



# Cross Creek CDD

## September 2025 Financial Package

September 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 9/30/2025

	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	\$86,029.28				\$86,029.28
Prepaid Expenses	27,881.03				27,881.03
Debt Service Reserve 2007A Bond		\$16,195.49			16,195.49
Debt Service Reserve 2007B Bond		9,530.85			9,530.85
Debt Service Reserve 2016AB Bond		241,282.70			241,282.70
Revenue 2007AB Bond		14,802.80			14,802.80
Revenue 2016AB Bond		15,650.68			15,650.68
Interest 2016AB Bond		7.21			7.21
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.40			15.40
Total Current Assets	<u>\$113,910.31</u>	<u>\$298,485.31</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$412,395.62</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$298,485.31	\$298,485.31
Amount To Be Provided				86,514.69	86,514.69
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>\$113,910.31</u></u>	<u><u>\$298,485.31</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$797,395.62</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$32,995.72				\$32,995.72
Total Current Liabilities	<u>\$32,995.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$32,995.72</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>\$32,995.72</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$417,995.72</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	21,482.69				21,482.69
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		9,654.17			9,654.17
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><u>\$80,914.59</u></u>	<u><u>\$298,485.31</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$379,399.90</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$113,910.31</u></u>	<u><u>\$298,485.31</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$797,395.62</u></u>



**Cross Creek CDD**  
**Statement of Activities**  
**As of 9/30/2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$534,800.57				\$534,800.57
On-Roll Assessments		\$46,459.05			46,459.05
Total Revenues	<u>\$534,800.57</u>	<u>\$46,459.05</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$581,259.62</u>
<b><u>Expenses</u></b>					
Public Officials' Insurance	\$4,053.00				\$4,053.00
Trustee Services	5,387.51				5,387.51
District Management	33,000.00				33,000.00
Engineering	500.00				500.00
Annual Disclosure	1,000.00				1,000.00
District Counsel	15,023.57				15,023.57
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Postage & Shipping	47.27				47.27
Legal Advertising	311.05				311.05
Office Supplies	150.00				150.00
Web Site Maintenance	960.00				960.00
Dues, Licenses, and Fees	175.00				175.00
Electric	28,493.40				28,493.40
Water	11,915.72				11,915.72
Pool Maintenance	39,752.57				39,752.57
Amenity - Camera/Monitoring (Envera)	9,087.14				9,087.14
Amenity - Janitorial	7,200.00				7,200.00
General Liability Insurance	4,237.00				4,237.00
Property & Casualty	11,000.00				11,000.00
Lake Maintenance	14,970.00				14,970.00
Landscaping Maintenance & Material	158,167.00				158,167.00
Landscape Improvements	20,000.00				20,000.00
Major Repair & Replacements	146,805.40				146,805.40
Pest Control	1,136.55				1,136.55
Principal Payment		\$25,000.00			25,000.00
Interest Payments		22,960.00			22,960.00
Total Expenses	<u>\$522,457.18</u>	<u>\$47,960.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$570,417.18</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$9,139.30				\$9,139.30
Interest Income		\$11,187.50			11,187.50
Net Increase (Decrease) in FV of Inv		(32.38)			(32.38)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$9,139.30</u>	<u>\$11,155.12</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,294.42</u>
<b>Change In Net Assets</b>	<b>\$21,482.69</b>	<b>\$9,654.17</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31,136.86</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$59,431.90</b>	<b>\$288,831.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$348,263.04</b>
<b>Net Assets At End Of Year</b>	<b><u>\$80,914.59</u></b>	<b><u>\$298,485.31</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$379,399.90</u></b>



**Cross Creek CDD**  
**Budget to Actual**  
**For the Month Ending 9/30/2025**

**Year To Date**

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 534,800.57	\$ 534,245.00	\$ 555.57	\$ 534,245.00	100.10%
Carry Forward	-	20,324.00	(20,324.00)	20,324.00	0.00%
<b>Net Revenues</b>	<b>\$ 534,800.57</b>	<b>\$ 554,569.00</b>	<b>\$ (19,768.43)</b>	<b>\$ 554,569.00</b>	<b>96.44%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Public Officials' Insurance	\$ 4,053.00	\$ 4,230.00	\$ (177.00)	\$ 4,230.00	95.82%
Trustee Services	5,387.51	6,000.00	(612.49)	6,000.00	89.79%
District Management	33,000.00	33,000.00	-	33,000.00	100.00%
Engineering	500.00	500.00	-	500.00	100.00%
Annual Disclosure	1,000.00	1,000.00	-	1,000.00	100.00%
Property Appraiser	-	500.00	(500.00)	500.00	0.00%
District Counsel	15,023.57	16,000.00	(976.43)	16,000.00	93.90%
Assessment Administration	5,000.00	5,000.00	-	5,000.00	100.00%
Reamortization Schedule	-	500.00	(500.00)	500.00	0.00%
Audit	4,085.00	4,085.00	-	4,085.00	100.00%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Postage & Shipping	47.27	100.00	(52.73)	100.00	47.27%
Copies	-	25.00	(25.00)	25.00	0.00%
Legal Advertising	311.05	450.00	(138.95)	450.00	69.12%
Office Supplies	150.00	150.00	-	150.00	100.00%
Web Site Maintenance	960.00	960.00	-	960.00	100.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 69,692.40</b>	<b>\$ 73,175.00</b>	<b>\$ (3,482.60)</b>	<b>\$ 73,175.00</b>	<b>95.24%</b>
<b><u>Field Expenses</u></b>					
Electric	\$ 28,493.40	\$ 40,000.00	\$ (11,506.60)	\$ 40,000.00	71.23%
Water	11,915.72	15,000.00	(3,084.28)	15,000.00	79.44%
Pool Maintenance	39,752.57	40,000.00	(247.43)	40,000.00	99.38%
Amenity - Camera/Monitoring (Envera)	9,087.14	9,000.00	87.14	9,000.00	100.97%
Amenity - Janitorial	7,200.00	7,200.00	-	7,200.00	100.00%
General Liability Insurance	4,237.00	4,500.00	(263.00)	4,500.00	94.16%
Property & Casualty	11,000.00	11,000.00	-	11,000.00	100.00%
Lake Maintenance	14,970.00	15,000.00	(30.00)	15,000.00	99.80%
Landscaping Maintenance & Material	158,167.00	157,020.00	1,147.00	157,020.00	100.73%
Landscape Improvements	20,000.00	20,000.00	-	20,000.00	100.00%
Major Repair & Replacements	146,805.40	161,114.00	(14,308.60)	161,114.00	91.12%
Pest Control	1,136.55	1,560.00	(423.45)	1,560.00	72.86%
<b>Total Field Expenses</b>	<b>\$ 452,764.78</b>	<b>\$ 481,394.00</b>	<b>\$ (28,629.22)</b>	<b>\$ 481,394.00</b>	<b>94.05%</b>
<b>Total Expenses</b>	<b>\$ 522,457.18</b>	<b>\$ 554,569.00</b>	<b>\$ (32,111.82)</b>	<b>\$ 554,569.00</b>	<b>94.21%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 12,343.39</b>	<b>\$ -</b>	<b>\$ 12,343.39</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 9,139.30	\$ -	\$ 9,139.30	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 9,139.30</b>	<b>\$ -</b>	<b>\$ 9,139.30</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 21,482.69</b>	<b>\$ -</b>	<b>\$ 21,482.69</b>	<b>\$ -</b>	