



WHAT IS A COMMUNITY DEVELOPMENT DISTRICT?

The Community Development District (CDD) is an independent, multi-function special tax district that has been established pursuant to Chapter 190 of the Florida Statutes. There are hundreds of CDDs throughout Florida today. The District allows the community to offer a high standard for infrastructure, amenities and landscaping, while providing residents with the assurance that the community maintenance standards will continue long after the developer has completed the community.

WHO MANAGES THE DISTRICT?

The District is governed by a five-member Board of Supervisors elected initially by District landowners. No sooner than the sixth year, and not before there are at least 250 qualified electors (residents) in a District, Supervisors will begin to be elected by the District's qualified electors. However, until residents are elected to the board, their input is sought and requested. The District Manager, who is appointed by the Board of Supervisors, oversees the day-to-day operations of the District. The manager of the District is **Vivian Carvalho, PFM Group Consulting, LLC**, and she can be reached at **407.723.5900**.

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Blackburn Creek
COMMUNITY DEVELOPMENT DISTRICT

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WHAT DOES A DISTRICT PROVIDE?

A District is created to design, construct, acquire, operate and/or maintain systems and facilities such as storm water drainage, off-site road improvements, management of drainage and wetland preservation areas, water main and distribution lines, sanitary sewer lines, collection systems, and entry and identification monuments. The District's actual maintenance responsibilities will be mostly associated with drainage maintenance and monitoring costs. To finance these improvements, the District issued capital improvement revenue bonds. While the bonded improvement portion of the District assessment is fixed and is amortized over 30 years, the operations and maintenance costs of the District and applicable administration fees may vary from year to year, much in the manner of a homeowners association. The District will address any needs that have been identified by the Board of Supervisors as necessary.

DO I PAY MORE TAXES IF I LIVE IN A DISTRICT?

Yes, in a sense. You do pay all normal County, school and other local taxes. District assessments will appear on your tax bill you receive in November from Sarasota County. They are not technically taxes, they are non-ad valorem assessments. These monies are collected in advance of the fiscal year in which they will be needed. Note: The fiscal year for the CDD for operations and maintenance is from October 1 – September 30, like all governmental entities. Debt assessments pay off bonds used to build improvements that benefit and give value to your property. Debt service payments are made by the District on May 1 and November 1. Operations and maintenance assessments pay for the costs of maintaining the improvements. Without the District, these improvements would have been added to your purchase price, constructed in the future, or not at all.

WHAT HAPPENS TO MY INSTALLMENT IF SOMEONE ELSE FAILS TO PAY?

Nothing. Bonds were used to acquire and construct the District's improvements. Your annual debt service installment represents your lot's share of those improvements, and that does not change. It doesn't increase if any other homeowner defaults.

WILL ONGOING MAINTENANCE OF COMMUNITY ITEMS BE IMPACTED WHEN THE DEVELOPER IS GONE?

No. The District provides assurances to homeowners that common areas' maintenance continues at the appropriate level long after retail sales in the community are completed.

HOW IS MY ANNUAL INSTALLMENT FOR THE DISTRICT DETERMINED?

The annual installment is determined by combining the fixed amount for debt service with the variable amount for operations and maintenance service. The debt service portion is a fixed lump sum assessed on every lot. This amount (which would normally be paid off in fixed annual installments over the 30-year amortization period) can be paid off in full at any time.

HOW MUCH IS MY ANNUAL DISTRICT INSTALLMENT?

The level of annual assessment for each homeowner in the District includes the cost for Bonded Improvements plus the cost of Operations and Maintenance as described above. The actual amount for each homeowner varies based on the Neighborhood in which you live. Consult a Builder Sales Representative to determine the total amount assessment for your neighborhood.

WILL MY INSTALLMENT EVER GO UP?

The operations and maintenance portions of your assessment and applicable county administration fees may fluctuate up or down from year to year. This will depend on such things as annually negotiated maintenance contracts. Since the baseline annual budget covers all expected items, any annual increases should reflect only increases in these operating items. The annual bond portion of the assessment will remain fixed over the 30-year amortization period of the capital improvement on CDD.

To Find Out More About Blackburn Creek's CDDs,
Contact District Manager
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