

Blackburn Creek Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

www.blackburncreekcdd.com

The meeting of the Board of Supervisors for the **Blackburn Creek Community Development District** will be held **Tuesday, June 9, 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]*

General Business Matters

1. Consideration of the Minutes of the May 12, 2026, Board of Supervisors Meeting
2. Consideration of the Minutes of the May 12, 2026, Auditor Selection Committee Meeting
3. Update on District Engineer Project(s)
4. Discussion of Exhibit of Major Facilities and Ownership Mapping
 - a. Water Management Primer Draft
5. Discussion of Workshop
6. Ratification of Payment Authorization Nos. 263
7. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Next Meeting July 14, 2026
 - District Accountant
- Audience Comments
- Supervisors Request

Adjournment





Blackburn Creek Community Development District

**Consideration of the Minutes of the
May 12, 2026, Board of Supervisors Meeting**

MINUTES OF MEETING

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

**Tuesday, May 12, 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 |

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 @11:05 a.m.) |
| 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 members of the public present at this time.

Appointment of Auditor Selection Committee

On MOTION by Mr. Johnson, seconded by Mr. Sverapa, with all in favor, the Board appointed themselves as the Auditor Selection Committee.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes.

On MOTION by Mr. Davis, seconded by Mr. Sprout, with all in favor, the Board approved the Minutes of the April 14, 2026, Board of Supervisors' Meeting.

Update on District Engineer Project(s)

Mr. Dvorak gave an update on the FY 2026 maintenance project and the bank and weir project. It was noted both projects were with Finn Outdoor as the vendor.

There was discussion regarding the inspection reports and the scope of work. It was noted there were clogged flow ways that needed to be cleaned out. Mr. Dvorak will follow up.

Ms. Ripoll noted that once the completed scope of work is confirmed, she will email the HOA the final inspection report.

Mr. Sprout requested that the pond numbers be enlarged on the map and noted the map can just be labeled with the numbers.

There was discussion regarding the pond numbers. It was noted that the pond numbers referenced on the map are the ones in the permit. However, Mr. Dvorak can add the aquatic pond vendor numbers for easier reference.

Mr. Sprout will send Mr. Dvorak the HOA map related to the pond numbers.

The Board agreed to keep using the official permit numbers on the map, not the aquatic pond numbers.

There was discussion regarding the HOA responsibilities versus the CDD responsibilities.

Mr. Cohen noted there were four series of bonds, and he was able to review the Engineer's Report from two of those, both in 2018. The CDD responsibilities are noted as curbs, gutters, stormwater culverts, stormwater pipes, or similar stormwater and drainage facilities, and utility extensions. It was noted all offsite responsibilities were deeded to the County.

There was continued discussion regarding the CDD responsibilities. It was noted this includes the curbs of the roadway drainage system.

Mr. Johnson noted there needs to be a document that clearly defines the maintenance responsibilities for future reference. It was noted this could be called Major Facilities and Ownership Mapping. Mr. Cohen provided an example from another District and noted a Memorandum of Understanding would be attached to the mapping for HOA signature.

There was discussion regarding the documentation and acquiring HOA signature. The Board reviewed the details of what maintenance items should be included.

The Board reviewed the next steps in creating the final documentation. It was noted it would be reviewed by the District Engineer and District Counsel.

Mr. Dvorak will create the exhibit, and District Staff will review.

This item will be on the June agenda.

**Consideration of Resolution 2026-04,
Approving a Preliminary Budget for FY
2027 and Setting a Public Hearing Date**

Ms. Ripoll noted the recommended date for the Public Hearing is August 11, 2026. The Chair as reviewed the budget prior to the meeting.

The Board reviewed the budget adjustments.

Mr. Montejano gave an overview of the budget and carry forward.

There was discussion regarding the storm water reserve. It was noted the last reserve study was completed in 2023 and the storm water analysis report is due in 2027.

Ms. Ripoll will send the reserve study to the Board for review.

There was brief discussion regarding the budget adjustments and the reserve amount. The Board agreed to adjust the legal advertisement and District Management line items back to the original amounts.

Ms. Ripoll requested that the reserve study be adjusted for inflation. Mr. Montejano will follow up.

There was discussion regarding the change in assessments and budget process timeline. It was noted the budget can always decrease but cannot be increased. The final budget is approved in August.

The Board agreed to keep the assessments the same at this time. It was noted the amounts can be adjusted within the line items.

On MOTION by Mr. Fegley, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2026-04, Approving a Preliminary Budget for FY 2027, with a flat budget and assessments, and Setting a Public Hearing Date as August 11, 2026.

There was brief discussion regarding the advertisement.

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

Mr. Cohen gave an overview of the CPI increase and noted this will take effect October 1, 2026.

On MOTION by Mr. Johnson, seconded by Mr. Sverapa, with all in favor, the Board approved Persson, Cohen, Mooney, Fernandez, and Jackson P.A., CPI Attorney Fees.

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

Ms. Ripoll noted that as of April 15, 2026, there are 2,649 registered voters within the District.

No action was required.

Discussion of Workshop

This item will be kept on the agenda.

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

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

On MOTION by Mr. Fegley, seconded by Mr. Sprout, with all in favor, the Board ratified Payment Authorization Nos. 260 - 262.

Review of District Financial Statements

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

The Board reviewed the financial statements.

Mr. Montejano noted the 2015 Bond is up for redemption in May of next year.

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 –

- **Bank Repair and Eroded Weir Proposals**

No report. It was noted the proposals are no longer needed to be on the agenda.

District Manager –

Ms. Ripoll noted the next Board meeting is June 9, 2026, at 11:00 a.m., at the current location.

There was brief discussion regarding the General Election.

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.

| |
|---|
| <p>ON MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the May 12, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 12:08 p.m.</p> |
|---|

Secretary/Assistant Secretary

Chair/Vice Chair



Blackburn Creek Community Development District

**Consideration of the Minutes of the
May 12, 2026,
Auditor Selection Committee Meeting**

MINUTES OF MEETING

**BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION COMMITTEE MEETING MINUTES**

**Tuesday, May 12, 2026, at 11:00 a.m.
6853 Energy Ct., Lakewood Ranch, FL 34240**

Board Members Present via Speaker or in Person:

| | |
|----------------|------------------|
| Kevin Johnson | Committee Member |
| Kirk Fegley | Committee Member |
| Michael Sprout | Committee Member |
| Phil Davis | Committee Member |
| James Sverapa | Committee Member |

Also Present via Speaker or in Person:

| | |
|----------------|--|
| Venessa Ripoll | District Manager- PFM Group Consulting LLC |
| Andy Cohen | District Counsel |

Various Audience Members present via phone

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Blackburn Creek CDD was called to order at approximately 12:09 p.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.

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- **Audit RFP Notice**
- **Instructions to Proposers**
- **Evaluation Criteria – with and without price**

Ms. Ripoll gave an overview of the documents and notice. It was recommended to review the proposals at the July meeting and approve evaluation criteria with price.

There was brief discussion regarding the timeline.

On MOTION by Mr. Fegley, seconded by Mr. Sverapa, with all in favor, the Board approved the Audit Documents and Evaluation Criteria with price.

THIRD 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. Sprout, with all in favor, the May 12, 2026, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 12:13 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair



Blackburn Creek Community Development District











Update on District Engineer Project(s)












Blackburn Creek Community Development District

**Discussion of Exhibit of Major Facilities and
Ownership Mapping**

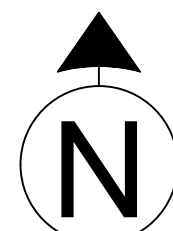
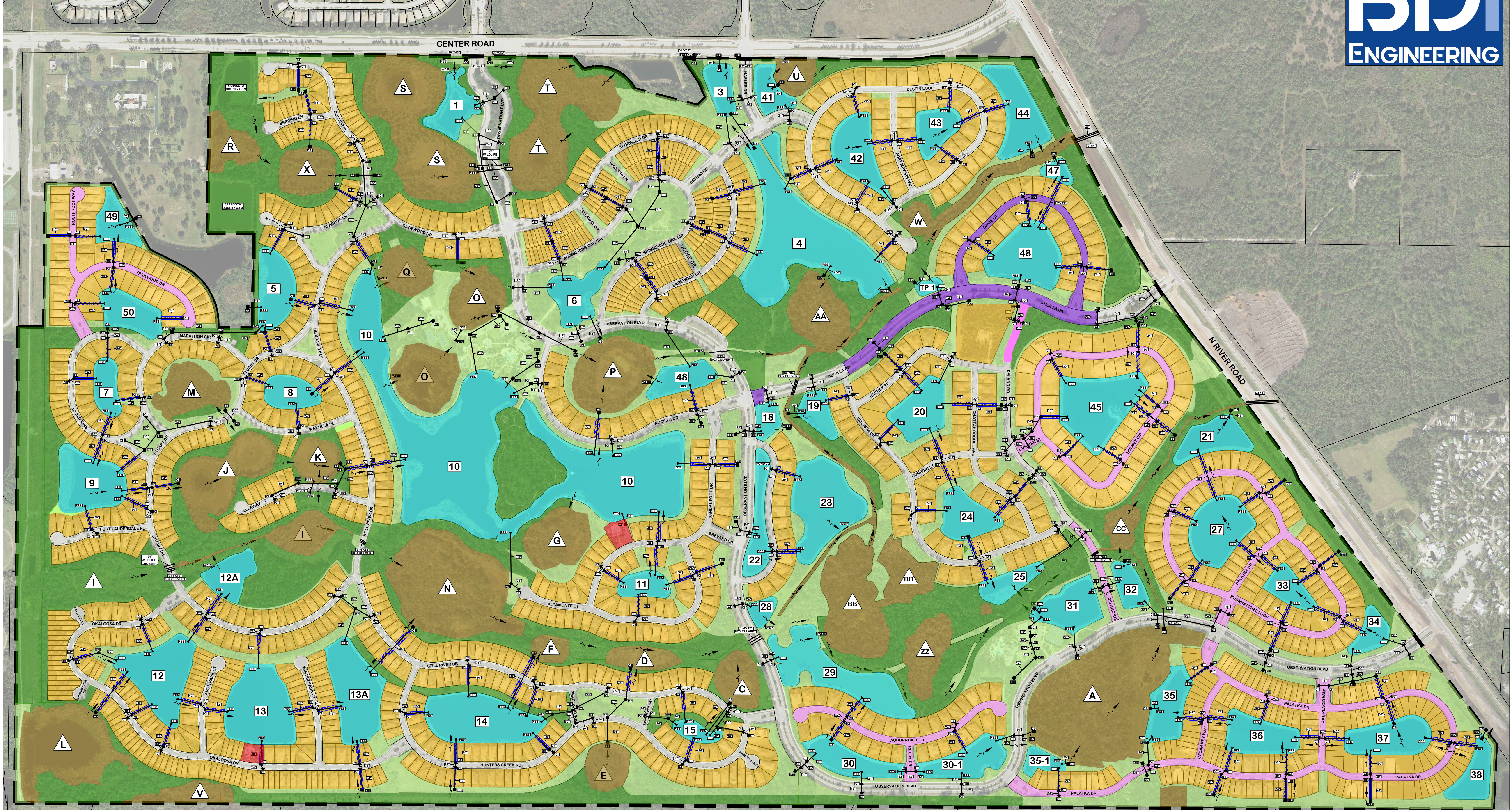
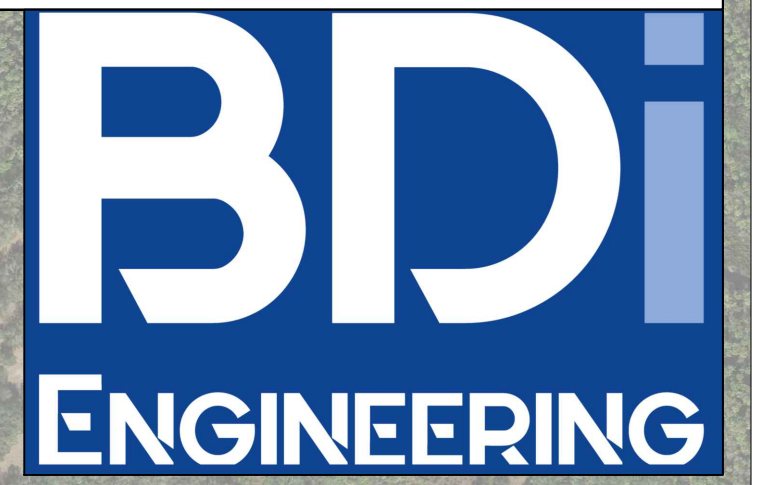
LEGEND

| | | | |
|---|---|---|---|
|  COMMUNITY BOUNDARY | MAINTENANCE NOTE: BLACKBURN CREEK CDD OPERATES AND MAINTAINS ALL STORMWATER ASSETS IN COMMUNITY ROAD ROW(S). ALL REMAINING STORMWATER ASSETS ARE OPERATED AND MAINTAINED BY THE COMMUNITY ASSOCIATION(S). | | |
|  BLACKBURN WATER CONSERVATION LLC |  DRAINAGE EASEMENT |  GRAND PALM NEIGHBORHOOD ASSOCIATION 3 OWNED PARCEL |  RESOURCE CONSERVATION OF SARASOTA LLC |
|  OPEN SPACE & PUBLIC FLOWAGE EASEMENT TRACT AREA (GRAND PALM MASTER ASSOCIATION OWNED) |  PRIVATELY-OWNED PARCEL |  GRAND PALM NEIGHBORHOOD ASSOCIATION 1 OWNED PARCEL | OWNERSHIP NOTE: ALL ROWS NOT CATEGORIZED ARE OWNED BY GRAND PALM MASTER ASSOCIATION |
|  CONSERVATION OPEN SPACE & PUBLIC FLOWAGE EASEMENT TRACT AREA (GRAND PALM MASTER ASSOCIATION OWNED) |  PRESERVATION & PUBLIC FLOWAGE EASEMENT AREA (GRAND PALM MASTER ASSOCIATION OWNED) | | |

GRAND PALM COMMUNITY MAP

| | |
|--|--|
|  FLARED END SECTION |  WATER FLOW DIRECTION |
|  CONTROL STRUCTURE |  POND NUMBER |
|  CURB INLET |  WETLAND NUMBER |
|  MANHOLE / JUNCTION BOX | |
|  DITCH BOTTOM INLET | |
|  CONCRETE WINGWALL WEIR | |

0 150' 300' 600'
SCALE: 1" = 300'
MAY 2026



Blackburn Creek Community Development District

Water Management Primer Draft

A primer for the storm water system of the Blackburn Creek Community Development District also known as Grand Palm

The Linear Path of Storm Water at Grand Palm begins with the CDD system

Curbs & gutters > curb inlets > concrete piping {ditch bottom inlets / manhole junction box} >
flared end sections > ponds, wetlands, or natural waterways

Once storm water reaches this point, the HOA Master system begins:

The Grand Palm ponds, wetlands, and natural waterways are essentially storage areas for storm water. The entire system is based upon the historical flow of water across the property as determined by the *Southwest Florida Water Management District* (SWFMD,) which governs the Grand Palm property. While the entire system is gravity-based, some water storage is passive, while others are active. The active areas may be connected by flared end culverts and may also contain a Control Structure or a Weir to hold back the gravitational flow of water to the predetermined SWFWMD measured level and rate.



CURBING & GUTTERS: The 40+ miles of roadway structural curbing and gutters act to collect and direct rainwater to the curb inlets. This is the beginning of Grand Palm’s drainage plan. The CDD is responsible for maintaining the structural integrity of all Grand Palm curbs and gutters. However, the requirement of cleaning curbs or gutters remains the responsibility of homeowners and the Master HOA, as applicable. *(Picture displays street curbing. Curb Inlet pic displays a Gutter.)*



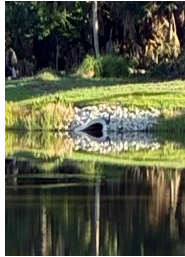
CURB INLET aka ‘Roadway Storm Drain box’ (CI on CDD map key): As stated above, all curbs and gutters direct rainwater to curb inlets. Curb inlets direct water, via gravity, through underground concrete piping to ponds or wetlands. In all cases, concrete piping finishes in a Flared End Section (FES on CDD map key). The CDD is responsible for maintaining all Curb Inlets and their concrete piping and keeping them maintained in good order and clear of debris.



DITCH BOTTOM INLET (DBI on CDD map key): As stated above, all underground concrete piping take rainwater, via gravity, to ponds or wetlands. In some cases, as displayed on the CDD map, concrete piping may include a junction with one or more Ditch Bottom Inlet, a type of field drain. The CDD is responsible for maintaining all Ditch Bottom Inlets directly connected to CDD concrete piping and keeping them clear of debris. However, the HOA Master is responsible for clearing any vegetation and brush surrounding DBI’s.



MANHOLE / JUNCTION BOX (MH on CDD Map) On occasion, roadway drainage can require a more complicated design than straight downhill concrete piping. In such cases, a junction box with a manhole access may be required. **Note:** *Questions for Bdi; what can be done about rusted man hole covers? Also, Rather than a replacement, could a STORM label be welded over the previously reported mislabeled cover?*



FLARED END SECTION (FES on CDD Map) There are flared end sections of concrete piping throughout the Grand Palm property. They are, by definition, a section of concrete pipe with one end cut at an angle. The angle end provides either an exit or entry point for the flow of water. All of CDD flared end sections are exit points into ponds, wetlands, or natural waterways. The CDD responsibility to the system is complete, once storm water reaches and is beyond this exit point. **NOTE:** The FES shown is a culvert in pond 32 and is part of the HOA Master system.



CONCRETE WING WALL WEIR (WEIR on CDD Map) At a designated edge of certain ponds within the active flow system. A weir holds back the gravitational flow of water by only allowing water to flow from a pond when it reaches the predetermined, measured, SWFWMD level, while the notch in the weir maintains the prescribed flow rate.



CONTROL STRUCTURE (CS on CDD Map) At designated spots of certain ponds within the active flow system. A control structure holds back the gravitational flow of water by only allowing water to flow into or out of a pond when it reaches the predetermined, measured, SWFWMD level, while also 'controlling' the prescribed direction and flow rate. In many cases, this also limits the flow rate to 'control' and prevent erosion of the pond banks.

ANTICIPATED QUESTIONS:

[1] Does all of the above display a true picture of our overall water management system?

[2] Do we have clear documentation to support our positions on the above?

[3] The issue will be: Weirs, Control Structures, Flared End Sections NOT part of the CDD system. Do we have documentation proving that bond money was NOT utilized to construct these items?

[4] What more do we need to create our MOU?



Blackburn Creek Community Development District

Discussion of Workshop



Blackburn Creek Community Development District

**Ratification of Payment Authorization
Nos. 263**

**BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 263
5/13/2026

| Invoice No | Supplier | Invoice Date | Property | Invoice Amount |
|-------------------|---|--------------|---------------------|-----------------|
| 2437 | Brletic Dvorak Inc (BLACKB) | 05/01/2026 | Blackburn Creek CDD | 1,455.00 |
| 2026.05.12 | James Sverapa (BLACKB) | 05/12/2026 | Blackburn Creek CDD | 200.00 |
| 2026.05.12 | Kevin Johnson (BLACKB) | 05/12/2026 | Blackburn Creek CDD | 200.00 |
| 2026.05.12 | Kirk Fegley (BLACKB) | 05/12/2026 | Blackburn Creek CDD | 200.00 |
| 2026.05.12 | Michael Sprout (BLACKB) | 05/12/2026 | Blackburn Creek CDD | 200.00 |
| 6957 | Persson, Cohen, Mooney, Fernan (BLACKB) | 05/04/2026 | Blackburn Creek CDD | 699.75 |
| DM-05-2026-4 | PFM Management Services LLC (BLACKB) | 05/05/2026 | Blackburn Creek CDD | 3,327.50 |
| OE-EXP-05-2026-06 | PFM Management Services LLC (BLACKB) | 05/06/2026 | Blackburn Creek CDD | 4.02 |
| 2026.05.12 | Phil Davis (BLACKB) | 05/12/2026 | Blackburn Creek CDD | 200.00 |
| | | | Total: | 6,486.27 |



Blackburn Creek Community Development District

Review of District Financial Statements



Blackburn Creek CDD

May 2026 Financial Package

May 31, 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 5/31/2026

| | 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> | | | | | | | |
| <u>Current Assets</u> | | | | | | | |
| General Checking Account | \$248,522.59 | | | | | | \$248,522.59 |
| Money Market Account | 426,666.21 | | | | | | 426,666.21 |
| Assessments Receivable | 1,187.25 | | | | | | 1,187.25 |
| 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 |
| Debt Service Reserve 2019A Bond | | 163,410.00 | | | | | 163,410.00 |
| Revenue 2019A Bond | | 185,426.23 | | | | | 185,426.23 |
| 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 | | 3,702.53 | | | | | 3,702.53 |
| Prepayment 2019A2 Bond | | 2,064.85 | | | | | 2,064.85 |
| Assessments Receivable | | | \$15,419.83 | | | | 15,419.83 |
| Assessment Receivable - Off Roll | | | 4,368.72 | | | | 4,368.72 |
| 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 | | | 320,107.03 | | | | 320,107.03 |
| Prepayment 2015A1 Bond | | | 9,931.36 | | | | 9,931.36 |
| Prepayment 2015A2 Bond | | | 8,075.77 | | | | 8,075.77 |
| Assessments Receivable | | | | \$36,079.32 | | | 36,079.32 |
| Assessment Receivable - Off Roll | | | | 8,477.25 | | | 8,477.25 |
| Debt Service Reserve 2018A1 Bond | | | | 269,219.57 | | | 269,219.57 |
| Revenue 2018A Bond | | | | 342,378.04 | | | 342,378.04 |
| Prepayment 2018A1 Bond | | | | 17,633.40 | | | 17,633.40 |
| Prepayment 2018A2 Bond | | | | 9,345.59 | | | 9,345.59 |
| Sinking Fund 2018A2 Bond | | | | 63.22 | | | 63.22 |
| Assessment Receivable | | | | | \$15,277.04 | | 15,277.04 |
| Revenue 2023 Bond | | | | | 121,973.27 | | 121,973.27 |
| Interest 2023 Bond | | | | | 0.02 | | 0.02 |
| Prepayment 2023 Bond | | | | | 720.47 | | 720.47 |
| Total Current Assets | \$688,062.65 | \$374,949.03 | \$663,233.96 | \$683,196.39 | \$137,970.80 | \$0.00 | \$2,547,412.83 |
| <u>Investments</u> | | | | | | | |
| Amount Available in Debt Service Funds | | | | | | \$1,759,382.67 | \$1,759,382.67 |
| Amount To Be Provided | | | | | | 17,531,617.33 | 17,531,617.33 |
| Total Investments | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,291,000.00 | \$19,291,000.00 |
| Total Assets | \$688,062.65 | \$374,949.03 | \$663,233.96 | \$683,196.39 | \$137,970.80 | \$19,291,000.00 | \$21,838,412.83 |



Blackburn Creek CDD
Statement of Financial Position
 As of 5/31/2026

| | 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> | | | | | | | |
| Deferred Revenue | \$1,187.25 | | | | | | \$1,187.25 |
| 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>\$6,227.64</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>\$106,195.15</u> |
| <u>Long Term Liabilities</u> | | | | | | | |
| Revenue Bonds Payable - Long-Term | | | | | | \$19,291,000.00 | \$19,291,000.00 |
| 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>\$19,291,000.00</u> | <u>\$19,291,000.00</u> |
| Total Liabilities | <u>\$6,227.64</u> | <u>\$20,345.35</u> | <u>\$19,788.55</u> | <u>\$44,556.57</u> | <u>\$15,277.04</u> | <u>\$19,291,000.00</u> | <u>\$19,397,195.15</u> |
| <u>Net Assets</u> | | | | | | | |
| Net Assets, Unrestricted | (\$48,034.62) | | | | | | (\$48,034.62) |
| Current Year Net Assets, Unrestricted | (30,000.00) | | | | | | (30,000.00) |
| Net Assets - General Government | 527,536.13 | | | | | | 527,536.13 |
| Current Year Net Assets - General Govt | 232,333.50 | | | | | | 232,333.50 |
| Net Assets, Unrestricted | | \$352,913.32 | | | | | 352,913.32 |
| Current Year Net Assets, Unrestricted | | 1,690.36 | | | | | 1,690.36 |
| Net Assets, Unrestricted | | | \$654,050.21 | | | | 654,050.21 |
| Current Year Net Assets, Unrestricted | | | (10,604.80) | | | | (10,604.80) |
| Net Assets, Unrestricted | | | | \$710,643.40 | | | 710,643.40 |
| Current Year Net Assets, Unrestricted | | | | (72,003.58) | | | (72,003.58) |
| Net Assets, Unrestricted | | | | | \$132,641.54 | | 132,641.54 |
| Current Year Net Assets, Unrestricted | | | | | (9,947.78) | | (9,947.78) |
| Total Net Assets | <u>\$681,835.01</u> | <u>\$354,603.68</u> | <u>\$643,445.41</u> | <u>\$638,639.82</u> | <u>\$122,693.76</u> | <u>\$0.00</u> | <u>\$2,441,217.68</u> |
| Total Liabilities and Net Assets | <u>\$688,062.65</u> | <u>\$374,949.03</u> | <u>\$663,233.96</u> | <u>\$683,196.39</u> | <u>\$137,970.80</u> | <u>\$19,291,000.00</u> | <u>\$21,838,412.83</u> |



Blackburn Creek CDD
Statement of Activities
 As of 5/31/2026

| | 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 | \$338,736.89 | | | | | | \$338,736.89 |
| Off-Roll Assessments | 7,560.60 | | | | | | 7,560.60 |
| On-Roll Assessments | | \$294,750.00 | | | | | 294,750.00 |
| Off-Roll Assessments | | 13,146.96 | | | | | 13,146.96 |
| On-Roll Assessments | | | \$284,720.24 | | | | 284,720.24 |
| Off-Roll Assessments | | | 13,106.13 | | | | 13,106.13 |
| Other Assessments | | | 15,142.75 | | | | 15,142.75 |
| Inter-Fund Group Transfers In | | | 3,275.44 | | | | 3,275.44 |
| On-Roll Assessments | | | | \$666,187.98 | | | 666,187.98 |
| Off-Roll Assessments | | | | 25,431.78 | | | 25,431.78 |
| Other Assessments | | | | 80,296.58 | | | 80,296.58 |
| On roll Assessments | | | | | \$282,083.65 | | 282,083.65 |
| Total Revenues | <u>\$346,297.49</u> | <u>\$307,896.96</u> | <u>\$316,244.56</u> | <u>\$771,916.34</u> | <u>\$282,083.65</u> | <u>\$0.00</u> | <u>\$2,024,439.00</u> |
| Expenses | | | | | | | |
| Supervisor Fees | \$7,800.00 | | | | | | \$7,800.00 |
| Public Officials' Insurance | 3,245.00 | | | | | | 3,245.00 |
| Trustee Services | 13,337.31 | | | | | | 13,337.31 |
| Management | 26,620.00 | | | | | | 26,620.00 |
| Engineering | 28,825.00 | | | | | | 28,825.00 |
| Disclosure Agent | 12,500.00 | | | | | | 12,500.00 |
| District Counsel | 4,120.75 | | | | | | 4,120.75 |
| 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 | 152.48 | | | | | | 152.48 |
| Legal Advertising | 139.50 | | | | | | 139.50 |
| Web Site Maintenance | 1,615.00 | | | | | | 1,615.00 |
| Dues, Licenses, and Fees | 175.00 | | | | | | 175.00 |
| Stormwater Maintenance | 30,000.00 | | | | | | 30,000.00 |
| General Insurance | 4,687.00 | | | | | | 4,687.00 |
| Principal Payment - 2013A1, 2019A1 | | \$60,000.00 | | | | | 60,000.00 |
| Principal Payment - 2019A2 | | 25,000.00 | | | | | 25,000.00 |
| Interest Payments - 2013A1, 2019A1 | | 157,917.50 | | | | | 157,917.50 |
| Interest Payments - 2019A2 | | 72,520.00 | | | | | 72,520.00 |
| Principal Payments - 2015A1 bond | | | \$90,000.00 | | | | 90,000.00 |
| Principal Payments - 2015A2 bond | | | 35,000.00 | | | | 35,000.00 |
| Interest Payments - 2015A1 bond | | | 160,487.50 | | | | 160,487.50 |
| Interest Payments - 2015A2 bond | | | 56,562.50 | | | | 56,562.50 |
| Principal Payment - 2018A1 Bond | | | | \$278,000.00 | | | 278,000.00 |
| Principal Payment - 2018A2 Bond | | | | 62,000.00 | | | 62,000.00 |
| Interest Payment - 2018A1 Bond | | | | 518,425.52 | | | 518,425.52 |
| Interest Payment - 2018A2 Bond | | | | 147.50 | | | 147.50 |
| Inter-Fund Transfers | | | | 3,275.44 | | | 3,275.44 |
| Principal Payment S2023 Bond | | | | | \$132,000.00 | | 132,000.00 |
| Interest Payment - S2023 Bond | | | | | 164,705.20 | | 164,705.20 |
| Total Expenses | <u>\$159,260.70</u> | <u>\$315,437.50</u> | <u>\$342,050.00</u> | <u>\$861,848.46</u> | <u>\$296,705.20</u> | <u>\$0.00</u> | <u>\$1,975,301.86</u> |
| Other Revenues (Expenses) & Gains (Losses) | | | | | | | |
| Interest Income | \$15,296.71 | | | | | | \$15,296.71 |
| Interest Income | | \$9,230.90 | | | | | 9,230.90 |
| Interest Income | | | \$15,200.64 | | | | 15,200.64 |
| Interest Income | | | | \$17,928.54 | | | 17,928.54 |
| Interest income | | | | | \$4,673.77 | | 4,673.77 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$15,296.71</u> | <u>\$9,230.90</u> | <u>\$15,200.64</u> | <u>\$17,928.54</u> | <u>\$4,673.77</u> | <u>\$0.00</u> | <u>\$62,330.56</u> |
| Change In Net Assets | \$202,333.50 | \$1,690.36 | (\$10,604.80) | (\$72,003.58) | (\$9,947.78) | \$0.00 | \$111,467.70 |
| Net Assets At Beginning Of Year | <u>\$479,501.51</u> | <u>\$352,913.32</u> | <u>\$654,050.21</u> | <u>\$710,643.40</u> | <u>\$132,641.54</u> | <u>\$0.00</u> | <u>\$2,329,749.98</u> |
| Net Assets At End Of Year | <u><u>\$681,835.01</u></u> | <u><u>\$354,603.68</u></u> | <u><u>\$643,445.41</u></u> | <u><u>\$638,639.82</u></u> | <u><u>\$122,693.76</u></u> | <u><u>\$0.00</u></u> | <u><u>\$2,441,217.68</u></u> |



Blackburn Creek CDD
Budget to Actual
For The Month Ending 5/31/2026

| | Year To Date | | | FY 2026 Adopted Budget | Percentage |
|---|----------------------|----------------------|------------------------|------------------------------|---------------|
| | Actual | Budget | Variance | | |
| <u>Revenues</u> | | | | | |
| On/Off Roll Assessments | \$ 346,297.49 | \$ 240,053.92 | \$ 106,243.57 | \$ 350,000.00 | 98.94% |
| Carry Forward Revenue | 60,823.28 | 60,823.28 | - | 101,315.70 | 60.03% |
| Net Revenues | \$ 407,120.77 | \$ 300,877.20 | \$ 106,243.57 | \$ 451,315.70 | 90.21% |
| <u>General & Administrative Expenses</u> | | | | | |
| Supervisor Fees | \$ 7,800.00 | \$ 9,333.36 | \$ (1,533.36) | \$ 14,000.00 | 55.71% |
| Public Officials' Insurance | 3,245.00 | 2,296.00 | 949.00 | 3,444.00 | 94.22% |
| Trustee Services | 13,337.31 | 10,666.64 | 2,670.67 | 16,000.00 | 83.36% |
| Management | 26,620.00 | 26,620.00 | - | 39,930.00 | 66.67% |
| Engineering | 28,825.00 | 16,000.00 | 12,825.00 | 24,000.00 | 120.10% |
| Disclosure Agent | 12,500.00 | 10,000.00 | 2,500.00 | 15,000.00 | 83.33% |
| District Counsel | 4,120.75 | 10,000.00 | (5,879.25) | 15,000.00 | 27.47% |
| Assessment Administration | 15,000.00 | 10,000.00 | 5,000.00 | 15,000.00 | 100.00% |
| Reamortization Schedules | - | 666.64 | (666.64) | 1,000.00 | 0.00% |
| Audit | 5,000.00 | 3,666.64 | 1,333.36 | 5,500.00 | 90.91% |
| Arbitrage Calculation | 6,000.00 | 666.64 | 5,333.36 | 1,000.00 | 600.00% |
| Tax Preparation | 43.66 | 33.36 | 10.30 | 50.00 | 87.32% |
| Postage & Shipping | 152.48 | 300.00 | (147.52) | 450.00 | 33.88% |
| Legal Advertising | 139.50 | 1,666.64 | (1,527.14) | 2,500.00 | 5.58% |
| Bank Fees | - | 166.64 | (166.64) | 250.00 | 0.00% |
| Miscellaneous | - | 133.36 | (133.36) | 200.00 | 0.00% |
| Web Site Maintenance | 1,615.00 | 2,280.00 | (665.00) | 3,420.00 | 47.22% |
| Dues, Licenses, and Fees | 175.00 | 116.64 | 58.36 | 175.00 | 100.00% |
| Stormwater Reserve | - | 142,947.84 | (142,947.84) | 214,421.70 | 0.00% |
| Stormwater Maintenance | 30,000.00 | 50,000.00 | (20,000.00) | 75,000.00 | 40.00% |
| General Insurance | 4,687.00 | 3,316.80 | 1,370.20 | 4,975.00 | 94.21% |
| Total General & Administrative Expenses | \$ 159,260.70 | \$ 300,877.20 | \$ (141,616.50) | \$ 451,315.70 | 35.29% |
| Total Expenses | \$ 159,260.70 | \$ 300,877.20 | \$ (141,616.50) | \$ - | |
| Income (Loss) from Operations | \$ 247,860.07 | \$ - | \$ 247,860.07 | \$ - | |
| <u>Other Income (Expense)</u> | | | | | |
| Interest Income | \$ 15,296.71 | \$ - | \$ 15,296.71 | \$ - | |
| Total Other Income (Expense) | \$ 15,296.71 | \$ - | \$ 15,296.71 | \$ - | |
| Net Income (Loss) | \$ 263,156.78 | \$ - | \$ 263,156.78 | \$ - | |



Blackburn Creek CDD
Outstanding Bonds
As of May 31, 2026

| Bond | Issuance Date | Maturity Date | Initial Balance | Paid To Date | Principal Outstanding | Interest | GP Phase Lots |
|---------------------------------|---------------|---------------|-------------------|-------------------|-----------------------|----------|-------------------------|
| <i>2015A-1 CUSIP: 09228KAB8</i> | 5/1/2015 | 5/1/2035 | 1,575,000 | 780,000 | 795,000 | 6.25% | 560-662, 953-1248 |
| <i>2015A-1 CUSIP: 09228KAC6</i> | 5/1/2015 | 5/1/2045 | 1,945,000 | 315,000 | 1,630,000 | 6.50% | |
| <i>2015A-2 CUSIP: 09228KAD4</i> | 5/1/2015 | 5/1/2045 | 5,245,000 | 4,375,000 | 870,000 | 6.25% | |
| 2015 Bond | | | 8,765,000 | 5,470,000 | 3,295,000 | | |
| <i>2018A-1 CUSIP: 09228KAE2</i> | 5/1/2018 | 5/1/2028 | 1,660,000 | 1,307,000 | 353,000 | 5.25% | 1249-1683, 1717-1841 |
| <i>2018A-1 CUSIP: 09228KAF9</i> | 5/1/2018 | 5/1/2038 | 2,890,000 | 379,000 | 2,511,000 | 5.75% | |
| <i>2018A-1 CUSIP: 09228KAG7</i> | 5/1/2018 | 5/1/2048 | 5,165,000 | 664,000 | 4,501,000 | 5.90% | |
| <i>2018A-2 CUSIP: 09228KAH5</i> | 5/1/2018 | 5/1/2048 | 2,880,000 | 1,620,000 | 1,260,000 | 5.90% | |
| 2018 Bond | | | 12,595,000 | 3,970,000 | 8,625,000 | | |
| <i>2019A-1 CUSIP: 09228KAJ1</i> | 5/1/2019 | 5/1/2029 | 595,000 | 395,000 | 200,000 | 4.75% | 663-849, 1842-1897 |
| <i>2019A-1 CUSIP: 09228KAK8</i> | 5/1/2019 | 5/1/2039 | 985,000 | 30,000 | 955,000 | 5.45% | |
| <i>2019A-1 CUSIP: 09228KAL6</i> | 5/1/2019 | 5/1/2049 | 1,715,000 | 45,000 | 1,670,000 | 5.60% | |
| <i>2019A-2 CUSIP: 09228KAM4</i> | 5/1/2019 | 5/1/2049 | 1,445,000 | 175,000 | 1,270,000 | 5.60% | |
| 2019 Bond | | | 4,740,000 | 645,000 | 4,095,000 | | |
| <i>2023 CUSIP: 09227DAC3</i> | 5/1/2023 | 5/1/2043 | 3,665,000 | 389,000 | 3,276,000 | 4.84% | 1-559 |
| 2023 Bond | | | 3,665,000 | 389,000 | 3,276,000 | | |
| 2013* | 3/28/2013 | ---- | 5,455,000 | | - | 6.00% | |
| TOTALS | | | 29,765,000 | 10,474,000 | 19,291,000 | | |

* Refinanced



Blackburn Creek Community Development District

Staff Reports