



Blackburn Creek CDD

June 2026 Financial Package

June 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 6/30/2026

	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	\$245,795.83						\$245,795.83
Money Market Account	427,805.94						427,805.94
Assessments Receivable	44.81						44.81
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
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		187,426.77					187,426.77
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		3,713.52					3,713.52
Prepayment 2019A2 Bond		2,070.98					2,070.98
Assessments Receivable			\$15,419.83				15,419.83
Assessment Receivable - Off Roll			4,368.72				4,368.72
Debt Service Reserve 2015A1 Bond			223,925.00				223,925.00
Debt Service Reserve 2015A2 Bond			80,312.50				80,312.50
Revenue 2015A Bond			322,895.82				322,895.82
Prepayment 2015A1 Bond			9,954.43				9,954.43
Prepayment 2015A2 Bond			9,193.50				9,193.50
Assessments Receivable				\$36,079.32			36,079.32
Assessment Receivable - Off Roll				8,477.25			8,477.25
Debt Service Reserve 2018A1 Bond				270,018.94			270,018.94
Revenue 2018A Bond				345,635.09			345,635.09
Prepayment 2018A1 Bond				29,135.36			29,135.36
Prepayment 2018A2 Bond				12,913.83			12,913.83
Sinking Fund 2018A2 Bond				63.41			63.41
Assessment Receivable					\$15,277.04		15,277.04
Revenue 2023 Bond					123,258.75		123,258.75
Interest 2023 Bond					0.02		0.02
Prepayment 2023 Bond					722.61		722.61
Total Current Assets	\$685,333.18	\$376,966.69	\$666,069.80	\$702,323.20	\$139,258.42	\$0.00	\$2,569,951.29
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,784,650.60	\$1,784,650.60
Amount To Be Provided						17,506,349.40	17,506,349.40
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#####	\$19,291,000.00
Total Assets	\$685,333.18	\$376,966.69	\$666,069.80	\$702,323.20	\$139,258.42	#####	\$21,860,951.29
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Accounts Payable	\$3,327.50						\$3,327.50
Deferred Revenue	44.81						44.81
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	\$8,412.70	\$20,345.35	\$19,788.55	\$44,556.57	\$15,277.04	\$0.00	\$108,380.21
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						#####	\$19,291,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#####	\$19,291,000.00
Total Liabilities	\$8,412.70	\$20,345.35	\$19,788.55	\$44,556.57	\$15,277.04	#####	\$19,399,380.21
<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	197,418.97						197,418.97
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		3,708.02					3,708.02
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			(7,768.96)				(7,768.96)
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				(52,876.77)			(52,876.77)
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					(8,660.16)		(8,660.16)
Total Net Assets	\$676,920.48	\$356,621.34	\$646,281.25	\$657,766.63	\$123,981.38	\$0.00	\$2,461,571.08
Total Liabilities and Net Assets	\$685,333.18	\$376,966.69	\$666,069.80	\$702,323.20	\$139,258.42	#####	\$21,860,951.29



Blackburn Creek CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund - 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Long Term Debt Group	Total
Revenues							
On-Roll Assessments	\$339,879.33						\$339,879.33
Off-Roll Assessments	7,560.60						7,560.60
On-Roll Assessments		\$295,744.10					295,744.10
Off-Roll Assessments		13,146.96					13,146.96
On-Roll Assessments			\$285,680.51				285,680.51
Off-Roll Assessments			13,106.13				13,106.13
Other Assessments			15,142.75				15,142.75
Inter-Fund Group Transfers In			3,275.44				3,275.44
On-Roll Assessments				\$668,434.82			668,434.82
Off-Roll Assessments				25,431.78			25,431.78
Other Assessments				95,366.78			95,366.78
On roll Assessments					\$283,035.03		283,035.03
Total Revenues	\$347,439.93	\$308,891.06	\$317,204.83	\$789,233.38	\$283,035.03	\$0.00	\$2,045,804.23
Expenses							
Supervisor Fees	\$8,800.00						\$8,800.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	13,337.31						13,337.31
Management	29,947.50						29,947.50
Engineering	30,630.00						30,630.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	5,209.25						5,209.25
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	162.02						162.02
Legal Advertising	473.50						473.50
Web Site Maintenance	1,905.00						1,905.00
Dues, Licenses, and Fees	175.00						175.00
Stormwater Maintenance	30,000.00						30,000.00
General Insurance	4,687.00						4,687.00
Principal Payment - 2013A1, 2019A1		\$60,000.00					60,000.00
Principal Payment - 2019A2		25,000.00					25,000.00
Interest Payments - 2013A1, 2019A1		157,917.50					157,917.50
Interest Payments - 2019A2		72,520.00					72,520.00
Principal Payments - 2015A1 bond			\$90,000.00				90,000.00
Principal Payments - 2015A2 bond			35,000.00				35,000.00
Interest Payments - 2015A1 bond			160,487.50				160,487.50
Interest Payments - 2015A2 bond			56,562.50				56,562.50
Principal Payment - 2018A1 Bond				\$278,000.00			278,000.00
Principal Payment - 2018A2 Bond				62,000.00			62,000.00
Interest Payment - 2018A1 Bond				518,425.52			518,425.52
Interest Payment - 2018A2 Bond				147.50			147.50
Inter-Fund Transfers				3,275.44			3,275.44
Principal Payment S2023 Bond					\$132,000.00		132,000.00
Interest Payment - S2023 Bond					164,705.20		164,705.20
Total Expenses	\$167,115.24	\$315,437.50	\$342,050.00	\$861,848.46	\$296,705.20	\$0.00	\$1,983,156.40
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	\$17,094.28						\$17,094.28
Interest Income		\$10,254.46					10,254.46
Interest Income			\$17,076.21				17,076.21
Interest Income				\$19,738.31			19,738.31
Interest income					\$5,010.01		5,010.01
Total Other Revenues (Expenses) & Gains (Losses)	\$17,094.28	\$10,254.46	\$17,076.21	\$19,738.31	\$5,010.01	\$0.00	\$69,173.27
Change In Net Assets	\$197,418.97	\$3,708.02	(\$7,768.96)	(\$52,876.77)	(\$8,660.16)	\$0.00	\$131,821.10
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	\$676,920.48	\$356,621.34	\$646,281.25	\$657,766.63	\$123,981.38	\$0.00	\$2,461,571.08



Blackburn Creek CDD
Budget to Actual
For The Month Ending 6/30/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On/Off Roll Assessments	\$ 347,439.93	\$ 270,060.66	\$ 77,379.27	\$350,000.00	99.27%
Carry Forward Revenue	68,426.19	68,426.19	-	101,315.70	67.54%
Net Revenues	\$ 415,866.12	\$ 338,486.85	\$ 77,379.27	\$451,315.70	92.15%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 8,800.00	\$ 10,500.03	\$ (1,700.03)	\$ 14,000.00	62.86%
Public Officials' Insurance	3,245.00	2,583.00	662.00	3,444.00	94.22%
Trustee Services	13,337.31	11,999.97	1,337.34	16,000.00	83.36%
Management	29,947.50	29,947.50	-	39,930.00	75.00%
Engineering	30,630.00	18,000.00	12,630.00	24,000.00	127.63%
Disclosure Agent	12,500.00	11,250.00	1,250.00	15,000.00	83.33%
District Counsel	5,209.25	11,250.00	(6,040.75)	15,000.00	34.73%
Assessment Administration	15,000.00	11,250.00	3,750.00	15,000.00	100.00%
Reamortization Schedules	-	749.97	(749.97)	1,000.00	0.00%
Audit	5,000.00	4,124.97	875.03	5,500.00	90.91%
Arbitrage Calculation	6,000.00	749.97	5,250.03	1,000.00	600.00%
Tax Preparation	43.66	37.53	6.13	50.00	87.32%
Postage & Shipping	162.02	337.50	(175.48)	450.00	36.00%
Legal Advertising	473.50	1,874.97	(1,401.47)	2,500.00	18.94%
Bank Fees	-	187.47	(187.47)	250.00	0.00%
Miscellaneous	-	150.03	(150.03)	200.00	0.00%
Web Site Maintenance	1,905.00	2,565.00	(660.00)	3,420.00	55.70%
Dues, Licenses, and Fees	175.00	131.22	43.78	175.00	100.00%
Stormwater Reserve	-	160,816.32	(160,816.32)	214,421.70	0.00%
Stormwater Maintenance	30,000.00	56,250.00	(26,250.00)	75,000.00	40.00%
General Insurance	4,687.00	3,731.40	955.60	4,975.00	94.21%
Total General & Administrative Expenses	\$ 167,115.24	\$ 338,486.85	\$ (171,371.61)	\$451,315.70	37.03%
Total Expenses	\$ 167,115.24	\$ 338,486.85	\$ (171,371.61)	\$ -	
Income (Loss) from Operations	\$ 248,750.88	\$ -	\$ 248,750.88	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 17,094.28	\$ -	\$ 17,094.28	\$ -	
Total Other Income (Expense)	\$ 17,094.28	\$ -	\$ 17,094.28	\$ -	
Net Income (Loss)	\$ 265,845.16	\$ -	\$ 265,845.16	\$ -	



Blackburn Creek CDD

Reserve Study / Budget Comparison

Year	Reserve Study Budget	Reserve Study Balance	Board Approved Budget	Current MMK Balance	Surplus
2024	-	31,279	215,755	141,860	110,581
2025	82,000	99,916	214,422	250,376	150,460
2026	84,900	176,465	214,422	427,806	251,341
2027	87,900	257,184	87,900	515,706	258,522
2028	91,000	342,242			
2029	94,200	431,813			
2030	97,500	461,824			
2031	100,900	559,670			