

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.

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.

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)









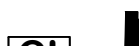


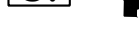

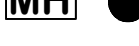



Blackburn Creek Community Development District

**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)		

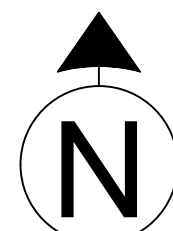
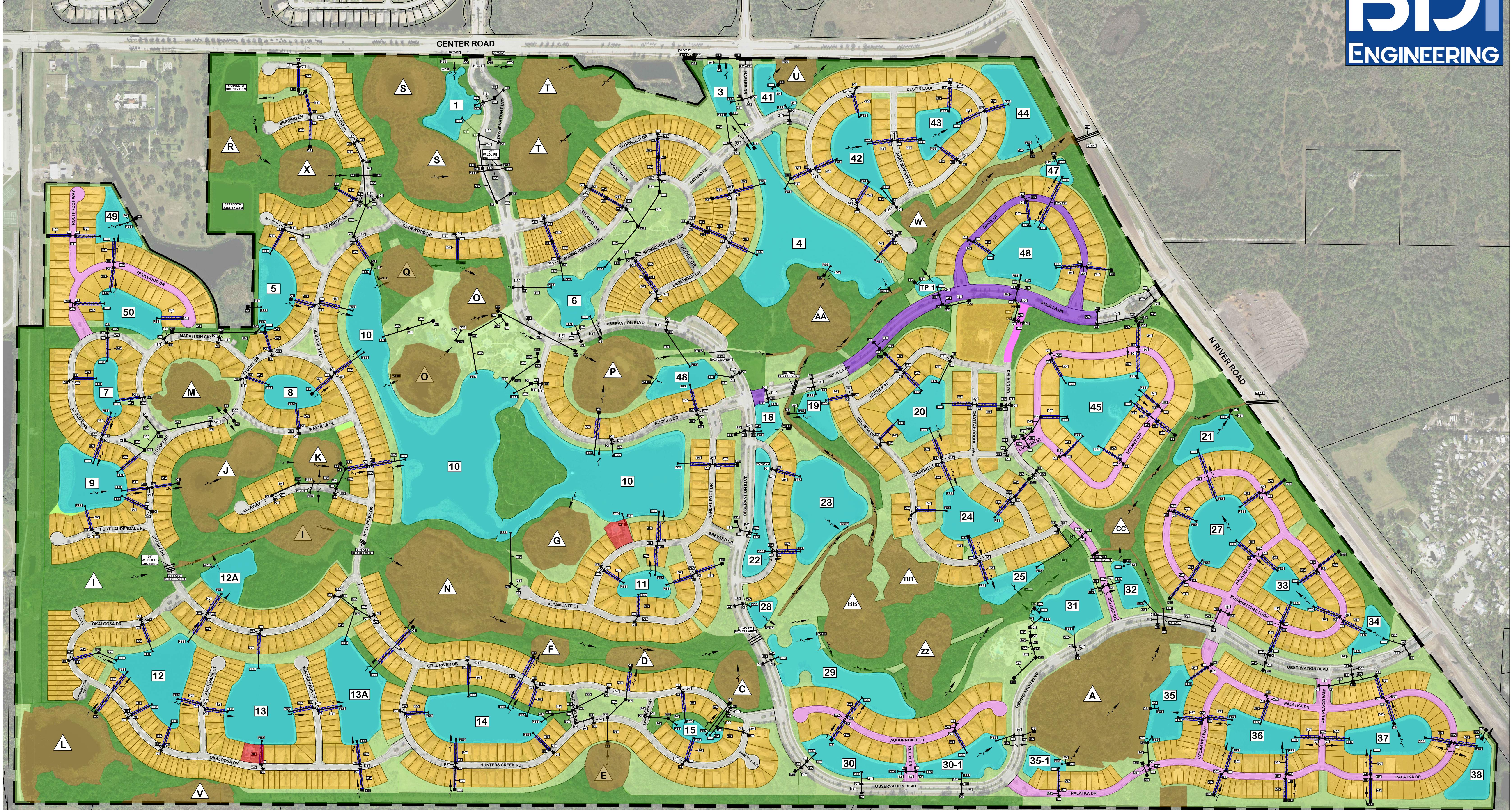
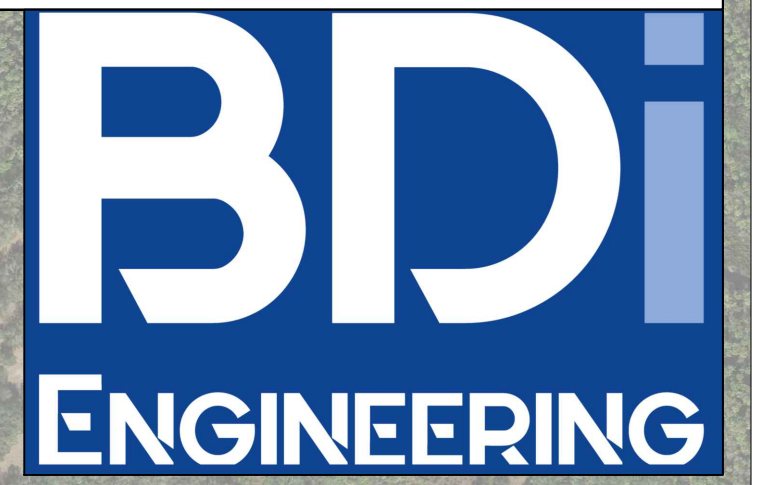
GRAND PALM COMMUNITY MAP

 FES	 FLARED END SECTION	 WATER FLOW DIRECTION
 CS	 CONTROL STRUCTURE	 POND NUMBER
 CI	 CURB INLET	 WETLAND NUMBER
 MH	 MANHOLE / JUNCTION BOX	
 DBI	 DITCH BOTTOM INLET	
 WEIR	 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.)*



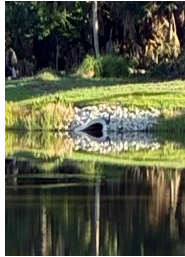
CURB INLET aka ‘Roadway Storm Drain box’ (CI on CDD map key): As stated above, all curbs and gutters direct rainwater to curb inlets. Curb inlets direct water, via gravity, through underground concrete piping to ponds or wetlands. In all cases, concrete piping finishes in a Flared End Section (FES on 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	<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>\$0.00</u>	<u>\$2,547,412.83</u>
<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	<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 Assets	<u><u>\$688,062.65</u></u>	<u><u>\$374,949.03</u></u>	<u><u>\$663,233.96</u></u>	<u><u>\$683,196.39</u></u>	<u><u>\$137,970.80</u></u>	<u><u>\$19,291,000.00</u></u>	<u><u>\$21,838,412.83</u></u>



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	\$6,227.64	\$20,345.35	\$19,788.55	\$44,556.57	\$15,277.04	\$0.00	\$106,195.15
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,291,000.00	\$19,291,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,291,000.00	\$19,291,000.00
Total Liabilities	\$6,227.64	\$20,345.35	\$19,788.55	\$44,556.57	\$15,277.04	\$19,291,000.00	\$19,397,195.15
<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	\$681,835.01	\$354,603.68	\$643,445.41	\$638,639.82	\$122,693.76	\$0.00	\$2,441,217.68
Total Liabilities and Net 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 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