



Cross Creek CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900



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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$306,561.58				\$306,561.58
Assessments Receivable	1,727.31				1,727.31
Prepaid Expenses	14,193.52				14,193.52
Debt Service Reserve 2007A Bond		\$16,532.06			16,532.06
Debt Service Reserve 2007B Bond		9,525.69			9,525.69
Debt Service Reserve 2016AB Bond		246,228.20			246,228.20
Revenue 2007AB Bond		20,440.23			20,440.23
Revenue 2016AB Bond		16,092.13			16,092.13
Interest 2016AB Bond		8,826.41			8,826.41
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		20,015.72			20,015.72
Total Current Assets	<u>\$322,482.41</u>	<u>\$338,660.62</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$661,143.03</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$338,660.62	\$338,660.62
Amount To Be Provided				46,339.38	46,339.38
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><u>\$322,482.41</u></u>	<u><u>\$338,660.62</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,046,143.03</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$1,353.75				\$1,353.75
Deferred Revenue	1,727.31				1,727.31
Total Current Liabilities	<u>\$3,081.06</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,081.06</u>
<u>Long Term Liabilities</u>					
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><u>\$3,081.06</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$388,081.06</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Net Assets - General Government	85,092.12				85,092.12
Current Year Net Assets - General Government	241,615.63				241,615.63
Fund Balance - Unreserved		(\$1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,803,099.72			4,803,099.72
Current Year Net Assets, Unrestricted		38,818.90			38,818.90
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><u>\$319,401.35</u></u>	<u><u>\$338,660.62</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$658,061.97</u></u>
Total Liabilities and Net Assets	<u><u>\$322,482.41</u></u>	<u><u>\$338,660.62</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,046,143.03</u></u>



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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$532,517.89				\$532,517.89
On-Roll Assessments		\$44,161.43			44,161.43
Total Revenues	<u>\$532,517.89</u>	<u>\$44,161.43</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$576,679.32</u>
<u>Expenses</u>					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	21,175.00				21,175.00
Engineering	4,200.17				4,200.17
Annual Disclosure	1,000.00				1,000.00
District Counsel	11,906.00				11,906.00
Assessment Administration	5,000.00				5,000.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	48.71				48.71
Legal Advertising	742.70				742.70
Web Site Maintenance	1,895.00				1,895.00
Dues, Licenses, and Fees	175.00				175.00
Electric	15,739.42				15,739.42
Solar Power	16,096.50				16,096.50
Water	3,189.29				3,189.29
Pool Maintenance	25,667.16				25,667.16
Amenity - Camera/Monitoring (Envera)	5,710.56				5,710.56
Amenity - Janitorial	4,200.00				4,200.00
General Liability Insurance	4,491.00				4,491.00
Property & Casualty	16,049.00				16,049.00
Crime Insurance	500.00				500.00
Lake Maintenance	12,554.00				12,554.00
Landscaping Maintenance & Material	98,310.18				98,310.18
Landscape Improvements	8,775.00				8,775.00
Major Repair & Replacements	25,923.97				25,923.97
Pest Control	3,137.77				3,137.77
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$296,158.05</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$306,938.05</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$5,255.79				\$5,255.79
Interest Income		\$5,443.72			5,443.72
Net Increase (Decrease) in FV of Inv		(6.25)			(6.25)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5,255.79</u>	<u>\$5,437.47</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,693.26</u>
Change In Net Assets	\$241,615.63	\$38,818.90	\$0.00	\$0.00	\$280,434.53
Net Assets At Beginning Of Year	<u>\$77,785.72</u>	<u>\$299,841.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$377,627.44</u>
Net Assets At End Of Year	<u><u>\$319,401.35</u></u>	<u><u>\$338,660.62</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$658,061.97</u></u>



Cross Creek CDD
Budget to Actual
For the Month Ending 4/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 532,517.89	\$ 311,642.92	\$ 220,874.97	\$ 534,245.00	99.68%
Carry Forward	-	11,855.67	(11,855.67)	20,324.00	0.00%
Net Revenues	\$ 532,517.89	\$ 323,498.58	\$ 209,019.31	\$ 554,569.00	96.02%
General & Administrative Expenses					
Public Officials' Insurance	\$ 4,245.00	\$ 2,101.75	\$ 2,143.25	\$ 3,603.00	117.82%
Trustee Services	5,387.50	3,500.00	1,887.50	6,000.00	89.79%
District Management	21,175.00	21,175.00	-	36,300.00	58.33%
Engineering	4,200.17	4,083.33	116.84	7,000.00	60.00%
Engineering Reserve	-	1,750.00	(1,750.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	583.33	416.67	1,000.00	100.00%
Property Appraiser	-	291.67	(291.67)	500.00	0.00%
District Counsel	11,906.00	9,333.33	2,572.67	16,000.00	74.41%
Assessment Administration	5,000.00	2,916.67	2,083.33	5,000.00	100.00%
Reamortization Schedule	-	291.67	(291.67)	500.00	0.00%
Audit	-	2,382.92	(2,382.92)	4,085.00	0.00%
Arbitrage Calculation	-	291.67	(291.67)	500.00	0.00%
Tax Document Preparation Fee	39.12	23.33	15.79	40.00	97.80%
Postage & Shipping	48.71	58.33	(9.62)	100.00	48.71%
Legal Advertising	742.70	291.67	451.03	500.00	148.54%
Office Supplies	-	87.50	(87.50)	150.00	0.00%
Web Site Maintenance	1,895.00	2,870.00	(975.00)	4,920.00	38.52%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Total General & Administrative Expenses	\$ 55,814.20	\$ 52,134.25	\$ 3,679.95	\$ 89,373.00	62.45%
Field Expenses					
Electric	\$ 15,739.42	\$ 14,583.33	\$ 1,156.09	\$ 25,000.00	62.96%
Solar Power	16,096.50	8,750.00	7,346.50	\$ 15,000.00	107.31%
Water	3,189.29	7,583.33	(4,394.04)	13,000.00	24.53%
Pool Maintenance	25,667.16	23,333.33	2,333.83	40,000.00	64.17%
Amenity - Camera/Monitoring (Envera)	5,710.56	7,000.00	(1,289.44)	12,000.00	47.59%
Amenity - Janitorial	4,200.00	7,000.00	(2,800.00)	12,000.00	35.00%
General Liability Insurance	4,491.00	2,780.75	1,710.25	4,767.00	94.21%
Property & Casualty	16,049.00	9,873.50	6,175.50	16,926.00	94.82%
Crime Insurance	500.00	291.67	208.33	500.00	100.00%
Lake Maintenance	12,554.00	8,750.00	3,804.00	15,000.00	83.69%
Landscaping Maintenance & Material	98,310.18	100,884.88	(2,574.70)	172,945.50	56.84%
Landscaping Improvements	8,775.00	1,750.00	7,025.00	3,000.00	292.50%
Repair & Maintenance	-	2,916.67	(2,916.67)	5,000.00	0.00%
Major Repair & Replacements	25,923.97	74,956.88	(49,032.91)	128,497.50	20.17%
Pest Control	3,137.77	910.00	2,227.77	1,560.00	201.14%
Total Field Expenses	\$ 240,343.85	\$ 271,364.33	\$ (31,020.48)	\$ 465,196.00	51.67%
Total Expenses	\$ 296,158.05	\$ 323,498.58	\$ (27,340.53)	\$ 554,569.00	53.40%
Income (Loss) from Operations	\$ 236,359.84	\$ -	\$ 236,359.84	\$ -	
Other Income (Expense)					
Interest Income	\$ 5,255.79	\$ -	\$ 5,255.79	\$ -	
Total Other Income (Expense)	\$ 5,255.79	\$ -	\$ 5,255.79	\$ -	
Net Income (Loss)	\$ 241,615.63	\$ -	\$ 241,615.63	\$ -	