



Blackburn Creek CDD

December 2025 Financial Package

December 31, 2025

PFM Group Consulting LLC
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Blackburn Creek CDD
Statement of Financial Position
As of 12/31/2025

	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	\$664,146.12						\$664,146.12
Money Market Account	252,647.99						252,647.99
Assessments Receivable	36,965.73						36,965.73
Prepaid Expenses	3,506.63						3,506.63
Assessment Receivable - Off Roll	7,560.59						7,560.59
Assessments Receivable		\$32,165.53					32,165.53
Due From Other Funds		32,698.36					32,698.36
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		305,871.79					305,871.79
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		3,649.19					3,649.19
Prepayment 2019A2 Bond		2,035.11					2,035.11
Assessment Receivable - Off Roll		13,146.97					13,146.97
Assessments Receivable			\$31,071.00				31,071.00
Due From Other Funds			31,585.70				31,585.70
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			436,521.36				436,521.36
Prepayment 2015A1 Bond			4,714.59				4,714.59
Prepayment 2015A2 Bond			4,858.70				4,858.70
Assessment Receivable - Off Roll			13,106.14				13,106.14
Revenue 2018A Bond				\$621,855.60			621,855.60
Prepayment 2018A1 Bond				41,753.99			41,753.99
Debt Service Reserve 2018A1 Bond				265,329.09			265,329.09
Sinking Fund 2018A2 Bond				62.30			62.30
Prepayment 2018A2 Bond				16,317.05			16,317.05
Due from Other Funds				73,904.17			73,904.17
Assessments Receivable				72,699.88			72,699.88
Assessment Receivable - Off Roll				25,431.77			25,431.77
Revenue 2023 Bond					\$260,060.40		260,060.40
Prepayment 2023 Bond					1,695.69		1,695.69
Interest 2023 Bond					0.02		0.02
Assessment Receivable					30,783.27		30,783.27
Due From Other Funds					31,293.20		31,293.20
Total Current Assets	\$964,827.06	\$552,977.02	\$827,188.74	\$1,117,353.85	\$323,832.58	\$0.00	\$3,786,179.25
<u>Investments</u>							
Amount Available in Debt Service Funds						\$2,433,466.20	\$2,433,466.20
Amount To Be Provided						17,419,533.80	17,419,533.80
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,853,000.00	\$19,853,000.00
Total Assets	\$964,827.06	\$552,977.02	\$827,188.74	\$1,117,353.85	\$323,832.58	\$19,853,000.00	\$23,639,179.25



Blackburn Creek CDD
Statement of Financial Position
As of 12/31/2025

	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>							
Due To Other Funds	\$169,481.43						\$169,481.43
Deferred Revenue	36,965.73						36,965.73
Deferred Revenue - Off Roll	7,560.59						7,560.59
Deferred Revenue		\$32,165.53					32,165.53
Deferred Revenue - Off Roll		13,146.97					13,146.97
Deferred Revenue			\$31,071.00				31,071.00
Deferred Revenue - Off Roll			13,106.14				13,106.14
Deferred Revenue				\$72,699.88			72,699.88
Deferred Revenue - Off Roll				25,431.77			25,431.77
Deferred Revenue					\$30,783.27		30,783.27
Total Current Liabilities	<u>\$214,007.75</u>	<u>\$45,312.50</u>	<u>\$44,177.14</u>	<u>\$98,131.65</u>	<u>\$30,783.27</u>	<u>\$0.00</u>	<u>\$432,412.31</u>
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,853,000.00	\$19,853,000.00
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>\$19,853,000.00</u>	<u>\$19,853,000.00</u>
Total Liabilities	<u>\$214,007.75</u>	<u>\$45,312.50</u>	<u>\$44,177.14</u>	<u>\$98,131.65</u>	<u>\$30,783.27</u>	<u>\$19,853,000.00</u>	<u>\$20,285,412.31</u>
<u>Net Assets</u>							
Net Assets, Unrestricted	(\$48,034.62)						(\$48,034.62)
Net Assets - General Government	527,536.13						527,536.13
Current Year Net Assets - General Government	271,317.80						271,317.80
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		154,751.20					154,751.20
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			128,961.39				128,961.39
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				308,578.80			308,578.80
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					160,407.77		160,407.77
Total Net Assets	<u>\$750,819.31</u>	<u>\$507,664.52</u>	<u>\$783,011.60</u>	<u>\$1,019,222.20</u>	<u>\$293,049.31</u>	<u>\$0.00</u>	<u>\$3,353,766.94</u>
Total Liabilities and Net Assets	<u>\$964,827.06</u>	<u>\$552,977.02</u>	<u>\$827,188.74</u>	<u>\$1,117,353.85</u>	<u>\$323,832.58</u>	<u>\$19,853,000.00</u>	<u>\$23,639,179.25</u>



Blackburn Creek CDD
Statement of Activities
As of 12/31/2025

	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>							
On-Roll Assessments	\$302,958.42						\$302,958.42
Off-Roll Assessments	2,520.20						2,520.20
On-Roll Assessments		\$263,617.56					263,617.56
Off-Roll Assessments		4,382.32					4,382.32
On-Roll Assessments			\$254,647.19				254,647.19
Off-Roll Assessments			4,368.71				4,368.71
On-Roll Assessments				\$595,823.09			595,823.09
Off-Roll Assessments				8,477.26			8,477.26
Other Assessments				46,388.63			46,388.63
On roll Assessments					\$252,289.07		252,289.07
Total Revenues	\$305,478.62	\$267,999.88	\$259,015.90	\$650,688.98	\$252,289.07	\$0.00	\$1,735,472.45
<u>Expenses</u>							
Supervisor Fees	\$3,000.00						\$3,000.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	3,523.89						3,523.89
Management	6,655.00						6,655.00
Engineering	2,400.00						2,400.00
District Counsel	388.75						388.75
Assessment Administration	15,000.00						15,000.00
Postage & Shipping	82.56						82.56
Legal Advertising	139.50						139.50
Web Site Maintenance	290.00						290.00
Dues, Licenses, and Fees	175.00						175.00
General Insurance	4,687.00						4,687.00
Interest Payments - 2013A1, 2019A1		\$78,958.75					78,958.75
Interest Payments - 2019A2		36,260.00					36,260.00
Principal Payments - 2015A1 bond			\$25,000.00				25,000.00
Interest Payments - 2015A1 bond			80,637.50				80,637.50
Interest Payments - 2015A2 bond			28,281.25				28,281.25
Principal Payment - 2018A1 Bond				\$65,000.00			65,000.00
Principal Payment - 2018A2 Bond				20,000.00			20,000.00
Interest Payment - 2018A1 Bond				260,851.26			260,851.26
Principal Payment S2023 Bond					\$10,000.00		10,000.00
Interest Payment - S2023 Bond					82,473.60		82,473.60
Total Expenses	\$39,586.70	\$115,218.75	\$133,918.75	\$345,851.26	\$92,473.60	\$0.00	\$727,049.06
<u>Other Revenues (Expenses) & Gains (Losses)</u>							
Interest Income	\$5,425.88						\$5,425.88
Interest Income		\$1,970.07					1,970.07
Interest Income			\$3,864.24				3,864.24
Interest Income				\$3,741.08			3,741.08
Interest income					\$592.30		592.30
Total Other Revenues (Expenses) & Gains (Losses)	\$5,425.88	\$1,970.07	\$3,864.24	\$3,741.08	\$592.30	\$0.00	\$15,593.57
Change In Net Assets	\$271,317.80	\$154,751.20	\$128,961.39	\$308,578.80	\$160,407.77	\$0.00	\$1,024,016.96
Net Assets At Beginning Of Year	\$479,501.51	\$352,913.32	\$654,050.21	\$710,643.40	\$132,641.54	\$0.00	\$2,329,749.98
Net Assets At End Of Year	\$750,819.31	\$507,664.52	\$783,011.60	\$1,019,222.20	\$293,049.31	\$0.00	\$3,353,766.94



Blackburn Creek CDD
Budget to Actual
For the Month Ending 12/31/2025

	Year To Date			FY 2026	
	Actual	Budget	Variance	Adopted Budget	Percentage
Revenues					
On/Off Roll Assessments	\$ 305,478.42	\$ 90,020.22	\$ 215,458.20	\$ 350,000.00	87.28%
Carry Forward Revenue	22,808.73	22,808.73	-	101,315.70	22.51%
Net Revenues	\$ 328,287.15	\$ 112,828.95	\$ 215,458.20	\$ 451,315.70	72.74%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 3,000.00	\$ 3,500.01	\$ (500.01)	\$ 14,000.00	21.43%
Public Officials' Insurance	3,245.00	861.00	2,384.00	3,444.00	94.22%
Trustee Services	3,523.89	3,999.99	(476.10)	16,000.00	22.02%
Management	6,655.00	9,982.50	(3,327.50)	39,930.00	16.67%
Engineering	2,400.00	6,000.00	(3,600.00)	24,000.00	10.00%
Disclosure Agent	-	3,750.00	(3,750.00)	15,000.00	0.00%
District Counsel	388.75	3,750.00	(3,361.25)	15,000.00	2.59%
Assessment Administration	15,000.00	3,750.00	11,250.00	15,000.00	100.00%
Reamortization Schedules	-	249.99	(249.99)	1,000.00	0.00%
Audit	-	1,374.99	(1,374.99)	5,500.00	0.00%
Arbitrage Calculation	-	249.99	(249.99)	1,000.00	0.00%
Tax Preparation	-	12.51	(12.51)	50.00	0.00%
Postage & Shipping	82.56	112.50	(29.94)	450.00	18.35%
Legal Advertising	139.50	624.99	(485.49)	2,500.00	5.58%
Bank Fees	-	62.49	(62.49)	250.00	0.00%
Miscellaneous	-	50.01	(50.01)	200.00	0.00%
Web Site Maintenance	290.00	855.00	(565.00)	3,420.00	8.48%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.00%
Stormwater Reserve	-	53,605.44	(53,605.44)	214,421.70	0.00%
Stormwater Maintenance	-	18,750.00	(18,750.00)	75,000.00	0.00%
General Insurance	4,687.00	1,243.80	3,443.20	4,975.00	94.21%
Total General & Administrative Expenses	\$ 39,586.70	\$ 112,828.95	\$ (73,242.25)	\$ 451,315.70	8.77%
Total Expenses	\$ 39,586.70	\$ 112,828.95	\$ (73,242.25)	\$ -	
Income (Loss) from Operations	\$ 288,700.45	\$ -	\$ 288,700.45	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,425.88	\$ -	\$ 5,425.88	\$ -	
Total Other Income (Expense)	\$ 5,425.88	\$ -	\$ 5,425.88	\$ -	
Net Income (Loss)	\$ 294,126.33	\$ -	\$ 294,126.33	\$ -	