



Cross Creek CDD

October 2025 Financial Package

October 31st , 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 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$44,272.99				\$44,272.99
Assessments Receivable	545,741.47				545,741.47
Assessments Receivable		\$45,489.21			45,489.21
Due From Other Funds		221.71			221.71
Interest Receivable		4.12			4.12
Debt Service Reserve 2007A Bond		16,249.41			16,249.41
Debt Service Reserve 2007B Bond		9,531.63			9,531.63
Debt Service Reserve 2016AB Bond		242,045.24			242,045.24
Revenue 2007AB Bond		14,883.03			14,883.03
Revenue 2016AB Bond		6,883.30			6,883.30
Interest 2016AB Bond		8,827.23			8,827.23
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.45			15.45
Total Current Assets	<u>\$590,014.46</u>	<u>\$345,150.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$935,164.97</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$299,435.47	\$299,435.47
Amount To Be Provided				85,564.53	85,564.53
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>\$590,014.46</u></u>	<u><u>\$345,150.51</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,320,164.97</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$30,924.21				\$30,924.21
Due To Other Funds	221.71				221.71
Deferred Revenue	534,245.20				534,245.20
Deferred Revenue		\$44,041.40			44,041.40
Total Current Liabilities	<u>\$565,391.12</u>	<u>\$44,041.40</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$609,432.52</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>\$565,391.12</u></u>	<u><u>\$44,041.40</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$994,432.52</u></u>



Cross Creek CDD
Statement of Financial Position
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Current Year Net Assets, Unrestricted	14,119.05				14,119.05
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	(48,927.61)				(48,927.61)
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		12,277.97			12,277.97
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>\$24,623.34</u>	<u>\$301,109.11</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$325,732.45</u>
Total Liabilities and Net Assets	<u>\$590,014.46</u>	<u>\$345,150.51</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$1,320,164.97</u>



Cross Creek CDD
Statement of Activities
For the period of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	1,346.87				1,346.87
District Management	3,025.00				3,025.00
Web Site Maintenance	185.00				185.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,363.70				2,363.70
Water	620.74				620.74
Pool Maintenance	9,341.54				9,341.54
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	3,244.00				3,244.00
Landscaping Maintenance & Material	14,107.00				14,107.00
Pest Control	242.46				242.46
Total Expenses	\$62,664.72	\$0.00	\$0.00	\$0.00	\$62,664.72
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$185.22				\$185.22
Net Increase (Decrease) in FV of Inv		\$3.79			3.79
Total Other Revenues (Expenses) & Gains (Losses)	\$185.22	\$3.79	\$0.00	\$0.00	\$189.01
Change In Net Assets	(\$34,808.56)	\$12,277.97	\$0.00	\$0.00	(\$22,530.59)
Net Assets At Beginning Of Period	\$59,431.90	\$288,831.14	\$0.00	\$0.00	\$348,263.04
Net Assets At End Of Period	\$24,623.34	\$301,109.11	\$0.00	\$0.00	\$325,732.45



Cross Creek CDD
Budget to Actual
For the Month Ending 10/31/2025

	Year To Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ 44,520.42	\$ (44,520.42)	\$ 534,245.00	0.00%
Carry Forward	-	1,693.67	(1,693.67)	20,324.00	0.00%
Net Revenues	\$ -	\$ 46,214.08	\$ (46,214.08)	\$ 554,569.00	0.00%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 4,245.00	\$ 300.25	\$ 3,944.75	\$ 3,603.00	117.82%
Trustee Services	1,346.87	500.00	846.87	6,000.00	22.45%
District Management	3,025.00	3,025.00	-	36,300.00	8.33%
Engineering	-	583.33	(583.33)	7,000.00	0.00%
Engineering Reserve	-	250.00	(250.00)	3,000.00	0.00%
Annual Disclosure	-	83.33	(83.33)	1,000.00	0.00%
Property Appraiser	-	41.67	(41.67)	500.00	0.00%
District Counsel	-	1,333.33	(1,333.33)	16,000.00	0.00%
Assessment Administration	-	416.67	(416.67)	5,000.00	0.00%
Reamortization Schedule	-	41.67	(41.67)	500.00	0.00%
Audit	-	340.42	(340.42)	4,085.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Tax Document Preparation Fee	-	3.33	(3.33)	40.00	0.00%
Postage & Shipping	-	8.33	(8.33)	100.00	0.00%
Legal Advertising	-	41.67	(41.67)	500.00	0.00%
Office Supplies	-	12.50	(12.50)	150.00	0.00%
Web Site Maintenance	185.00	410.00	(225.00)	4,920.00	3.76%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	\$ 8,976.87	\$ 7,447.75	\$ 1,529.12	\$ 89,373.00	10.04%
<u>Field Expenses</u>					
Electric	\$ 2,363.70	\$ 2,083.33	\$ 280.37	\$ 25,000.00	9.45%
Solar Power	-	\$ 1,250.00	\$ (1,250.00)	\$ 15,000.00	0.00%
Water	620.74	\$ 1,083.33	(462.59)	13,000.00	4.77%
Pool Maintenance	9,341.54	\$ 3,333.33	6,008.21	40,000.00	23.35%
Amenity - Camera/Monitoring (Envera)	2,128.41	\$ 1,000.00	1,128.41	12,000.00	17.74%
Amenity - Janitorial	600.00	\$ 1,000.00	(400.00)	12,000.00	5.00%
General Liability Insurance	4,491.00	\$ 397.25	4,093.75	4,767.00	94.21%
Property & Casualty	16,049.00	\$ 1,410.50	14,638.50	16,926.00	94.82%
Crime Insurance	500.00	\$ 41.67	458.33	500.00	100.00%
Lake Maintenance	3,244.00	\$ 1,250.00	1,994.00	15,000.00	21.63%
Landscaping Maintenance & Material	14,107.00	\$ 14,412.13	(305.13)	172,945.50	8.16%
Landscape Improvements	-	\$ 250.00	(250.00)	3,000.00	0.00%
Repair & Maintenance	-	\$ 416.67	(416.67)	5,000.00	0.00%
Major Repair & Replacements	-	\$ 10,708.13	(10,708.13)	128,497.50	0.00%
Pest Control	242.46	\$ 130.00	112.46	1,560.00	15.54%
Total Field Expenses	\$ 53,687.85	\$ 38,766.33	\$ 14,921.52	\$ 465,196.00	11.54%
Total Expenses	\$ 62,664.72	\$ 46,214.08	\$ 16,450.64	\$ 554,569.00	11.30%
Income (Loss) from Operations	\$ (62,664.72)	\$ -	\$ (62,664.72)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 185.22	\$ -	\$ 185.22	\$ -	
Total Other Income (Expense)	\$ 185.22	\$ -	\$ 185.22	\$ -	
Net Income (Loss)	\$ (62,479.50)	\$ -	\$ (62,479.50)	\$ -	