.06			17,063.06
Debt Service Reserve 2018A1 Bond				268,448.20			268,448.20
Revenue 2018A Bond				760,623.90			760,623.90
Prepayment 2018A1 Bond				24,006.93			24,006.93
Prepayment 2018A2 Bond				11,669.41			11,669.41
Sinking Fund 2018A2 Bond				63.04			63.04
Assessment Receivable					\$15,277.04		15,277.04
Due From Other Funds					7,225.01		7,225.01
Revenue 2023 Bond					313,067.44		313,067.44
Interest 2023 Bond					0.02		0.02
Prepayment 2023 Bond					1,715.54		1,715.54
Total Current Assets	<u>\$761,658.70</u>	<u>\$569,421.23</u>	<u>\$859,620.62</u>	<u>\$1,126,431.11</u>	<u>\$337,285.05</u>	<u>\$0.00</u>	<u>\$3,654,416.71</u>
Investments							
Amount Available in Debt Service Funds						\$2,753,660.46	\$2,753,660.46
Amount To Be Provided						17,054,339.54	17,054,339.54
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$19,808,000.00</u>	<u>\$19,808,000.00</u>
Total Assets	<u><u>\$761,658.70</u></u>	<u><u>\$569,421.23</u></u>	<u><u>\$859,620.62</u></u>	<u><u>\$1,126,431.11</u></u>	<u><u>\$337,285.05</u></u>	<u><u>\$19,808,000.00</u></u>	<u><u>\$23,462,416.71</u></u>



Blackburn Creek CDD
Statement of Financial Position
 As of 4/30/2026

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Due To Other Funds	\$39,130.04						\$39,130.04
Deferred Revenue	6,006.03						6,006.03
Deferred Revenue - Off Roll	5,040.39						5,040.39
Deferred Revenue		\$15,963.02					15,963.02
Deferred Revenue - Off Roll		4,382.33					4,382.33
Deferred Revenue			\$15,419.83				15,419.83
Deferred Revenue - Off Roll			4,368.72				4,368.72
Deferred Revenue				\$36,079.32			36,079.32
Deferred Revenue - Off Roll				8,477.25			8,477.25
Deferred Revenue					\$15,277.04		15,277.04
Total Current Liabilities	<u>\$50,176.46</u>	<u>\$20,345.35</u>	<u>\$19,788.55</u>	<u>\$44,556.57</u>	<u>\$15,277.04</u>	<u>\$0.00</u>	<u>\$150,143.97</u>
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,808,000.00	\$19,808,000.00
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>\$19,808,000.00</u>	<u>\$19,808,000.00</u>
Total Liabilities	<u>\$50,176.46</u>	<u>\$20,345.35</u>	<u>\$19,788.55</u>	<u>\$44,556.57</u>	<u>\$15,277.04</u>	<u>\$19,808,000.00</u>	<u>\$19,958,143.97</u>
<u>Net Assets</u>							
Net Assets, Unrestricted	(\$48,034.62)						(\$48,034.62)
Net Assets - General Government	527,536.13						527,536.13
Current Year Net Assets - General Govt	231,980.73						231,980.73
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		196,162.56					196,162.56
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			185,781.86				185,781.86
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				371,231.14			371,231.14
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					189,366.47		189,366.47
Total Net Assets	<u>\$711,482.24</u>	<u>\$549,075.88</u>	<u>\$839,832.07</u>	<u>\$1,081,874.54</u>	<u>\$322,008.01</u>	<u>\$0.00</u>	<u>\$3,504,272.74</u>
Total Liabilities and Net Assets	<u>\$761,658.70</u>	<u>\$569,421.23</u>	<u>\$859,620.62</u>	<u>\$1,126,431.11</u>	<u>\$337,285.05</u>	<u>\$19,808,000.00</u>	<u>\$23,462,416.71</u>



Blackburn Creek CDD
Statement of Activities
 As of 4/30/2026

	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	\$333,918.11						\$333,918.11
Off-Roll Assessments	7,560.60						7,560.60
On-Roll Assessments		\$290,556.97					290,556.97
Off-Roll Assessments		13,146.96					13,146.96
On-Roll Assessments			\$280,669.89				280,669.89
Off-Roll Assessments			13,106.13				13,106.13
Other Assessments			9,826.32				9,826.32
Inter-Fund Group Transfers In			3,275.44				3,275.44
On-Roll Assessments				\$656,710.97			656,710.97
Off-Roll Assessments				25,431.78			25,431.78
Other Assessments				68,993.93			68,993.93
On roll Assessments					\$278,070.81		278,070.81
Total Revenues	\$341,478.71	\$303,703.93	\$306,877.78	\$751,136.68	\$278,070.81	\$0.00	\$1,981,267.91
Expenses							
Supervisor Fees	\$6,800.00						\$6,800.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	13,337.31						13,337.31
Management	23,292.50						23,292.50
Engineering	27,370.00						27,370.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	3,421.00						3,421.00
Assessment Administration	15,000.00						15,000.00
Audit	5,000.00						5,000.00
Arbitrage Calculation	6,000.00						6,000.00
Tax Preparation	43.66						43.66
Postage & Shipping	148.46						148.46
Legal Advertising	139.50						139.50
Web Site Maintenance	1,615.00						1,615.00
Dues, Licenses, and Fees	175.00						175.00
General Insurance	4,687.00						4,687.00
Interest Payments - 2013A1, 2019A1		\$78,958.75					78,958.75
Interest Payments - 2019A2		36,260.00					36,260.00
Principal Payments - 2015A1 bond			\$25,000.00				25,000.00
Interest Payments - 2015A1 bond			80,637.50				80,637.50
Interest Payments - 2015A2 bond			28,281.25				28,281.25
Principal Payment - 2018A1 Bond				\$100,000.00			100,000.00
Principal Payment - 2018A2 Bond				30,000.00			30,000.00
Interest Payment - 2018A1 Bond				261,358.52			261,358.52
Interest Payment - 2018A2 Bond				147.50			147.50
Inter-Fund Transfers				3,275.44			3,275.44
Principal Payment S2023 Bond					\$10,000.00		10,000.00
Interest Payment - S2023 Bond					82,473.60		82,473.60
Total Expenses	\$122,774.43	\$115,218.75	\$133,918.75	\$394,781.46	\$92,473.60	\$0.00	\$859,166.99
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	\$13,276.45						\$13,276.45
Interest Income		\$7,677.38					7,677.38
Interest Income			\$12,822.83				12,822.83
Interest Income				\$14,875.92			14,875.92
Interest income					\$3,769.26		3,769.26
Total Other Revenues (Expenses) & Gains (Losses)	\$13,276.45	\$7,677.38	\$12,822.83	\$14,875.92	\$3,769.26	\$0.00	\$52,421.84
Change In Net Assets	\$231,980.73	\$196,162.56	\$185,781.86	\$371,231.14	\$189,366.47	\$0.00	\$1,174,522.76
Net Assets At Beginning Of Year	\$479,501.51	\$352,913.32	\$654,050.21	\$710,643.40	\$132,641.54	\$0.00	\$2,329,749.98
Net Assets At End Of Year	\$711,482.24	\$549,075.88	\$839,832.07	\$1,081,874.54	\$322,008.01	\$0.00	\$3,504,272.74



Blackburn Creek CDD
 Budget to Actual
 For The Month Ending 4/30/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On/Off Roll Assessments	\$ 341,478.71	\$ 210,047.18	\$ 131,431.53	\$ 350,000.00	97.57%
Carry Forward Revenue	53,220.37	53,220.37	-	101,315.70	52.53%
Net Revenues	\$ 394,699.08	\$ 263,267.55	\$ 131,431.53	\$ 451,315.70	87.46%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 6,800.00	\$ 8,166.69	\$ (1,366.69)	\$ 14,000.00	48.57%
Public Officials' Insurance	3,245.00	2,009.00	1,236.00	3,444.00	94.22%
Trustee Services	13,337.31	9,333.31	4,004.00	16,000.00	83.36%
Management	23,292.50	23,292.50	-	39,930.00	58.33%
Engineering	27,370.00	14,000.00	13,370.00	24,000.00	114.04%
Disclosure Agent	12,500.00	8,750.00	3,750.00	15,000.00	83.33%
District Counsel	3,421.00	8,750.00	(5,329.00)	15,000.00	22.81%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedules	-	583.31	(583.31)	1,000.00	0.00%
Audit	5,000.00	3,208.31	1,791.69	5,500.00	90.91%
Arbitrage Calculation	6,000.00	583.31	5,416.69	1,000.00	600.00%
Tax Preparation	43.66	29.19	14.47	50.00	87.32%
Postage & Shipping	148.46	262.50	(114.04)	450.00	32.99%
Legal Advertising	139.50	1,458.31	(1,318.81)	2,500.00	5.58%
Bank Fees	-	145.81	(145.81)	250.00	0.00%
Miscellaneous	-	116.69	(116.69)	200.00	0.00%
Web Site Maintenance	1,615.00	1,995.00	(380.00)	3,420.00	47.22%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.00%
Stormwater Reserve	-	125,079.36	(125,079.36)	214,421.70	0.00%
Stormwater Maintenance	-	43,750.00	(43,750.00)	75,000.00	0.00%
General Insurance	4,687.00	2,902.20	1,784.80	4,975.00	94.21%
Total General & Administrative Expenses	\$ 122,774.43	\$ 263,267.55	\$ (140,493.12)	\$ 451,315.70	27.20%
Total Expenses	\$ 122,774.43	\$ 263,267.55	\$ (140,493.12)	\$ -	
Income (Loss) from Operations	\$ 271,924.65	\$ -	\$ 271,924.65	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 13,276.45	\$ -	\$ 13,276.45	\$ -	
Total Other Income (Expense)	\$ 13,276.45	\$ -	\$ 13,276.45	\$ -	
Net Income (Loss)	\$ 285,201.10	\$ -	\$ 285,201.10	\$ -	



Blackburn Creek Community Development District

Staff Reports



Blackburn Creek Community Development District

District Engineer