



Blackburn Creek CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2026

	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	\$438,207.94						\$438,207.94
Money Market Account	305,758.13						305,758.13
Assessments Receivable	6,006.03						6,006.03
Assessment Receivable - Off Roll	5,040.39						5,040.39
Prepaid Expenses	6,646.21						6,646.21
Assessments Receivable		\$15,963.02					15,963.02
Assessment Receivable - Off Roll		4,382.33					4,382.33
Due From Other Funds		7,549.43					7,549.43
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		372,365.53					372,365.53
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		3,691.92					3,691.92
Prepayment 2019A2 Bond		2,058.93					2,058.93
Assessments Receivable			\$15,419.83				15,419.83
Assessment Receivable - Off Roll			4,368.72				4,368.72
Due From Other Funds			7,292.54				7,292.54
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			504,406.57				504,406.57
Prepayment 2015A1 Bond			4,765.84				4,765.84
Prepayment 2015A2 Bond			18,035.87				18,035.87
Assessments Receivable				\$36,079.32			36,079.32
Assessment Receivable - Off Roll				8,477.25			8,477.25
Due from Other Funds				17,063.06			17,063.06
Debt Service Reserve 2018A1 Bond				268,448.20			268,448.20
Revenue 2018A Bond				760,623.90			760,623.90
Prepayment 2018A1 Bond				24,006.93			24,006.93
Prepayment 2018A2 Bond				11,669.41			11,669.41
Sinking Fund 2018A2 Bond				63.04			63.04
Assessment Receivable					\$15,277.04		15,277.04
Due From Other Funds					7,225.01		7,225.01
Revenue 2023 Bond					313,067.44		313,067.44
Interest 2023 Bond					0.02		0.02
Prepayment 2023 Bond					1,715.54		1,715.54
Total Current Assets	\$761,658.70	\$569,421.23	\$859,620.62	\$1,126,431.11	\$337,285.05	\$0.00	\$3,654,416.71
<u>Investments</u>							
Amount Available in Debt Service Funds						\$2,753,660.46	\$2,753,660.46
Amount To Be Provided						17,054,339.54	17,054,339.54
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,808,000.00	\$19,808,000.00
Total Assets	\$761,658.70	\$569,421.23	\$859,620.62	\$1,126,431.11	\$337,285.05	\$19,808,000.00	\$23,462,416.71



Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2026

	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	\$39,130.04						\$39,130.04
Deferred Revenue	6,006.03						6,006.03
Deferred Revenue - Off Roll	5,040.39						5,040.39
Deferred Revenue		\$15,963.02					15,963.02
Deferred Revenue - Off Roll		4,382.33					4,382.33
Deferred Revenue			\$15,419.83				15,419.83
Deferred Revenue - Off Roll			4,368.72				4,368.72
Deferred Revenue				\$36,079.32			36,079.32
Deferred Revenue - Off Roll				8,477.25			8,477.25
Deferred Revenue					\$15,277.04		15,277.04
Total Current Liabilities	<u>\$50,176.46</u>	<u>\$20,345.35</u>	<u>\$19,788.55</u>	<u>\$44,556.57</u>	<u>\$15,277.04</u>	<u>\$0.00</u>	<u>\$150,143.97</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>\$50,176.46</u>	<u>\$20,345.35</u>	<u>\$19,788.55</u>	<u>\$44,556.57</u>	<u>\$15,277.04</u>	<u>\$19,808,000.00</u>	<u>\$19,958,143.97</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	231,980.73						231,980.73
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		196,162.56					196,162.56
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			185,781.86				185,781.86
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				371,231.14			371,231.14
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					189,366.47		189,366.47
Total Net Assets	<u>\$711,482.24</u>	<u>\$549,075.88</u>	<u>\$839,832.07</u>	<u>\$1,081,874.54</u>	<u>\$322,008.01</u>	<u>\$0.00</u>	<u>\$3,504,272.74</u>
Total Liabilities and Net Assets	<u><u>\$761,658.70</u></u>	<u><u>\$569,421.23</u></u>	<u><u>\$859,620.62</u></u>	<u><u>\$1,126,431.11</u></u>	<u><u>\$337,285.05</u></u>	<u><u>\$19,808,000.00</u></u>	<u><u>\$23,462,416.71</u></u>



Blackburn Creek CDD
Statement of Activities
As of 4/30/2026

	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	\$333,918.11						\$333,918.11
Off-Roll Assessments	7,560.60						7,560.60
On-Roll Assessments		\$290,556.97					290,556.97
Off-Roll Assessments		13,146.96					13,146.96
On-Roll Assessments			\$280,669.89				280,669.89
Off-Roll Assessments			13,106.13				13,106.13
Other Assessments			9,826.32				9,826.32
Inter-Fund Group Transfers In			3,275.44				3,275.44
On-Roll Assessments				\$656,710.97			656,710.97
Off-Roll Assessments				25,431.78			25,431.78
Other Assessments				68,993.93			68,993.93
On roll Assessments					\$278,070.81		278,070.81
Total Revenues	<u>\$341,478.71</u>	<u>\$303,703.93</u>	<u>\$306,877.78</u>	<u>\$751,136.68</u>	<u>\$278,070.81</u>	<u>\$0.00</u>	<u>\$1,981,267.91</u>
<u>Expenses</u>							
Supervisor Fees	\$6,800.00						\$6,800.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	13,337.31						13,337.31
Management	23,292.50						23,292.50
Engineering	27,370.00						27,370.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	3,421.00						3,421.00
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	148.46						148.46
Legal Advertising	139.50						139.50
Web Site Maintenance	1,615.00						1,615.00
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	<u>\$122,774.43</u>	<u>\$115,218.75</u>	<u>\$133,918.75</u>	<u>\$394,781.46</u>	<u>\$92,473.60</u>	<u>\$0.00</u>	<u>\$859,166.99</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>							
Interest Income	\$13,276.45						\$13,276.45
Interest Income		\$7,677.38					7,677.38
Interest Income			\$12,822.83				12,822.83
Interest Income				\$14,875.92			14,875.92
Interest income					\$3,769.26		3,769.26
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$13,276.45</u>	<u>\$7,677.38</u>	<u>\$12,822.83</u>	<u>\$14,875.92</u>	<u>\$3,769.26</u>	<u>\$0.00</u>	<u>\$52,421.84</u>
Change in Net Assets	\$231,980.73	\$196,162.56	\$185,781.86	\$371,231.14	\$189,366.47	\$0.00	\$1,174,522.76
Net Assets At Beginning Of Year	<u>\$479,501.51</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>\$2,329,749.98</u>
Net Assets At End Of Year	<u><u>\$711,482.24</u></u>	<u><u>\$549,075.88</u></u>	<u><u>\$839,832.07</u></u>	<u><u>\$1,081,874.54</u></u>	<u><u>\$322,008.01</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,504,272.74</u></u>



Blackburn Creek CDD
Budget to Actual
For The Month Ending 4/30/2026

	Year To Date			FY 2026	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
On/Off Roll Assessments	\$ 341,478.71	\$ 210,047.18	\$ 131,431.53	\$ 350,000.00	97.57%
Carry Forward Revenue	53,220.37	53,220.37	-	101,315.70	52.53%
Net Revenues	\$ 394,699.08	\$ 263,267.55	\$ 131,431.53	\$ 451,315.70	87.46%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 6,800.00	\$ 8,166.69	\$ (1,366.69)	\$ 14,000.00	48.57%
Public Officials' Insurance	3,245.00	2,009.00	1,236.00	3,444.00	94.22%
Trustee Services	13,337.31	9,333.31	4,004.00	16,000.00	83.36%
Management	23,292.50	23,292.50	-	39,930.00	58.33%
Engineering	27,370.00	14,000.00	13,370.00	24,000.00	114.04%
Disclosure Agent	12,500.00	8,750.00	3,750.00	15,000.00	83.33%
District Counsel	3,421.00	8,750.00	(5,329.00)	15,000.00	22.81%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedules	-	583.31	(583.31)	1,000.00	0.00%
Audit	5,000.00	3,208.31	1,791.69	5,500.00	90.91%
Arbitrage Calculation	6,000.00	583.31	5,416.69	1,000.00	600.00%
Tax Preparation	43.66	29.19	14.47	50.00	87.32%
Postage & Shipping	148.46	262.50	(114.04)	450.00	32.99%
Legal Advertising	139.50	1,458.31	(1,318.81)	2,500.00	5.58%
Bank Fees	-	145.81	(145.81)	250.00	0.00%
Miscellaneous	-	116.69	(116.69)	200.00	0.00%
Web Site Maintenance	1,615.00	1,995.00	(380.00)	3,420.00	47.22%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.00%
Stormwater Reserve	-	125,079.36	(125,079.36)	214,421.70	0.00%
Stormwater Maintenance	-	43,750.00	(43,750.00)	75,000.00	0.00%
General Insurance	4,687.00	2,902.20	1,784.80	4,975.00	94.21%
Total General & Administrative Expenses	\$ 122,774.43	\$ 263,267.55	\$ (140,493.12)	\$ 451,315.70	27.20%
Total Expenses	\$ 122,774.43	\$ 263,267.55	\$ (140,493.12)	\$ -	
Income (Loss) from Operations	\$ 271,924.65	\$ -	\$ 271,924.65	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 13,276.45	\$ -	\$ 13,276.45	\$ -	
Total Other Income (Expense)	\$ 13,276.45	\$ -	\$ 13,276.45	\$ -	
Net Income (Loss)	\$ 285,201.10	\$ -	\$ 285,201.10	\$ -	