



# Cross Creek CDD

## August 2025 Financial Package

August 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 8/31/2025

|  | General Fund | Debt Service Fund | Capital Projects Fund | Long Term Debt | Total |
|--|--------------|-------------------|-----------------------|----------------|-------|
|--|--------------|-------------------|-----------------------|----------------|-------|

**Assets**

**Current Assets**

|                                  |                     |                     |               |               |                     |
|----------------------------------|---------------------|---------------------|---------------|---------------|---------------------|
| General Checking Account         | \$172,641.70        |                     |               |               | \$172,641.70        |
| Prepaid Expenses                 | 3,446.03            |                     |               |               | 3,446.03            |
| Debt Service Reserve 2007A Bond  |                     | \$16,143.09         |               |               | 16,143.09           |
| Debt Service Reserve 2007B Bond  |                     | 9,531.88            |               |               | 9,531.88            |
| Debt Service Reserve 2016AB Bond |                     | 240,483.65          |               |               | 240,483.65          |
| Revenue 2007AB Bond              |                     | 14,723.03           |               |               | 14,723.03           |
| Revenue 2016AB Bond              |                     | 15,595.54           |               |               | 15,595.54           |
| Interest 2016AB Bond             |                     | 7.19                |               |               | 7.19                |
| Prepayment 2016A Bond            |                     | 1,000.18            |               |               | 1,000.18            |
| Sinking Fund 2016A Bond          |                     | 15.35               |               |               | 15.35               |
| Total Current Assets             | <u>\$176,087.73</u> | <u>\$297,499.91</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$473,587.64</u> |

**Investments**

|                                        |               |               |               |                     |                     |
|----------------------------------------|---------------|---------------|---------------|---------------------|---------------------|
| Amount Available in Debt Service Funds |               |               |               | \$297,499.91        | \$297,499.91        |
| Amount To Be Provided                  |               |               |               | 87,500.09           | 87,500.09           |
| Total Investments                      | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$385,000.00</u> | <u>\$385,000.00</u> |

**Total Assets**

|                     |                     |               |                     |                     |
|---------------------|---------------------|---------------|---------------------|---------------------|
| <u>\$176,087.73</u> | <u>\$297,499.91</u> | <u>\$0.00</u> | <u>\$385,000.00</u> | <u>\$858,587.64</u> |
|---------------------|---------------------|---------------|---------------------|---------------------|

**Liabilities and Net Assets**

**Current Liabilities**

|                           |                    |               |               |               |                    |
|---------------------------|--------------------|---------------|---------------|---------------|--------------------|
| Accounts Payable          | \$31,725.44        |               |               |               | \$31,725.44        |
| Total Current Liabilities | <u>\$31,725.44</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$31,725.44</u> |

**Long Term Liabilities**

|                                   |               |               |               |                     |                     |
|-----------------------------------|---------------|---------------|---------------|---------------------|---------------------|
| Revenue Bonds Payable - Long-Term |               |               |               | \$385,000.00        | \$385,000.00        |
| Total Long Term Liabilities       | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$385,000.00</u> | <u>\$385,000.00</u> |

**Total Liabilities**

|                    |               |               |                     |                     |
|--------------------|---------------|---------------|---------------------|---------------------|
| <u>\$31,725.44</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$385,000.00</u> | <u>\$416,725.44</u> |
|--------------------|---------------|---------------|---------------------|---------------------|

**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 | 84,930.39    |                  |                  |  | 84,930.39      |
| 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        |              | 8,668.77         |                  |  | 8,668.77       |
| 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**

|                     |                     |               |               |                     |
|---------------------|---------------------|---------------|---------------|---------------------|
| <u>\$144,362.29</u> | <u>\$297,499.91</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$441,862.20</u> |
|---------------------|---------------------|---------------|---------------|---------------------|

**Total Liabilities and Net Assets**

|                     |                     |               |                     |                     |
|---------------------|---------------------|---------------|---------------------|---------------------|
| <u>\$176,087.73</u> | <u>\$297,499.91</u> | <u>\$0.00</u> | <u>\$385,000.00</u> | <u>\$858,587.64</u> |
|---------------------|---------------------|---------------|---------------------|---------------------|



**Cross Creek CDD**  
**Statement of Activities**  
**As of 8/31/2025**

|                                                              | General Fund                      | Debt Service Fund                 | Capital Projects Fund       | Long Term Debt              | Total                             |
|--------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------------|
| <b><u>Revenues</u></b>                                       |                                   |                                   |                             |                             |                                   |
| On-Roll Assessments                                          | \$534,800.57                      |                                   |                             |                             | \$534,800.57                      |
| On-Roll Assessments                                          |                                   | \$46,459.05                       |                             |                             | 46,459.05                         |
| Total Revenues                                               | <u>\$534,800.57</u>               | <u>\$46,459.05</u>                | <u>\$0.00</u>               | <u>\$0.00</u>               | <u>\$581,259.62</u>               |
| <b><u>Expenses</u></b>                                       |                                   |                                   |                             |                             |                                   |
| Public Officials' Insurance                                  | \$4,053.00                        |                                   |                             |                             | \$4,053.00                        |
| Trustee Services                                             | 5,387.51                          |                                   |                             |                             | 5,387.51                          |
| District Management                                          | 30,250.00                         |                                   |                             |                             | 30,250.00                         |
| Engineering                                                  | 6,000.00                          |                                   |                             |                             | 6,000.00                          |
| Annual Disclosure                                            | 750.00                            |                                   |                             |                             | 750.00                            |
| District Counsel                                             | 11,766.32                         |                                   |                             |                             | 11,766.32                         |
| 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                                         | 2,695.00                          |                                   |                             |                             | 2,695.00                          |
| Dues, Licenses, and Fees                                     | 175.00                            |                                   |                             |                             | 175.00                            |
| Electric                                                     | 26,381.90                         |                                   |                             |                             | 26,381.90                         |
| Water                                                        | 11,348.51                         |                                   |                             |                             | 11,348.51                         |
| Pool Maintenance                                             | 39,502.57                         |                                   |                             |                             | 39,502.57                         |
| Amenity - Camera/Monitoring (Envera)                         | 9,087.14                          |                                   |                             |                             | 9,087.14                          |
| Amenity - Janitorial                                         | 10,020.20                         |                                   |                             |                             | 10,020.20                         |
| General Liability Insurance                                  | 4,237.00                          |                                   |                             |                             | 4,237.00                          |
| Property & Casualty                                          | 15,672.00                         |                                   |                             |                             | 15,672.00                         |
| Lake Maintenance                                             | 14,970.00                         |                                   |                             |                             | 14,970.00                         |
| Landscaping Maintenance & Material                           | 144,060.00                        |                                   |                             |                             | 144,060.00                        |
| Landscape Improvements                                       | 18,598.70                         |                                   |                             |                             | 18,598.70                         |
| Major Repair & Replacements                                  | 93,000.75                         |                                   |                             |                             | 93,000.75                         |
| Pest Control                                                 | 1,136.55                          |                                   |                             |                             | 1,136.55                          |
| Principal Payment                                            |                                   | \$25,000.00                       |                             |                             | 25,000.00                         |
| Interest Payments                                            |                                   | 22,960.00                         |                             |                             | 22,960.00                         |
| Total Expenses                                               | <u>\$458,654.16</u>               | <u>\$47,960.00</u>                | <u>\$0.00</u>               | <u>\$0.00</u>               | <u>\$506,614.16</u>               |
| <b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b> |                                   |                                   |                             |                             |                                   |
| Interest Income                                              | \$8,783.98                        |                                   |                             |                             | \$8,783.98                        |
| Interest Income                                              |                                   | \$10,198.16                       |                             |                             | 10,198.16                         |
| Net Increase (Decrease) in FV of Inv                         |                                   | (28.44)                           |                             |                             | (28.44)                           |
| Total Other Revenues (Expenses) & Gains (Losses)             | <u>\$8,783.98</u>                 | <u>\$10,169.72</u>                | <u>\$0.00</u>               | <u>\$0.00</u>               | <u>\$18,953.70</u>                |
| <b>Change In Net Assets</b>                                  | <b>\$84,930.39</b>                | <b>\$8,668.77</b>                 | <b>\$0.00</b>               | <b>\$0.00</b>               | <b>\$93,599.16</b>                |
| <b>Net Assets At Beginning Of Year</b>                       | <b><u>\$59,431.90</u></b>         | <b><u>\$288,831.14</u></b>        | <b><u>\$0.00</u></b>        | <b><u>\$0.00</u></b>        | <b><u>\$348,263.04</u></b>        |
| <b>Net Assets At End Of Year</b>                             | <b><u><u>\$144,362.29</u></u></b> | <b><u><u>\$297,499.91</u></u></b> | <b><u><u>\$0.00</u></u></b> | <b><u><u>\$0.00</u></u></b> | <b><u><u>\$441,862.20</u></u></b> |



**Cross Creek CDD**  
Budget to Actual  
For the Month Ending 8/31/2025

**Year To Date**

|                                                     | Actual               | Budget               | Variance              | FY 2025<br>Adopted<br>Budget | Percentage<br>Spent |
|-----------------------------------------------------|----------------------|----------------------|-----------------------|------------------------------|---------------------|
| <b><u>Revenues</u></b>                              |                      |                      |                       |                              |                     |
| On-Roll Assessments                                 | \$ 534,800.57        | \$ 489,724.58        | \$ 45,075.99          | \$ 534,245.00                | 100.10%             |
| Carry Forward                                       | -                    | 18,630.33            | (18,630.33)           | 20,324.00                    | 0.00%               |
| <b>Net Revenues</b>                                 | <b>\$ 534,800.57</b> | <b>\$ 508,354.92</b> | <b>\$ 26,445.65</b>   | <b>\$ 554,569.00</b>         | <b>96.44%</b>       |
| <b><u>General &amp; Administrative Expenses</u></b> |                      |                      |                       |                              |                     |
| Public Officials' Insurance                         | \$ 4,053.00          | \$ 3,877.50          | \$ 175.50             | \$ 4,230.00                  | 95.82%              |
| Trustee Services                                    | 5,387.51             | 5,500.00             | (112.49)              | 6,000.00                     | 89.79%              |
| District Management                                 | 30,250.00            | 30,250.00            | -                     | 33,000.00                    | 91.67%              |
| Engineering                                         | 6,000.00             | 458.33               | 5,541.67              | 500.00                       | 1200.00%            |
| Annual Disclosure                                   | 750.00               | 916.67               | (166.67)              | 1,000.00                     | 75.00%              |
| Property Appraiser                                  | -                    | 458.33               | (458.33)              | 500.00                       | 0.00%               |
| District Counsel                                    | 11,766.32            | 14,666.67            | (2,900.35)            | 16,000.00                    | 73.54%              |
| Assessment Administration                           | 5,000.00             | 4,583.33             | 416.67                | 5,000.00                     | 100.00%             |
| Reamortization Schedule                             | -                    | 458.33               | (458.33)              | 500.00                       | 0.00%               |
| Audit                                               | 4,085.00             | 3,744.58             | 340.42                | 4,085.00                     | 100.00%             |
| Arbitrage Calculation                               | -                    | 458.33               | (458.33)              | 500.00                       | 0.00%               |
| Postage & Shipping                                  | 7.96                 | 91.67                | (83.71)               | 100.00                       | 7.96%               |
| Copies                                              | -                    | 22.92                | (22.92)               | 25.00                        | 0.00%               |
| Legal Advertising                                   | 311.05               | 412.50               | (101.45)              | 450.00                       | 69.12%              |
| Office Supplies                                     | 158.00               | 137.50               | 20.50                 | 150.00                       | 105.33%             |
| Web Site Maintenance                                | 2,695.00             | 880.00               | 1,815.00              | 960.00                       | 280.73%             |
| Dues, Licenses, and Fees                            | 175.00               | 160.42               | 14.58                 | 175.00                       | 100.00%             |
| <b>Total General &amp; Administrative Expenses</b>  | <b>\$ 70,638.84</b>  | <b>\$ 67,077.08</b>  | <b>\$ 3,561.76</b>    | <b>\$ 73,175.00</b>          | <b>96.53%</b>       |
| <b><u>Field Expenses</u></b>                        |                      |                      |                       |                              |                     |
| Electric                                            | \$ 26,381.90         | \$ 36,666.67         | \$ (10,284.77)        | \$ 40,000.00                 | 65.95%              |
| Water                                               | 11,348.51            | 13,750.00            | (2,401.49)            | 15,000.00                    | 75.66%              |
| Pool Maintenance                                    | 39,502.57            | 36,666.67            | 2,835.90              | 40,000.00                    | 98.76%              |
| Amenity - Camera/Monitoring (Envera)                | 9,087.14             | 8,250.00             | 837.14                | 9,000.00                     | 100.97%             |
| Amenity - Janitorial                                | 10,020.20            | 6,600.00             | 3,420.20              | 7,200.00                     | 139.17%             |
| General Liability Insurance                         | 4,237.00             | 4,125.00             | 112.00                | 4,500.00                     | 94.16%              |
| Property & Casualty                                 | 15,672.00            | 10,083.33            | 5,588.67              | 11,000.00                    | 142.47%             |
| Lake Maintenance                                    | 14,970.00            | 13,750.00            | 1,220.00              | 15,000.00                    | 99.80%              |
| Landscaping Maintenance & Material                  | 144,060.00           | 143,935.00           | 125.00                | 157,020.00                   | 91.75%              |
| Landscape Improvements                              | 18,598.70            | 18,333.33            | 265.37                | 20,000.00                    | 92.99%              |
| Major Repair & Replacements                         | 93,000.75            | 147,687.83           | (54,687.08)           | 161,114.00                   | 57.72%              |
| Pest Control                                        | 1,136.55             | 1,430.00             | (293.45)              | 1,560.00                     | 72.86%              |
| <b>Total Field Expenses</b>                         | <b>\$ 388,015.32</b> | <b>\$ 441,277.83</b> | <b>\$ (53,262.51)</b> | <b>\$ 481,394.00</b>         | <b>80.60%</b>       |
| <b>Total Expenses</b>                               | <b>\$ 458,654.16</b> | <b>\$ 508,354.92</b> | <b>\$ (49,700.76)</b> | <b>\$ 554,569.00</b>         | <b>82.70%</b>       |
| <b>Income (Loss) from Operations</b>                | <b>\$ 76,146.41</b>  | <b>\$ -</b>          | <b>\$ 76,146.41</b>   | <b>\$ -</b>                  |                     |
| <b><u>Other Income (Expense)</u></b>                |                      |                      |                       |                              |                     |
| Interest Income                                     | \$ 8,783.98          | \$ -                 | \$ 8,783.98           | \$ -                         |                     |
| <b>Total Other Income (Expense)</b>                 | <b>\$ 8,783.98</b>   | <b>\$ -</b>          | <b>\$ 8,783.98</b>    | <b>\$ -</b>                  |                     |
| <b>Net Income (Loss)</b>                            | <b>\$ 84,930.39</b>  | <b>\$ -</b>          | <b>\$ 84,930.39</b>   | <b>\$ -</b>                  |                     |