

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Blackburn Creek Community Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mr. Rick Montejano

Title: District Accountant

Phone: (407) 723-5900

Address:

3501 Quadrangle Blvd.  
Ste. 270  
Orlando, FL 32817

### Contact Information

Name: Mr. Rick Montejano

Title: District Accountant

Phone: (407) 723-5900

Email: montejanor@pfm.com

Address:

3501 Quadrangle Blvd.  
Ste. 270  
Orlando, FL 32817

### AFR Details

#### Revision #2 AFR

AFR Status: Verified By DFS

AFR Received Date: 6/30/2022

Audit Received Date: 6/30/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$24,970,030

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 6/29/2022

Auditor Name: Carr, Riggs & Ingram, LLC

Address:

500 Grand Blvd.  
Ste. 210  
Miramar Beach, FL 32550

### Certification

#### Chief Financial Officer

Name: Rick Montejano

Title: District Accountant

#### Chairman/Elected Official

Name: Vivian Carvalho

Title: District Manager

Yes    No

Have You Experienced a Financial Emergency in this year?

|                          |                                     |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

|                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|

Revenues Report for FYE 2021

| Account Code   | General | Special Revenue | Debt Service | Capital Projects | Permanent | Enterprise | Internal Service | Pension | Trust | Custodial | Component Units | Total     |
|--|---------|-----------------|--------------|------------------|-----------|------------|------------------|---------|-------|-----------|-----------------|-----------|
| 325200 - Special Assessments - Charges for Public Services | 148,617 | 0               | 1,793,270    | 0                | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 1,941,887 |
| 369900 - Other Miscellaneous Revenues                      | 3       | 0               | 312,002      | 41               | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 312,046   |
| 381000 - Inter-Fund Group Transfers In                     | 0       | 0               | 92,102       | 0                | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 92,102    |
| Grand Total  | 148,620 | 0               | 2,197,374    | 41               | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 2,346,035 |

Expenditures Report for FYE 2021

| Account/Object Code  | General | Special Revenue | Debt Service | Capital Projects | Permanent | Enterprise | Internal Service | Pension | Trust | Custodial | Component Units | Total     |
|--|---------|-----------------|--------------|------------------|-----------|------------|------------------|---------|-------|-----------|-----------------|-----------|
| 513.30 - Financial and Administrative - Operating Expenses | 113,108 | 0               | 0            | 0                | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 113,108   |
| 517.70 - Debt Service Payments - Debt Service              | 0       | 0               | 2,052,901    | 0                | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 2,052,901 |
| 539.60 - Other Physical Environment - Capital Outlay       | 0       | 0               | 0            | 30,108           | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 30,108    |
| 581.90 - Interfund Transfers Out - Other Uses              | 0       | 0               | 0            | 92,102           | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 92,102    |
| Grand Total  | 113,108 | 0               | 2,052,901    | 122,210          | 0         | 0          | 0                | 0       | 0     | 0         | 0               | 2,288,219 |

Data Element Worksheet Report for FYE: 2021, Blackburn Creek Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

| Total Employees | Total Employee Compensation Earned or Awarded | Total Contractors | Total Contractor Compensation Earned or Awarded |
|-----------------|---|-------------------|---|
| 5               | 10,800  | 0                 | 0   |

Construction Projects



| Project Name | Total Expenditure |
|--------------|-------------------|
| 2015-085     | 14,022            |
| 2015-086     | 9,188             |
| 2015-087     | 5,385             |
| 2015-088     | 6,513             |
| 2015-089     | 3,696             |
| 2018-124     | 3,783             |
| 2018-125     | 2,277             |
| 2019-96      | 2,425             |
| 2019-97      | 6,257             |

Millage Rates

Special Assessments

| Total Category | Unit Type | Rate              |
|----------------|-----------|-------------------|
| Non-Ad Valorem | Rate      | 1250.00 - 2079.00 |

Bonds

| Bond Type  | Series | Earliest Maturity Date | Latest Maturity Date | Total Outstanding Amount |
|------------|--------|------------------------|----------------------|--------------------------|
| Ad Valorem | 2015   | 05/01/2025             | 5/1/2045             | 8,765,000                |
| Ad Valorem | 2018   | 05/01/2028             | 5/1/2048             | 12,595,000               |
| Ad Valorem | 2019   | 05/01/2029             | 5/1/2049             | 4,740,000                |
| Ad Valorem | 2013   | 05/01/2023             | 5/1/2043             | 5,455,000                |