



Blackburn Creek CDD

January 2026 Financial Package

January 31, 2026

PFM Group Consulting LLC

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Blackburn Creek CDD
Statement of Financial Position
As of 1/31/2026

	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	\$467,050.76						\$467,050.76
Money Market Account	253,352.29						253,352.29
Assessments Receivable	26,107.02						26,107.02
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
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		353,582.76					353,582.76
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		3,660.28					3,660.28
Prepayment 2019A2 Bond		2,041.29					2,041.29
Assessment Receivable - Off Roll		8,764.65					8,764.65
Assessments Receivable			\$31,070.99				31,070.99
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			483,624.76				483,624.76
Prepayment 2015A1 Bond			4,724.99				4,724.99
Prepayment 2015A2 Bond			4,873.46				4,873.46
Assessment Receivable - Off Roll			8,737.43				8,737.43
Revenue 2018A Bond				\$727,064.31			727,064.31
Prepayment 2018A1 Bond				41,753.99			41,753.99
Debt Service Reserve 2018A1 Bond				266,147.56			266,147.56
Sinking Fund 2018A2 Bond				62.49			62.49
Prepayment 2018A2 Bond				16,317.05			16,317.05
Assessments Receivable				72,699.88			72,699.88
Assessment Receivable - Off Roll				16,954.51			16,954.51
Revenue 2023 Bond					\$300,952.79		300,952.79
Prepayment 2023 Bond					1,700.84		1,700.84
Interest 2023 Bond					0.02		0.02
Assessment Receivable					30,783.27		30,783.27
Total Current Assets	<u>\$757,577.29</u>	<u>\$563,624.58</u>	<u>\$838,362.88</u>	<u>\$1,140,999.79</u>	<u>\$333,436.92</u>	<u>\$0.00</u>	<u>\$3,634,001.46</u>
<u>Investments</u>							
Amount Available in Debt Service Funds						\$2,675,247.91	\$2,675,247.91
Amount To Be Provided						17,177,752.09	17,177,752.09
Total Investments	<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 Assets	<u><u>\$757,577.29</u></u>	<u><u>\$563,624.58</u></u>	<u><u>\$838,362.88</u></u>	<u><u>\$1,140,999.79</u></u>	<u><u>\$333,436.92</u></u>	<u><u>\$19,853,000.00</u></u>	<u><u>\$23,487,001.46</u></u>



Blackburn Creek CDD
Statement of Financial Position
As of 1/31/2026

	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>							
Due To Other Funds	(\$0.01)						(\$0.01)
Deferred Revenue	26,107.02						26,107.02
Deferred Revenue - Off Roll	7,560.59						7,560.59
Deferred Revenue		\$32,165.53					32,165.53
Deferred Revenue - Off Roll		8,764.65					8,764.65
Deferred Revenue			\$31,071.00				31,071.00
Deferred Revenue - Off Roll			8,737.43				8,737.43
Deferred Revenue				\$72,699.88			72,699.88
Deferred Revenue - Off Roll				16,954.51			16,954.51
Deferred Revenue					\$30,783.27		30,783.27
Total Current Liabilities	<u>\$33,667.60</u>	<u>\$40,930.18</u>	<u>\$39,808.43</u>	<u>\$89,654.39</u>	<u>\$30,783.27</u>	<u>\$0.00</u>	<u>\$234,843.87</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><u>\$33,667.60</u></u>	<u><u>\$40,930.18</u></u>	<u><u>\$39,808.43</u></u>	<u><u>\$89,654.39</u></u>	<u><u>\$30,783.27</u></u>	<u><u>\$19,853,000.00</u></u>	<u><u>\$20,087,843.87</u></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 Govt	244,408.18						244,408.18
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		169,781.08					169,781.08
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			144,504.24				144,504.24
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				340,702.00			340,702.00
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					170,012.11		170,012.11
Total Net Assets	<u>\$723,909.69</u>	<u>\$522,694.40</u>	<u>\$798,554.45</u>	<u>\$1,051,345.40</u>	<u>\$302,653.65</u>	<u>\$0.00</u>	<u>\$3,399,157.59</u>
Total Liabilities and Net Assets	<u><u>\$757,577.29</u></u>	<u><u>\$563,624.58</u></u>	<u><u>\$838,362.88</u></u>	<u><u>\$1,140,999.79</u></u>	<u><u>\$333,436.92</u></u>	<u><u>\$19,853,000.00</u></u>	<u><u>\$23,487,001.46</u></u>



Blackburn Creek CDD
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service Fund - 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
<u>Revenues</u>							
On-Roll Assessments	\$313,817.13						\$313,817.13
Off-Roll Assessments	5,040.40						5,040.40
On-Roll Assessments		\$273,066.21					273,066.21
Off-Roll Assessments		8,764.64					8,764.64
On-Roll Assessments			\$263,774.32				263,774.32
Off-Roll Assessments			8,737.42				8,737.42
On-Roll Assessments				\$617,178.72			617,178.72
Off-Roll Assessments				16,954.52			16,954.52
Other Assessments				46,388.63			46,388.63
On roll Assessments					\$261,331.68		261,331.68
Total Revenues	\$318,857.53	\$281,830.85	\$272,511.74	\$680,521.87	\$261,331.68	\$0.00	\$1,815,053.67
<u>Expenses</u>							
Supervisor Fees	\$3,800.00						\$3,800.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	8,135.64						8,135.64
Management	13,310.00						13,310.00
Engineering	12,795.00						12,795.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	1,399.50						1,399.50
Assessment Administration	15,000.00						15,000.00
Arbitrage Calculation	6,000.00						6,000.00
Postage & Shipping	99.83						99.83
Legal Advertising	139.50						139.50
Web Site Maintenance	735.00						735.00
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	\$82,021.47	\$115,218.75	\$133,918.75	\$345,851.26	\$92,473.60	\$0.00	\$769,483.83
<u>Other Revenues (Expenses) & Gains (Losses)</u>							
Interest Income	\$7,572.12						\$7,572.12
Interest Income		\$3,168.98					3,168.98
Interest Income			\$5,911.25				5,911.25
Interest Income				\$6,031.39			6,031.39
Interest income					\$1,154.03		1,154.03
Total Other Revenues (Expenses) & Gains (Losses)	\$7,572.12	\$3,168.98	\$5,911.25	\$6,031.39	\$1,154.03	\$0.00	\$23,837.77
Change In Net Assets	\$244,408.18	\$169,781.08	\$144,504.24	\$340,702.00	\$170,012.11	\$0.00	\$1,069,407.61
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	\$723,909.69	\$522,694.40	\$798,554.45	\$1,051,345.40	\$302,653.65	\$0.00	\$3,399,157.59



Blackburn Creek CDD
Budget to Actual
For The Month Ending 1/31/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On/Off Roll Assessments	\$ 318,857.53	\$ 120,026.96	\$ 198,830.57	\$ 350,000.00	91.10%
Carry Forward Revenue	30,411.64	30,411.64	-	101,315.70	30.02%
Net Revenues	\$ 349,269.17	\$ 150,438.60	\$ 198,830.57	\$ 451,315.70	77.39%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 3,800.00	\$ 4,666.68	\$ (866.68)	\$ 14,000.00	27.14%
Public Officials' Insurance	3,245.00	1,148.00	2,097.00	3,444.00	94.22%
Trustee Services	8,135.64	5,333.32	2,802.32	16,000.00	50.85%
Management	13,310.00	13,310.00	-	39,930.00	33.33%
Engineering	12,795.00	8,000.00	4,795.00	24,000.00	53.31%
Disclosure Agent	12,500.00	5,000.00	7,500.00	15,000.00	83.33%
District Counsel	1,399.50	5,000.00	(3,600.50)	15,000.00	9.33%
Assessment Administration	15,000.00	5,000.00	10,000.00	15,000.00	100.00%
Reamortization Schedules	-	333.32	(333.32)	1,000.00	0.00%
Audit	-	1,833.32	(1,833.32)	5,500.00	0.00%
Arbitrage Calculation	6,000.00	333.32	5,666.68	1,000.00	600.00%
Tax Preparation	-	16.68	(16.68)	50.00	0.00%
Postage & Shipping	99.83	150.00	(50.17)	450.00	22.18%
Legal Advertising	139.50	833.32	(693.82)	2,500.00	5.58%
Bank Fees	-	83.32	(83.32)	250.00	0.00%
Miscellaneous	-	66.68	(66.68)	200.00	0.00%
Web Site Maintenance	735.00	1,140.00	(405.00)	3,420.00	21.49%
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00	100.00%
Stormwater Reserve	-	71,473.92	(71,473.92)	214,421.70	0.00%
Stormwater Maintenance	-	25,000.00	(25,000.00)	75,000.00	0.00%
General Insurance	4,687.00	1,658.40	3,028.60	4,975.00	94.21%
Total General & Administrative Expenses	\$ 82,021.47	\$ 150,438.60	\$ (68,417.13)	\$ 451,315.70	18.17%
Total Expenses	\$ 82,021.47	\$ 150,438.60	\$ (68,417.13)	\$ -	
Income (Loss) from Operations	\$ 267,247.70	\$ -	\$ 267,247.70	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 7,572.12	\$ -	\$ 7,572.12	\$ -	
Total Other Income (Expense)	\$ 7,572.12	\$ -	\$ 7,572.12	\$ -	
Net Income (Loss)	\$ 274,819.82	\$ -	\$ 274,819.82	\$ -	