



# Cross Creek CDD

## March 2026 Financial Package

March 31, 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 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$347,648.86				\$347,648.86
Assessments Receivable	10,692.09				10,692.09
Prepaid Expenses	1,346.87				1,346.87
Assessments Receivable		\$546.79			546.79
Due From Other Funds		653.47			653.47
Debt Service Reserve 2007A Bond		16,487.48			16,487.48
Debt Service Reserve 2007B Bond		9,526.72			9,526.72
Debt Service Reserve 2016AB Bond		245,544.41			245,544.41
Revenue 2007AB Bond		20,150.20			20,150.20
Revenue 2016AB Bond		43,677.89			43,677.89
Interest 2016AB Bond		6.39			6.39
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.68			15.68
Total Current Assets	<u>\$359,687.82</u>	<u>\$337,609.21</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$697,297.03</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$336,408.95	\$336,408.95
Amount To Be Provided				48,591.05	48,591.05
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$385,000.00</u>
<b>Total Assets</b>	<b><u>\$359,687.82</u></b>	<b><u>\$337,609.21</u></b>	<b><u>\$0.00</u></b>	<b><u>\$385,000.00</u></b>	<b><u>\$1,082,297.03</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$2,517.10				\$2,517.10
Due To Other Funds	653.47				653.47
Deferred Revenue	10,692.09				10,692.09
Deferred Revenue		\$546.79			546.79
Total Current Liabilities	<u>\$13,862.66</u>	<u>\$546.79</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,409.45</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<b><u>\$13,862.66</u></b>	<b><u>\$546.79</u></b>	<b><u>\$0.00</u></b>	<b><u>\$385,000.00</u></b>	<b><u>\$399,409.45</u></b>
<b><u>Net Assets</u></b>					
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	268,039.44				268,039.44
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		37,220.70			37,220.70
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
<b>Total Net Assets</b>	<b><u>\$345,825.16</u></b>	<b><u>\$337,062.42</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$682,887.58</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$359,687.82</u></b>	<b><u>\$337,609.21</u></b>	<b><u>\$0.00</u></b>	<b><u>\$385,000.00</u></b>	<b><u>\$1,082,297.03</u></b>



**Cross Creek CDD**  
Statement of Activities  
As of 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$523,553.11				\$523,553.11
On-Roll Assessments		\$43,494.61			43,494.61
Total Revenues	<u>\$523,553.11</u>	<u>\$43,494.61</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$567,047.72</u>
<b><u>Expenses</u></b>					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	18,150.00				18,150.00
Engineering	4,200.17				4,200.17
Annual Disclosure	1,000.00				1,000.00
District Counsel	7,054.50				7,054.50
Assessment Administration	5,000.00				5,000.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	13.80				13.80
Legal Advertising	742.70				742.70
Web Site Maintenance	1,410.00				1,410.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,395.23				13,395.23
Solar Power	16,096.50				16,096.50
Water	2,435.31				2,435.31
Pool Maintenance	25,417.16				25,417.16
Amenity - Camera/Monitoring (Envera)	4,994.13				4,994.13
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	93,085.18				93,085.18
Major Repair & Replacements	21,484.30				21,484.30
Pest Control	584.00				584.00
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$259,881.60</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$270,661.60</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$4,367.93				\$4,367.93
Interest Income		\$4,508.09			4,508.09
Net Increase (Decrease) in FV of Inv		(2.00)			(2.00)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4,367.93</u>	<u>\$4,506.09</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$8,874.02</u>
<b>Change In Net Assets</b>	<b>\$268,039.44</b>	<b>\$37,220.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$305,260.14</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$77,785.72</u></b>	<b><u>\$299,841.72</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$377,627.44</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$345,825.16</u></u></b>	<b><u><u>\$337,062.42</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$682,887.58</u></u></b>



**Cross Creek CDD**  
Budget to Actual  
For the Month Ending 3/31/2026

	<b>Year To Date</b>			<b>FY 2026 Adopted Budget</b>	<b>Percentage Spent</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 523,553.11	\$ 267,122.50	\$ 256,430.61	\$ 534,245.00	98.00%
Carry Forward	-	10,162.00	(10,162.00)	20,324.00	0.00%
<b>Net Revenues</b>	<b>\$ 523,553.11</b>	<b>\$ 277,284.50</b>	<b>\$ 246,268.61</b>	<b>\$ 554,569.00</b>	<b>94.41%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Public Officials' Insurance	\$ 4,245.00	\$ 1,801.50	\$ 2,443.50	\$ 3,603.00	117.82%
Trustee Services	5,387.50	3,000.00	2,387.50	6,000.00	89.79%
District Management	18,150.00	18,150.00	-	36,300.00	50.00%
Engineering	4,200.17	3,500.00	700.17	7,000.00	60.00%
Engineering Reserve	-	1,500.00	(1,500.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	500.00	500.00	1,000.00	100.00%
Property Appraiser	-	250.00	(250.00)	500.00	0.00%
District Counsel	7,054.50	8,000.00	(945.50)	16,000.00	44.09%
Assessment Administration	5,000.00	2,500.00	2,500.00	5,000.00	100.00%
Reamortization Schedule	-	250.00	(250.00)	500.00	0.00%
Audit	-	2,042.50	(2,042.50)	4,085.00	0.00%
Arbitrage Calculation	-	250.00	(250.00)	500.00	0.00%
Tax Document Preparation Fee	39.12	20.00	19.12	40.00	97.80%
Postage & Shipping	13.80	50.00	(36.20)	100.00	13.80%
Legal Advertising	742.70	250.00	492.70	500.00	148.54%
Office Supplies	-	75.00	(75.00)	150.00	0.00%
Web Site Maintenance	1,410.00	2,460.00	(1,050.00)	4,920.00	28.66%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 47,417.79</b>	<b>\$ 44,686.50</b>	<b>\$ 2,731.29</b>	<b>\$ 89,373.00</b>	<b>53.06%</b>
<b><u>Field Expenses</u></b>					
Electric	\$ 13,395.23	\$ 12,500.00	\$ 895.23	\$ 25,000.00	53.58%
Solar Power	16,096.50	7,500.00	8,596.50	\$ 15,000.00	107.31%
Water	2,435.31	6,500.00	(4,064.69)	13,000.00	18.73%
Pool Maintenance	25,417.16	20,000.00	5,417.16	40,000.00	63.54%
Amenity - Camera/Monitoring (Envera)	4,994.13	6,000.00	(1,005.87)	12,000.00	41.62%
Amenity - Janitorial	3,000.00	6,000.00	(3,000.00)	12,000.00	25.00%
General Liability Insurance	4,491.00	2,383.50	2,107.50	4,767.00	94.21%
Property & Casualty	16,049.00	8,463.00	7,586.00	16,926.00	94.82%
Crime Insurance	500.00	250.00	250.00	500.00	100.00%
Lake Maintenance	10,932.00	7,500.00	3,432.00	15,000.00	72.88%
Landscaping Maintenance & Material	93,085.18	86,472.75	6,612.43	172,945.50	53.82%
Landscape Improvements	-	1,500.00	(1,500.00)	3,000.00	0.00%
Repair & Maintenance	-	2,500.00	(2,500.00)	5,000.00	0.00%
Major Repair & Replacements	21,484.30	64,248.75	(42,764.45)	128,497.50	16.72%
Pest Control	584.00	780.00	(196.00)	1,560.00	37.44%
<b>Total Field Expenses</b>	<b>\$ 212,463.81</b>	<b>\$ 232,598.00</b>	<b>\$ (20,134.19)</b>	<b>\$ 465,196.00</b>	<b>45.67%</b>
<b>Total Expenses</b>	<b>\$ 259,881.60</b>	<b>\$ 277,284.50</b>	<b>\$ (17,402.90)</b>	<b>\$ 554,569.00</b>	<b>46.86%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 263,671.51</b>	<b>\$ -</b>	<b>\$ 263,671.51</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 4,367.93	\$ -	\$ 4,367.93	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 4,367.93</b>	<b>\$ -</b>	<b>\$ 4,367.93</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 268,039.44</b>	<b>\$ -</b>	<b>\$ 268,039.44</b>	<b>\$ -</b>	