



Blackburn Creek CDD

September 2026 Financial Package

September 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 9/30/2026

	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	\$216,505.46						\$216,505.46
Money Market Account	174,136.01						174,136.01
Restricted Reserve	257,184.00						257,184.00
Prepaid Expenses	20,030.39						20,030.39
Interest Receivable		\$1,051.62					1,051.62
Debt Service Reserve 2019A Bond		163,410.00					163,410.00
Revenue 2019A Bond		196,740.61					196,740.61
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		3,746.34					3,746.34
Prepayment 2019A2 Bond		2,089.28					2,089.28
Interest Receivable			\$1,907.75				1,907.75
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			334,735.70				334,735.70
Prepayment 2015A1 Bond			17,414.28				17,414.28
Prepayment 2015A2 Bond			7,541.61				7,541.61
Interest Receivable				\$4,060.08			4,060.08
Debt Service Reserve 2018A1 Bond				272,405.15			272,405.15
Revenue 2018A Bond				362,332.32			362,332.32
Prepayment 2018A1 Bond				63,662.57			63,662.57
Prepayment 2018A2 Bond				19,692.25			19,692.25
Sinking Fund 2018A2 Bond				63.97			63.97
Interest Receivable					\$364.38		364.38
Revenue 2023 Bond					126,083.57		126,083.57
Interest 2023 Bond					0.02		0.02
Prepayment 2023 Bond					729.00		729.00
Total Current Assets	\$667,855.86	\$367,037.92	\$665,836.84	\$722,216.34	\$127,176.97	\$0.00	\$2,550,123.93
<u>Investments</u>							
Amount Available in Debt Service Funds						\$1,874,884.24	\$1,874,884.24
Amount To Be Provided						17,411,115.76	17,411,115.76
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,286,000.00	\$19,286,000.00
Total Assets	\$667,855.86	\$367,037.92	\$665,836.84	\$722,216.34	\$127,176.97	\$19,286,000.00	\$21,836,123.93
<u>Liabilities and Net Assets</u>							
<u>Current Liabilities</u>							
Accounts Payable	\$3,472.50						\$3,472.50
Accrued Expenses Payable	2,272.50						2,272.50
Total Current Liabilities	\$5,745.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,745.00
<u>Long Term Liabilities</u>							
Revenue Bonds Payable - Long-Term						\$19,286,000.00	\$19,286,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,286,000.00	\$19,286,000.00
Total Liabilities	\$5,745.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,286,000.00	\$19,291,745.00
<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	182,609.35						182,609.35
Net Assets, Unrestricted		\$352,913.32					352,913.32
Current Year Net Assets, Unrestricted		14,124.60					14,124.60
Net Assets, Unrestricted			\$654,050.21				654,050.21
Current Year Net Assets, Unrestricted			11,786.63				11,786.63
Net Assets, Unrestricted				\$710,643.40			710,643.40
Current Year Net Assets, Unrestricted				11,572.94			11,572.94
Net Assets, Unrestricted					\$132,641.54		132,641.54
Current Year Net Assets, Unrestricted					(5,464.57)		(5,464.57)
Total Net Assets	\$662,110.86	\$367,037.92	\$665,836.84	\$722,216.34	\$127,176.97	\$0.00	\$2,544,378.93
Total Liabilities and Net Assets	\$667,855.86	\$367,037.92	\$665,836.84	\$722,216.34	\$127,176.97	\$19,286,000.00	\$21,836,123.93



Blackburn Creek CDD
Statement of Activities
As of 9/30/2026

	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	\$341,956.84						\$341,956.84
Off-Roll Assessments	10,080.80						10,080.80
On-Roll Assessments		\$297,551.83					297,551.83
Off-Roll Assessments		17,529.28					17,529.28
On-Roll Assessments			\$287,426.73				287,426.73
Off-Roll Assessments			17,474.84				17,474.84
Other Assessments			26,007.44				26,007.44
Inter-Fund Group Transfers In			3,275.44				3,275.44
On-Roll Assessments				\$672,520.62			672,520.62
Off-Roll Assessments				33,909.04			33,909.04
Other Assessments				137,225.28			137,225.28
On roll Assessments					\$284,765.08		284,765.08
Total Revenues	\$352,037.64	\$315,081.11	\$334,184.45	\$843,654.94	\$284,765.08	\$0.00	\$2,129,723.22
Expenses							
Supervisor Fees	\$11,600.00						\$11,600.00
Public Officials' Insurance	3,245.00						3,245.00
Trustee Services	14,506.38						14,506.38
Management	39,930.00						39,930.00
Engineering	33,585.00						33,585.00
Disclosure Agent	12,500.00						12,500.00
District Counsel	8,785.75						8,785.75
Assessment Administration	15,000.00						15,000.00
Reamortization Schedules	1,375.00						1,375.00
Audit	5,000.00						5,000.00
Arbitrage Calculation	6,000.00						6,000.00
Tax Preparation	43.66						43.66
Postage & Shipping	229.06						229.06
Legal Advertising	2,219.50						2,219.50
Miscellaneous	141.84						141.84
Web Site Maintenance	2,940.00						2,940.00
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			40,000.00				40,000.00
Interest Payments - 2015A1 bond			160,487.50				160,487.50
Interest Payments - 2015A2 bond			56,640.63				56,640.63
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	\$191,963.19	\$315,437.50	\$347,128.13	\$861,848.46	\$296,705.20	\$0.00	\$2,013,082.48
Other Revenues (Expenses) & Gains (Losses)							
Interest Income	\$22,534.90						\$22,534.90
Interest Income		\$14,480.99					14,480.99
Interest Income			\$24,730.31				24,730.31
Interest Income				\$29,766.46			29,766.46
Interest income					\$6,475.55		6,475.55
Total Other Revenues (Expenses) & Gains (Losses)	\$22,534.90	\$14,480.99	\$24,730.31	\$29,766.46	\$6,475.55	\$0.00	\$97,988.21
Change in Net Assets	\$182,609.35	\$14,124.60	\$11,786.63	\$11,572.94	(\$5,464.57)	\$0.00	\$214,628.95
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	\$662,110.86	\$367,037.92	\$665,836.84	\$722,216.34	\$127,176.97	\$0.00	\$2,544,378.93



Blackburn Creek CDD
Budget to Actual
For The Month Ending 9/30/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
On/Off Roll Assessments	\$ 352,037.64	\$ 360,080.79	\$ (8,043.15)	\$ 350,000.00	100.58%
Carry Forward Revenue	91,234.91	91,234.91	-	101,315.70	90.05%
Net Revenues	\$ 443,272.55	\$ 451,315.70	\$ (8,043.15)	\$ 451,315.70	98.22%
General & Administrative Expenses					
Supervisor Fees	\$ 11,600.00	\$ 14,000.00	\$ (2,400.00)	\$ 14,000.00	82.86%
Public Officials' Insurance	3,245.00	3,444.00	(199.00)	3,444.00	94.22%
Trustee Services	14,506.38	16,000.00	(1,493.62)	16,000.00	90.66%
Management	39,930.00	39,930.00	-	39,930.00	100.00%
Engineering	33,585.00	24,000.00	9,585.00	24,000.00	139.94%
Disclosure Agent	12,500.00	15,000.00	(2,500.00)	15,000.00	83.33%
District Counsel	8,785.75	15,000.00	(6,214.25)	15,000.00	58.57%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	1,375.00	1,000.00	375.00	1,000.00	137.50%
Audit	5,000.00	5,500.00	(500.00)	5,500.00	90.91%
Arbitrage Calculation	6,000.00	1,000.00	5,000.00	1,000.00	600.00%
Tax Preparation	43.66	50.00	(6.34)	50.00	87.32%
Postage & Shipping	229.06	450.00	(220.94)	450.00	50.90%
Legal Advertising	2,219.50	2,500.00	(280.50)	2,500.00	88.78%
Bank Fees	-	250.00	(250.00)	250.00	0.00%
Miscellaneous	141.84	200.00	(58.16)	200.00	70.92%
Web Site Maintenance	2,940.00	3,420.00	(480.00)	3,420.00	85.96%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Stormwater Reserve	-	214,421.70	(214,421.70)	214,421.70	0.00%
Stormwater Maintenance	30,000.00	75,000.00	(45,000.00)	75,000.00	40.00%
General Insurance	4,687.00	4,975.00	(288.00)	4,975.00	94.21%
Total General & Administrative Expenses	\$ 191,963.19	\$ 451,315.70	\$ (259,352.51)	\$ 451,315.70	42.53%
Total Expenses	\$ 191,963.19	\$ 451,315.70	\$ (259,352.51)	\$ -	
Income (Loss) from Operations	\$ 251,309.36	\$ -	\$ 251,309.36	\$ -	
Other Income (Expense)					
Interest Income	\$ 22,534.90	\$ -	\$ 22,534.90	\$ -	
Total Other Income (Expense)	\$ 22,534.90	\$ -	\$ 22,534.90	\$ -	
Net Income (Loss)	\$ 273,844.26	\$ -	\$ 273,844.26	\$ -	