Cross Creek CDD

July 2025 Financial Package

July 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

Cross Creek CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$229,628.12				$229,628.12
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		$343.48			343.48
Debt Service Reserve 2007A Bond		16,089.11			16,089.11
Debt Service Reserve 2007B Bond		9,531.71			9,531.71
Debt Service Reserve 2016AB Bond		239,686.97			239,686.97
Revenue 2007AB Bond		14,642.10			14,642.10
Revenue 2016AB Bond		15,540.57			15,540.57
Interest 2016AB Bond		7.17			7.17
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.30			15.30
Total Current Assets	$230,974.99	$296,856.59	$0.00	$0.00	$527,831.58
Investments					
Amount Available in Debt Service Funds				$296,513.11	$296,513.11
Amount To Be Provided				88,486.89	88,486.89
Total Investments	$0.00	$0.00	$0.00	$385,000.00	$385,000.00
Total Assets	$230,974.99	$296,856.59	$0.00	$385,000.00	$912,831.58
Liabilities and Net Assets					
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$385,000.00	$385,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$385,000.00	$385,000.00
Total Liabilities	$0.00	$0.00	$0.00	$385,000.00	$385,000.00
Net Assets					
Net Assets, Unrestricted	($7,306.40)				($7,306.40)
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	171,543.09				171,543.09
Fund Balance - Unreserved		($1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,792,089.14			4,792,089.14
Current Year Net Assets, Unrestricted		8,025.45			8,025.45
Net Assets - General Government		(3,317,408.00)			(3,317,408.00)
Net Assets, Unrestricted			($1,905,948.00)		(1,905,948.00)
Net Assets - General Government			1,905,948.00		1,905,948.00
Total Net Assets	$230,974.99	$296,856.59	$0.00	$0.00	$527,831.58
Total Liabilities and Net Assets	$230,974.99	$296,856.59	$0.00	$385,000.00	$912,831.58

Cross Creek CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	$534,800.57				$534,800.57
On-Roll Assessments		$46,802.53			46,802.53
Total Revenues	$534,800.57	$46,802.53	$0.00	$0.00	$581,603.10
Expenses					
Public Officials' Insurance	$4,053.00				$4,053.00
Trustee Services	5,387.51				5,387.51
District Management	27,500.00				27,500.00
Engineering	4,228.22				4,228.22
Annual Disclosure	750.00				750.00
District Counsel	10,251.32				10,251.32
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Postage & Shipping	7.96				7.96
Legal Advertising	311.05				311.05
Office Supplies	158.00				158.00
Web Site Maintenance	2,510.00				2,510.00
Dues, Licenses, and Fees	175.00				175.00
Electric	21,910.19				21,910.19
Water	10,664.08				10,664.08
Pool Maintenance	31,266.05				31,266.05
Amenity - Camera/Monitoring (Envera)	7,206.59				7,206.59
Amenity - Janitorial	9,120.20				9,120.20
General Liability Insurance	4,237.00				4,237.00
Property & Casualty	15,672.00				15,672.00
Lake Maintenance	12,126.00				12,126.00
Landscaping Maintenance & Material	130,975.00				130,975.00
Landscape Improvements	12,359.00				12,359.00
Major Repair & Replacements	50,623.70				50,623.70
Pest Control	894.09				894.09
Principal Payment		$25,000.00			25,000.00
Interest Payments		22,960.00			22,960.00
Total Expenses	$371,470.96	$47,960.00	$0.00	$0.00	$419,430.96
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$8,213.48				$8,213.48
Interest Income		$9,212.50			9,212.50
Net Increase (Decrease) in FV of Inv		(29.58)			(29.58)
Total Other Revenues (Expenses) & Gains (Losses)	$8,213.48	$9,182.92	$0.00	$0.00	$17,396.40
Change In Net Assets	$171,543.09	$8,025.45	$0.00	$0.00	$179,568.54
Net Assets At Beginning Of Year	$59,431.90	$288,831.14	$0.00	$0.00	$348,263.04
Net Assets At End Of Year	$230,974.99	$296,856.59	$0.00	$0.00	$527,831.58

Cross Creek CDD

Budget to Actual

For the Month Ending 7/31/2025

Year To Date

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 534,800.57	$ 445,204.17	$ 89,596.40	$ 534,245.00	100.10%
Carry Forward	-	16,936.67	(16,936.67)	20,324.00	0.00%
Net Revenues	**$ 534,800.57**	**$ 462,140.83**	**$ 72,659.74**	**$ 554,569.00**	**96.44%**
General & Administrative Expenses					
Public Officials' Insurance	$ 4,053.00	$ 3,525.00	$ 528.00	$ 4,230.00	95.82%
Trustee Services	5,387.51	5,000.00	387.51	6,000.00	89.79%
District Management	27,500.00	27,500.00	-	33,000.00	83.33%
Engineering	4,228.22	416.67	3,811.55	500.00	845.64%
Annual Disclosure	750.00	833.33	(83.33)	1,000.00	75.00%
Property Appraiser	-	416.67	(416.67)	500.00	0.00%
District Counsel	10,251.32	13,333.33	(3,082.01)	16,000.00	64.07%
Assessment Administration	5,000.00	4,166.67	833.33	5,000.00	100.00%
Reamortization Schedule	-	416.67	(416.67)	500.00	0.00%
Audit	4,085.00	3,404.17	680.83	4,085.00	100.00%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Postage & Shipping	7.96	83.33	(75.37)	100.00	7.96%
Copies	-	20.83	(20.83)	25.00	0.00%
Legal Advertising	311.05	375.00	(63.95)	450.00	69.12%
Office Supplies	158.00	125.00	33.00	150.00	105.33%
Web Site Maintenance	2,510.00	800.00	1,710.00	960.00	261.46%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	**$ 64,417.06**	**$ 60,979.17**	**$ 3,437.89**	**$ 73,175.00**	**88.03%**
Field Expenses					
Electric	$ 21,910.19	$ 33,333.33	$ (11,423.14)	$ 40,000.00	54.78%
Water	10,664.08	12,500.00	(1,835.92)	15,000.00	71.09%
Pool Maintenance	31,266.05	33,333.33	(2,067.28)	40,000.00	78.17%
Amenity - Camera/Monitoring (Envera)	7,206.59	7,500.00	(293.41)	9,000.00	80.07%
Amenity - Janitorial	9,120.20	6,000.00	3,120.20	7,200.00	126.67%
General Liability Insurance	4,237.00	3,750.00	487.00	4,500.00	94.16%
Property & Casualty	15,672.00	9,166.67	6,505.33	11,000.00	142.47%
Lake Maintenance	12,126.00	12,500.00	(374.00)	15,000.00	80.84%
Landscaping Maintenance & Material	130,975.00	130,850.00	125.00	157,020.00	83.41%
Landscape Improvements	12,359.00	16,666.67	(4,307.67)	20,000.00	61.80%
Major Repair & Replacements	50,623.70	134,261.67	(83,637.97)	161,114.00	31.42%
Pest Control	894.09	1,300.00	(405.91)	1,560.00	57.31%
Total Field Expenses	**$ 307,053.90**	**$ 401,161.67**	**$ (94,107.77)**	**$ 481,394.00**	**63.78%**
Total Expenses	**$ 371,470.96**	**$ 462,140.83**	**$ (90,669.87)**	**$ 554,569.00**	**66.98%**
Income (Loss) from Operations	**$ 163,329.61**	**$ -**	**$ 163,329.61**	**$ -**	
Other Income (Expense)					
Interest Income	$ 8,213.48	$ -	$ 8,213.48	$ -	
Total Other Income (Expense)	**$ 8,213.48**	**$ -**	**$ 8,213.48**	**$ -**	
Net Income (Loss)	**$ 171,543.09**	**$ -**	**$ 171,543.09**	**$ -**	