



Blackburn Creek CDD

March 2026 Financial Package

March 31, 2026

PFM Group Consulting LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Blackburn Creek CDD
Statement of Financial Position
As of 3/31/2026

	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	\$405,277.61						\$405,277.61
Money Market Account	304,943.55						304,943.55
Assessments Receivable	14,682.10						14,682.10
Assessment Receivable - Off Roll	7,560.59						7,560.59
Prepaid Expenses	4,850.38						4,850.38
Assessments Receivable		\$15,963.02					15,963.02
Assessment Receivable - Off Roll		8,764.65					8,764.65
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		366,416.89					366,416.89
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		3,680.99					3,680.99
Prepayment 2019A2 Bond		2,052.84					2,052.84
Assessments Receivable			\$15,419.83				15,419.83
Assessment Receivable - Off Roll			8,737.43				8,737.43
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			497,660.30				497,660.30
Prepayment 2015A1 Bond			4,751.73				4,751.73
Prepayment 2015A2 Bond			11,453.49				11,453.49
Assessments Receivable				\$36,079.32			36,079.32
Assessment Receivable - Off Roll				16,954.51			16,954.51
Debt Service Reserve 2018A1 Bond				267,653.55			267,653.55
Revenue 2018A Bond				749,864.94			749,864.94
Prepayment 2018A1 Bond				21,131.44			21,131.44
Prepayment 2018A2 Bond				10,777.35			10,777.35
Sinking Fund 2018A2 Bond				62.85			62.85
Assessment Receivable					\$15,277.04		15,277.04
Revenue 2023 Bond					312,147.12		312,147.12
Interest 2023 Bond					0.02		0.02
Prepayment 2023 Bond					1,710.46		1,710.46
Total Current Assets	\$737,314.23	\$560,288.46	\$843,354.03	\$1,102,523.96	\$329,134.64	\$0.00	\$3,572,615.32
<u>Investments</u>							
Amount Available in Debt Service Funds						\$2,718,105.29	\$2,718,105.29
Amount To Be Provided						17,089,894.71	17,089,894.71
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,808,000.00	\$19,808,000.00
Total Assets	\$737,314.23	\$560,288.46	\$843,354.03	\$1,102,523.96	\$329,134.64	\$19,808,000.00	\$23,380,615.32



Blackburn Creek CDD
Statement of Financial Position
As of 3/31/2026

	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>							
Accounts Payable	\$3,331.41						\$3,331.41
Deferred Revenue	14,682.10						14,682.10
Deferred Revenue - Off Roll	7,560.59						7,560.59
Deferred Revenue		\$15,963.02					15,963.02
Deferred Revenue - Off Roll		8,764.65					8,764.65
Deferred Revenue			\$15,419.83				15,419.83
Deferred Revenue - Off Roll			8,737.43				8,737.43
Deferred Revenue				\$36,079.32			36,079.32
Deferred Revenue - Off Roll				16,954.51			16,954.51
Deferred Revenue					\$15,277.04		15,277.04
Total Current Liabilities	<u>\$25,574.10</u>	<u>\$24,727.67</u>	<u>\$24,157.26</u>	<u>\$53,033.83</u>	<u>\$15,277.04</u>	<u>\$0.00</u>	<u>\$142,769.90</u>
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,808,000.00	\$19,808,000.00
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>\$19,808,000.00</u>	<u>\$19,808,000.00</u>
Total Liabilities	<u>\$25,574.10</u>	<u>\$24,727.67</u>	<u>\$24,157.26</u>	<u>\$53,033.83</u>	<u>\$15,277.04</u>	<u>\$19,808,000.00</u>	<u>\$19,950,769.90</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	232,238.62						232,238.62
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		182,647.47					182,647.47
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			165,146.56				165,146.56
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				338,846.73			338,846.73
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					181,216.06		181,216.06
Total Net Assets	<u>\$711,740.13</u>	<u>\$535,560.79</u>	<u>\$819,196.77</u>	<u>\$1,049,490.13</u>	<u>\$313,857.60</u>	<u>\$0.00</u>	<u>\$3,429,845.42</u>
Total Liabilities and Net Assets	<u>\$737,314.23</u>	<u>\$560,288.46</u>	<u>\$843,354.03</u>	<u>\$1,102,523.96</u>	<u>\$329,134.64</u>	<u>\$19,808,000.00</u>	<u>\$23,380,615.32</u>



Blackburn Creek CDD
Statement of Activities
As of 3/31/2026

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
Revenues							
On-Roll Assessments	\$325,242.04						\$325,242.04
Off-Roll Assessments	5,040.40						5,040.40
On-Roll Assessments		\$283,007.54					283,007.54
Off-Roll Assessments		8,764.64					8,764.64
On-Roll Assessments			\$273,377.35				273,377.35
Off-Roll Assessments			8,737.42				8,737.42
Other Assessments			3,275.44				3,275.44
Inter-Fund Group Transfers In			3,275.44				3,275.44
On-Roll Assessments				\$639,647.91			639,647.91
Off-Roll Assessments				16,954.52			16,954.52
Other Assessments				65,226.38			65,226.38
On roll Assessments					\$270,845.80		270,845.80
Total Revenues	\$330,282.44	\$291,772.18	\$288,665.65	\$721,828.81	\$270,845.80	\$0.00	\$1,903,394.88
Expenses							
Supervisor Fees	\$5,800.00						\$5,800.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	10,823.14						10,823.14
Management	19,965.00						19,965.00
Engineering	22,025.00						22,025.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	2,721.25						2,721.25
Assessment Administration	15,000.00						15,000.00
Audit	5,000.00						5,000.00
Arbitrage Calculation	6,000.00						6,000.00
Tax Preparation	43.66						43.66
Postage & Shipping	132.68						132.68
Legal Advertising	139.50						139.50
Web Site Maintenance	1,170.00						1,170.00
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				\$100,000.00			100,000.00
Principal Payment - 2018A2 Bond				30,000.00			30,000.00
Interest Payment - 2018A1 Bond				261,358.52			261,358.52
Interest Payment - 2018A2 Bond				147.50			147.50
Inter-Fund Transfers				3,275.44			3,275.44
Principal Payment S2023 Bond					\$10,000.00		10,000.00
Interest Payment - S2023 Bond					82,473.60		82,473.60
Total Expenses	\$109,427.23	\$115,218.75	\$133,918.75	\$394,781.46	\$92,473.60	\$0.00	\$845,819.79
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	\$11,383.41						\$11,383.41
Interest Income		\$6,094.04					6,094.04
Interest Income			\$10,399.66				10,399.66
Interest Income				\$11,799.38			11,799.38
Interest income					\$2,843.86		2,843.86
Total Other Revenues (Expenses) & Gains (Losses)	\$11,383.41	\$6,094.04	\$10,399.66	\$11,799.38	\$2,843.86	\$0.00	\$42,520.35
Change In Net Assets	\$232,238.62	\$182,647.47	\$165,146.56	\$338,846.73	\$181,216.06	\$0.00	\$1,100,095.44
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	\$711,740.13	\$535,560.79	\$819,196.77	\$1,049,490.13	\$313,857.60	\$0.00	\$3,429,845.42



Blackburn Creek CDD
Budget to Actual
For The Month Ending 3/31/2026

	Year To Date			FY 2026	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
On/Off Roll Assessments	\$ 330,282.44	\$ 180,040.44	\$ 150,242.00	\$ 350,000.00	94.37%
Carry Forward Revenue	45,617.46	45,617.46	-	101,315.70	45.03%
Net Revenues	\$ 375,899.90	\$ 225,657.90	\$ 150,242.00	\$ 451,315.70	83.29%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,800.00	\$ 7,000.02	\$ (1,200.02)	\$ 14,000.00	41.43%
Public Officials' Insurance	3,245.00	1,722.00	1,523.00	3,444.00	94.22%
Trustee Services	10,823.14	7,999.98	2,823.16	16,000.00	67.64%
Management	19,965.00	19,965.00	-	39,930.00	50.00%
Engineering	22,025.00	12,000.00	10,025.00	24,000.00	91.77%
Disclosure Agent	12,500.00	7,500.00	5,000.00	15,000.00	83.33%
District Counsel	2,721.25	7,500.00	(4,778.75)	15,000.00	18.14%
Assessment Administration	15,000.00	7,500.00	7,500.00	15,000.00	100.00%
Reamortization Schedules	-	499.98	(499.98)	1,000.00	0.00%
Audit	5,000.00	2,749.98	2,250.02	5,500.00	90.91%
Arbitrage Calculation	6,000.00	499.98	5,500.02	1,000.00	600.00%
Tax Preparation	43.66	25.02	18.64	50.00	87.32%
Postage & Shipping	132.68	225.00	(92.32)	450.00	29.48%
Legal Advertising	139.50	1,249.98	(1,110.48)	2,500.00	5.58%
Bank Fees	-	124.98	(124.98)	250.00	0.00%
Miscellaneous	-	100.02	(100.02)	200.00	0.00%
Web Site Maintenance	1,170.00	1,710.00	(540.00)	3,420.00	34.21%
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00	100.00%
Stormwater Reserve	-	107,210.88	(107,210.88)	214,421.70	0.00%
Stormwater Maintenance	-	37,500.00	(37,500.00)	75,000.00	0.00%
General Insurance	4,687.00	2,487.60	2,199.40	4,975.00	94.21%
Total General & Administrative Expenses	\$ 109,427.23	\$ 225,657.90	\$ (116,230.67)	\$ 451,315.70	24.25%
Total Expenses	\$ 109,427.23	\$ 225,657.90	\$ (116,230.67)	\$ -	
Income (Loss) from Operations	\$ 266,472.67	\$ -	\$ 266,472.67	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 11,383.41	\$ -	\$ 11,383.41	\$ -	
Total Other Income (Expense)	\$ 11,383.41	\$ -	\$ 11,383.41	\$ -	
Net Income (Loss)	\$ 277,856.08	\$ -	\$ 277,856.08	\$ -	