



Cross Creek CDD

February 2026 Financial Package

February 28, 2026

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



Cross Creek CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$377,456.99				\$377,456.99
Assessments Receivable	19,181.55				19,181.55
Prepaid Expenses	1,346.87				1,346.87
Assessments Receivable		\$1,200.26			1,200.26
Debt Service Reserve 2007A Bond		16,441.24			16,441.24
Debt Service Reserve 2007B Bond		9,524.60			9,524.60
Debt Service Reserve 2016AB Bond		244,924.75			244,924.75
Revenue 2007AB Bond		20,069.42			20,069.42
Revenue 2016AB Bond		43,568.38			43,568.38
Interest 2016AB Bond		6.37			6.37
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.64			15.64
Total Current Assets	<u>\$397,985.41</u>	<u>\$336,750.84</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$734,736.25</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$335,550.58	\$335,550.58
Amount To Be Provided				49,449.42	49,449.42
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>\$397,985.41</u></u>	<u><u>\$336,750.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,119,736.25</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$3,055.58				\$3,055.58
Deferred Revenue	19,181.55				19,181.55
Deferred Revenue		\$1,200.26			1,200.26
Total Current Liabilities	<u>\$22,237.13</u>	<u>\$1,200.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$23,437.39</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>\$22,237.13</u></u>	<u><u>\$1,200.26</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$408,437.39</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	297,962.56				297,962.56
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		35,708.86			35,708.86
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>\$375,748.28</u></u>	<u><u>\$335,550.58</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$711,298.86</u></u>
Total Liabilities and Net Assets	<u><u>\$397,985.41</u></u>	<u><u>\$336,750.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,119,736.25</u></u>



Cross Creek CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	\$515,063.65				\$515,063.65
On-Roll Assessments		\$42,841.14			42,841.14
Total Revenues	<u>\$515,063.65</u>	<u>\$42,841.14</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$557,904.79</u>
Expenses					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	15,125.00				15,125.00
Engineering	585.00				585.00
Annual Disclosure	1,000.00				1,000.00
District Counsel	5,907.50				5,907.50
Assessment Administration	5,000.00				5,000.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	13.80				13.80
Legal Advertising	629.21				629.21
Web Site Maintenance	1,225.00				1,225.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,395.23				13,395.23
Solar Power	12,671.50				12,671.50
Water	2,435.31				2,435.31
Pool Maintenance	22,417.16				22,417.16
Amenity - Camera/Monitoring (Envera)	4,277.70				4,277.70
Amenity - Janitorial	3,000.00				3,000.00
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	10,932.00				10,932.00
Landscaping Maintenance & Material	79,061.18				79,061.18
Major Repair & Replacements	11,322.85				11,322.85
Pest Control	584.00				584.00
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$220,469.06</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$231,249.06</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$3,367.97				\$3,367.97
Interest Income		\$3,660.62			3,660.62
Net Increase (Decrease) in FV of Inv		(12.90)			(12.90)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,367.97</u>	<u>\$3,647.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,015.69</u>
Change In Net Assets	\$297,962.56	\$35,708.86	\$0.00	\$0.00	\$333,671.42
Net Assets At Beginning Of Year	\$77,785.72	\$299,841.72	\$0.00	\$0.00	\$377,627.44
Net Assets At End Of Year	\$375,748.28	\$335,550.58	\$0.00	\$0.00	\$711,298.86



Cross Creek CDD
Budget to Actual
For the Month Ending 2/28/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 515,063.65	\$ 178,081.67	\$ 336,981.98	\$ 534,245.00	96.41%
Carry Forward	-	6,774.67	(6,774.67)	20,324.00	0.00%
Net Revenues	\$ 515,063.65	\$ 184,856.33	\$ 330,207.32	\$ 554,569.00	92.88%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 4,245.00	\$ 1,201.00	\$ 3,044.00	\$ 3,603.00	117.82%
Trustee Services	5,387.50	2,000.00	3,387.50	6,000.00	89.79%
District Management	15,125.00	12,100.00	3,025.00	36,300.00	41.67%
Engineering	585.00	2,333.33	(1,748.33)	7,000.00	8.36%
Engineering Reserve	-	1,000.00	(1,000.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	333.33	666.67	1,000.00	100.00%
Property Appraiser	-	166.67	(166.67)	500.00	0.00%
District Counsel	5,907.50	5,333.33	574.17	16,000.00	36.92%
Assessment Administration	5,000.00	1,666.67	3,333.33	5,000.00	100.00%
Reamortization Schedule	-	166.67	(166.67)	500.00	0.00%
Audit	-	1,361.67	(1,361.67)	4,085.00	0.00%
Arbitrage Calculation	-	166.67	(166.67)	500.00	0.00%
Tax Document Preparation Fee	39.12	13.33	25.79	40.00	97.80%
Postage & Shipping	13.80	33.33	(19.53)	100.00	13.80%
Legal Advertising	629.21	166.67	462.54	500.00	125.84%
Office Supplies	-	50.00	(50.00)	150.00	0.00%
Web Site Maintenance	1,225.00	1,640.00	(415.00)	4,920.00	24.90%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 39,332.13	\$ 29,791.00	\$ 9,541.13	\$ 89,373.00	44.01%
<u>Field Expenses</u>					
Electric	\$ 13,395.23	\$ 8,333.33	\$ 5,061.90	\$ 25,000.00	53.58%
Solar Power	12,671.50	5,000.00	7,671.50	15,000.00	84.48%
Water	2,435.31	4,333.33	(1,898.02)	13,000.00	18.73%
Pool Maintenance	22,417.16	13,333.33	9,083.83	40,000.00	56.04%
Amenity - Camera/Monitoring (Envera)	4,277.70	4,000.00	277.70	12,000.00	35.65%
Amenity - Janitorial	3,000.00	4,000.00	(1,000.00)	12,000.00	25.00%
General Liability Insurance	4,491.00	1,589.00	2,902.00	4,767.00	94.21%
Property & Casualty	16,049.00	5,642.00	10,407.00	16,926.00	94.82%
Crime Insurance	500.00	166.67	333.33	500.00	100.00%
Lake Maintenance	10,932.00	5,000.00	5,932.00	15,000.00	72.88%
Landscaping Maintenance & Material	79,061.18	57,648.50	21,412.68	172,945.50	45.71%
Landscaping Improvements	-	1,000.00	(1,000.00)	3,000.00	0.00%
Repair & Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Major Repair & Replacements	11,322.85	42,832.50	(31,509.65)	128,497.50	8.81%
Pest Control	584.00	520.00	64.00	1,560.00	37.44%
Total Field Expenses	\$ 181,136.93	\$ 155,065.33	\$ 26,071.60	\$ 465,196.00	38.94%
Total Expenses	\$ 220,469.06	\$ 184,856.33	\$ 35,612.73	\$ 554,569.00	39.76%
Income (Loss) from Operations	\$ 294,594.59	\$ -	\$ 294,594.59	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,367.97	\$ -	\$ 3,367.97	\$ -	
Total Other Income (Expense)	\$ 3,367.97	\$ -	\$ 3,367.97	\$ -	
Net Income (Loss)	\$ 297,962.56	\$ -	\$ 297,962.56	\$ -	