



# Cross Creek CDD

## November 2025 Financial Package

November 30, 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 11/30/2025

	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	\$41,949.89				\$41,949.89
Assessments Receivable	524,928.08				524,928.08
Assessments Receivable		\$42,777.80			42,777.80
Due From Other Funds		1,489.43			1,489.43
Debt Service Reserve 2007A Bond		16,299.88			16,299.88
Debt Service Reserve 2007B Bond		9,529.52			9,529.52
Debt Service Reserve 2016AB Bond		242,814.63			242,814.63
Revenue 2007AB Bond		13,023.74			13,023.74
Revenue 2016AB Bond		7,094.92			7,094.92
Interest 2016AB Bond		4.54			4.54
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.50			15.50
Total Current Assets	<u>\$566,877.97</u>	<u>\$334,050.14</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$900,928.11</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$289,782.91	\$289,782.91
Amount To Be Provided				95,217.09	95,217.09
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$385,000.00</u>
<b>Total Assets</b>	<u><u>\$566,877.97</u></u>	<u><u>\$334,050.14</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,285,928.11</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$58,530.46				\$58,530.46
Deferred Revenue	524,928.08				524,928.08
Deferred Revenue		\$42,777.80			42,777.80
Total Current Liabilities	<u>\$583,458.54</u>	<u>\$42,777.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$626,236.34</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>	<u><u>\$583,458.54</u></u>	<u><u>\$42,777.80</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,011,236.34</u></u>



**Cross Creek CDD**  
Statement of Financial Position  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<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	(94,366.29)				(94,366.29)
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		(8,569.38)			(8,569.38)
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>	<u>(\$16,580.57)</u>	<u>\$291,272.34</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$274,691.77</u>
<b>Total Liabilities and Net Assets</b>	<u>\$566,877.97</u>	<u>\$334,050.14</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$1,285,928.11</u>



**Cross Creek CDD**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$9,317.12				\$9,317.12
On-Roll Assessments		\$1,263.60			1,263.60
Total Revenues	<u>\$9,317.12</u>	<u>\$1,263.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,580.72</u>
<b><u>Expenses</u></b>					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	1,346.87				1,346.87
District Management	6,050.00				6,050.00
District Counsel	2,885.00				2,885.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	7.27				7.27
Web Site Maintenance	370.00				370.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,363.70				2,363.70
Water	1,034.65				1,034.65
Pool Maintenance	13,417.16				13,417.16
Amenity - Camera/Monitoring (Envera)	2,128.41				2,128.41
Amenity - Janitorial	600.00				600.00
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	6,066.00				6,066.00
Landscaping Maintenance & Material	36,989.00				36,989.00
Pest Control	242.46				242.46
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$103,960.52</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$114,740.52</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$277.11				\$277.11
Interest Income		\$957.49			957.49
Net Increase (Decrease) in FV of Inv		(10.47)			(10.47)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$277.11</u>	<u>\$947.02</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,224.13</u>
<b>Change In Net Assets</b>	(\$94,366.29)	(\$8,569.38)	\$0.00	\$0.00	(\$102,935.67)
<b>Net Assets At Beginning Of Year</b>	<u>\$77,785.72</u>	<u>\$299,841.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$377,627.44</u>
<b>Net Assets At End Of Year</b>	<u><u>(\$16,580.57)</u></u>	<u><u>\$291,272.34</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$274,691.77</u></u>



**Cross Creek CDD**  
 Budget to Actual  
 For the Month Ending 11/30/2025

**Year To Date**

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 9,317.12	\$ 89,040.83	\$ (79,723.71)	\$ 534,245.00	1.74%
Carry Forward	-	3,387.33	(3,387.33)	20,324.00	0.00%
<b>Net Revenues</b>	<b>\$ 9,317.12</b>	<b>\$ 92,428.17</b>	<b>\$ (83,111.05)</b>	<b>\$ 554,569.00</b>	<b>1.68%</b>
<b>General &amp; Administrative Expenses</b>					
Public Officials' Insurance	\$ 4,245.00	\$ 600.50	\$ 3,644.50	\$ 3,603.00	117.82%
Trustee Services	1,346.87	1,000.00	346.87	6,000.00	22.45%
District Management	6,050.00	6,050.00	-	36,300.00	16.67%
Engineering	-	1,166.67	(1,166.67)	7,000.00	0.00%
Engineering Reserve	-	500.00	(500.00)	3,000.00	0.00%
Annual Disclosure	-	166.67	(166.67)	1,000.00	0.00%
Property Appraiser	-	83.33	(83.33)	500.00	0.00%
District Counsel	2,885.00	2,666.67	218.33	16,000.00	18.03%
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00	100.00%
Reamortization Schedule	-	83.33	(83.33)	500.00	0.00%
Audit	-	680.83	(680.83)	4,085.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Document Preparation Fee	-	6.67	(6.67)	40.00	0.00%
Postage & Shipping	7.27	16.67	(9.40)	100.00	7.27%
Legal Advertising	-	83.33	(83.33)	500.00	0.00%
Office Supplies	-	25.00	(25.00)	150.00	0.00%
Web Site Maintenance	370.00	820.00	(450.00)	4,920.00	7.52%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 20,079.14</b>	<b>\$ 14,895.50</b>	<b>\$ 5,183.64</b>	<b>\$ 89,373.00</b>	<b>22.47%</b>
<b>Field Expenses</b>					
Electric	\$ 2,363.70	\$ 4,166.67	\$ (1,802.97)	\$ 25,000.00	9.45%
Solar Power	-	2,500.00	(2,500.00)	\$ 15,000.00	0.00%
Water	1,034.65	2,166.67	(1,132.02)	13,000.00	7.96%
Pool Maintenance	13,417.16	6,666.67	6,750.49	40,000.00	33.54%
Amenity - Camera/Monitoring (Envera)	2,128.41	2,000.00	128.41	12,000.00	17.74%
Amenity - Janitorial	600.00	2,000.00	(1,400.00)	12,000.00	5.00%
General Liability Insurance	4,491.00	794.50	3,696.50	4,767.00	94.21%
Property & Casualty	16,049.00	2,821.00	13,228.00	16,926.00	94.82%
Crime Insurance	500.00	83.33	416.67	500.00	100.00%
Lake Maintenance	6,066.00	2,500.00	3,566.00	15,000.00	40.44%
Landscaping Maintenance & Material	36,989.00	28,824.25	8,164.75	172,945.50	21.39%
Landscape Improvements	-	500.00	(500.00)	3,000.00	0.00%
Repair & Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Major Repair & Replacements	-	21,416.25	(21,416.25)	128,497.50	0.00%
Pest Control	242.46	260.00	(17.54)	1,560.00	15.54%
<b>Total Field Expenses</b>	<b>\$ 83,881.38</b>	<b>\$ 77,532.67</b>	<b>\$ 6,348.71</b>	<b>\$ 465,196.00</b>	<b>18.03%</b>
<b>Total Expenses</b>	<b>\$ 103,960.52</b>	<b>\$ 92,428.17</b>	<b>\$ 11,532.35</b>	<b>\$ 554,569.00</b>	<b>18.75%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (94,643.40)</b>	<b>\$ -</b>	<b>\$ (94,643.40)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 277.11	\$ -	\$ 277.11	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 277.11</b>	<b>\$ -</b>	<b>\$ 277.11</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (94,366.29)</b>	<b>\$ -</b>	<b>\$ (94,366.29)</b>	<b>\$ -</b>	