



Blackburn Creek CDD

October 2025 Financial Package

October 31, 2025

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



Blackburn Creek CDD
Statement of Financial Position
As of 10/31/2025

	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	\$226,189.86						\$226,189.86
Money Market Account	251,173.20						251,173.20
Assessments Receivable	350,000.00						350,000.00
Assessment Receivable - Off Roll	7,560.59						7,560.59
Assessments Receivable		\$313,312.50					313,312.50
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		188,226.51					188,226.51
Interest 2019A1 Bond		7.78					7.78
Interest 2019A2 Bond		3.56					3.56
Sinking Fund 2019A1 Bond		0.02					0.02
Sinking Fund 2019A2 Bond		0.01					0.01
Prepayment 2019A1 Bond		3,625.73					3,625.73
Prepayment 2019A2 Bond		2,022.03					2,022.03
Assessment Receivable - Off Roll		13,146.97					13,146.97
Assessments Receivable			\$305,025.00				305,025.00
Debt Service Reserve 2015A1 Bond			225,650.00				225,650.00
Debt Service Reserve 2015A2 Bond			81,406.25				81,406.25
Revenue 2015A Bond			318,654.12				318,654.12
Prepayment 2015A1 Bond			27,881.08				27,881.08
Prepayment 2015A2 Bond			4,827.47				4,827.47
Assessment Receivable - Off Roll			13,106.14				13,106.14
Revenue 2018A Bond				\$355,512.46			355,512.46
Prepayment 2018A1 Bond				83,350.86			83,350.86
Debt Service Reserve 2018A1 Bond				269,083.31			269,083.31
Sinking Fund 2018A2 Bond				61.90			61.90
Prepayment 2018A2 Bond				26,894.65			26,894.65
Assessments Receivable				710,519.00			710,519.00
Assessment Receivable - Off Roll				25,431.77			25,431.77
Revenue 2023 Bond					\$120,987.62		120,987.62
Prepayment 2023 Bond					11,649.07		11,649.07
Interest 2023 Bond					4.85		4.85
Assessment Receivable					283,994.80		283,994.80
Total Current Assets	<u>\$834,923.65</u>	<u>\$683,755.11</u>	<u>\$976,550.06</u>	<u>\$1,470,853.95</u>	<u>\$416,636.34</u>	<u>\$0.00</u>	<u>\$4,382,719.11</u>
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,883,259.28	\$1,883,259.28
Amount To Be Provided						18,089,740.72	18,089,740.72
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$19,973,000.00</u>	<u>\$19,973,000.00</u>
Total Assets	<u><u>\$834,923.65</u></u>	<u><u>\$683,755.11</u></u>	<u><u>\$976,550.06</u></u>	<u><u>\$1,470,853.95</u></u>	<u><u>\$416,636.34</u></u>	<u><u>\$19,973,000.00</u></u>	<u><u>\$24,355,719.11</u></u>



Blackburn Creek CDD
Statement of Financial Position
As of 10/31/2025

	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	\$350,000.00						\$350,000.00
Deferred Revenue - Off Roll	7,560.59						7,560.59
Deferred Revenue		\$313,312.50					313,312.50
Deferred Revenue - Off Roll		13,146.97					13,146.97
Deferred Revenue			\$305,025.00				305,025.00
Deferred Revenue - Off Roll			13,106.14				13,106.14
Deferred Revenue				\$710,519.00			710,519.00
Deferred Revenue - Off Roll				25,431.77			25,431.77
Deferred Revenue					\$283,994.80		283,994.80
Total Current Liabilities	<u>\$357,560.59</u>	<u>\$326,459.47</u>	<u>\$318,131.14</u>	<u>\$735,950.77</u>	<u>\$283,994.80</u>	<u>\$0.00</u>	<u>\$2,022,096.77</u>
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,973,000.00	\$19,973,000.00
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>\$19,973,000.00</u>	<u>\$19,973,000.00</u>
Total Liabilities	<u>\$357,560.59</u>	<u>\$326,459.47</u>	<u>\$318,131.14</u>	<u>\$735,950.77</u>	<u>\$283,994.80</u>	<u>\$19,973,000.00</u>	<u>\$21,995,096.77</u>
<u>Net Assets</u>							
Net Assets, Unrestricted	(\$48,034.62)						(\$48,034.62)
Net Assets - General Government	534,185.75						534,185.75
Current Year Net Assets - General Govt	(8,788.07)						(8,788.07)
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		4,382.32					4,382.32
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			4,368.71				4,368.71
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				24,259.78			24,259.78
Net Assets, Unrestricted					\$132,641.54		132,641.54
Total Net Assets	<u>\$477,363.06</u>	<u>\$357,295.64</u>	<u>\$658,418.92</u>	<u>\$734,903.18</u>	<u>\$132,641.54</u>	<u>\$0.00</u>	<u>\$2,360,622.34</u>
Total Liabilities and Net Assets	<u>\$834,923.65</u>	<u>\$683,755.11</u>	<u>\$976,550.06</u>	<u>\$1,470,853.95</u>	<u>\$416,636.34</u>	<u>\$19,973,000.00</u>	<u>\$24,355,719.11</u>



Blackburn Creek CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
<u>Revenues</u>							
Off-Roll Assessments	\$2,520.20						\$2,520.20
Off-Roll Assessments		\$4,382.32					4,382.32
Off-Roll Assessments			\$4,368.71				4,368.71
Off-Roll Assessments				\$8,477.26			8,477.26
Other Assessments				15,782.52			15,782.52
Total Revenues	<u>\$2,520.20</u>	<u>\$4,382.32</u>	<u>\$4,368.71</u>	<u>\$24,259.78</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,531.01</u>
<u>Expenses</u>							
Supervisor Fees	\$1,000.00						\$1,000.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	3,523.89						3,523.89
Web Site Maintenance	145.00						145.00
Dues, Licenses, and Fees	175.00						175.00
General Insurance	4,687.00						4,687.00
Total Expenses	<u>\$12,775.89</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,775.89</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>							
Interest Income	\$1,467.62						\$1,467.62
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,467.62</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,467.62</u>
Change In Net Assets	(\$8,788.07)	\$4,382.32	\$4,368.71	\$24,259.78	\$0.00	\$0.00	\$24,222.74
Net Assets At Beginning Of Year	<u>\$486,151.13</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>\$2,336,399.60</u>
Net Assets At End Of Year	<u><u>\$477,363.06</u></u>	<u><u>\$357,295.64</u></u>	<u><u>\$658,418.92</u></u>	<u><u>\$734,903.18</u></u>	<u><u>\$132,641.54</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,360,622.34</u></u>



Blackburn Creek CDD
Budget to Actual
For The Month Ending 10/31/2025

Year To Date

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
<u>Revenues</u>					
On/Off Roll Assessments	\$ 2,520.20	\$ 30,006.74	\$ (27,486.54)	\$ 350,000.00	0.72%
Carry Forward Revenue	7,602.91	7,602.91	-	101,315.70	7.50%
Net Revenues	\$ 10,123.11	\$ 37,609.65	\$ (27,486.54)	\$ 451,315.70	2.24%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 1,000.00	\$ 1,166.67	\$ (166.67)	\$ 14,000.00	7.14%
Public Officials' Insurance	3,245.00	287.00	2,958.00	3,444.00	94.22%
Trustee Services	3,523.89	1,333.33	2,190.56	16,000.00	22.02%
Management	-	3,327.50	(3,327.50)	39,930.00	0.00%
Engineering	-	2,000.00	(2,000.00)	24,000.00	0.00%
Disclosure	-	1,250.00	(1,250.00)	15,000.00	0.00%
District Counsel	-	1,250.00	(1,250.00)	15,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Reamortization Schedules	-	83.33	(83.33)	1,000.00	0.00%
Audit	-	458.33	(458.33)	5,500.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	1,000.00	0.00%
Tax Preparation	-	4.17	(4.17)	50.00	0.00%
Postage & Shipping	-	37.50	(37.50)	450.00	0.00%
Legal Advertising	-	208.33	(208.33)	2,500.00	0.00%
Bank Fees	-	20.83	(20.83)	250.00	0.00%
Miscellaneous	-	16.67	(16.67)	200.00	0.00%
Web Site Maintenance	145.00	285.00	(140.00)	3,420.00	4.24%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Stormwater Reserve	-	17,868.48	(17,868.48)	214,421.70	0.00%
Stormwater Maintenance	-	6,250.00	(6,250.00)	75,000.00	0.00%
General Insurance	4,687.00	414.60	4,272.40	4,975.00	94.21%
Total General & Administrative Expenses	\$ 12,775.89	\$ 37,609.65	\$ (24,833.76)	\$ 451,315.70	2.83%
Total Expenses	\$ 12,775.89	\$ 37,609.65	\$ (24,833.76)	\$ -	
Income (Loss) from Operations	\$ (2,652.78)	\$ -	\$ (2,652.78)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,467.62	\$ -	\$ 1,467.62	\$ -	
Total Other Income (Expense)	\$ 1,467.62	\$ -	\$ 1,467.62	\$ -	
Net Income (Loss)	\$ (1,185.16)	\$ -	\$ (1,185.16)	\$ -	