Cross Creek CDD

May 2026 Financial Package

May 31st, 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 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$275,893.25				$275,893.25
Assessments Receivable	1,727.31				1,727.31
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		$13.44			13.44
Debt Service Reserve 2007A Bond		16,577.97			16,577.97
Debt Service Reserve 2007B Bond		9,526.39			9,526.39
Debt Service Reserve 2016AB Bond		246,889.80			246,889.80
Revenue 2007AB Bond		13,543.30			13,543.30
Revenue 2016AB Bond		16,194.73			16,194.73
Interest 2016AB Bond		11.97			11.97
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		28.34			28.34
Total Current Assets	$278,967.43	$303,786.12	$0.00	$0.00	$582,753.55
Investments					
Amount Available in Debt Service Funds				$303,772.68	$303,772.68
Amount To Be Provided				56,227.32	56,227.32
Total Investments	$0.00	$0.00	$0.00	$360,000.00	$360,000.00
Total Assets	$278,967.43	$303,786.12	$0.00	$360,000.00	$942,753.55
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$6,683.83				$6,683.83
Due To Other Funds	13.44				13.44
Deferred Revenue	1,727.31				1,727.31
Total Current Liabilities	$8,424.58	$0.00	$0.00	$0.00	$8,424.58
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$360,000.00	$360,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$360,000.00	$360,000.00
Total Liabilities	$8,424.58	$0.00	$0.00	$360,000.00	$368,424.58
Net Assets					
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	192,757.13				192,757.13
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		3,944.40			3,944.40
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	$270,542.85	$303,786.12	$0.00	$0.00	$574,328.97
Total Liabilities and Net Assets	$278,967.43	$303,786.12	$0.00	$360,000.00	$942,753.55

Cross Creek CDD

Statement of Activities

As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	$532,517.89				$532,517.89
On-Roll Assessments		$44,161.43			44,161.43
Total Revenues	$532,517.89	$44,161.43	$0.00	$0.00	$576,679.32
Expenses					
Public Officials' Insurance	$4,245.00				$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	24,200.00				24,200.00
Engineering	4,200.17				4,200.17
Annual Disclosure	1,000.00				1,000.00
District Counsel	12,061.00				12,061.00
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Arbitrage Calculation	3,750.00				3,750.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	106.51				106.51
Legal Advertising	742.70				742.70
Web Site Maintenance	2,080.00				2,080.00
Dues, Licenses, and Fees	175.00				175.00
Electric	20,632.45				20,632.45
Solar Power	16,658.59				16,658.59
Water	3,875.49				3,875.49
Pool Maintenance	32,292.86				32,292.86
Amenity - Camera/Monitoring (Envera)	6,426.99				6,426.99
Amenity - Janitorial	4,800.00				4,800.00
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	14,176.00				14,176.00
Landscaping Maintenance & Material	112,310.18				112,310.18
Landscape Improvements	8,775.00				8,775.00
Major Repair & Replacements	34,778.98				34,778.98
Pest Control	3,137.77				3,137.77
Principal Payment		$25,000.00			25,000.00
Interest Payments		21,560.00			21,560.00
Total Expenses	$345,976.31	$46,560.00	$0.00	$0.00	$392,536.31
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$6,215.55				$6,215.55
Interest Income		$6,364.43			6,364.43
Net Increase (Decrease) in FV of Inv		(21.46)			(21.46)
Total Other Revenues (Expenses) & Gains (Losses)	$6,215.55	$6,342.97	$0.00	$0.00	$12,558.52
Change In Net Assets	$192,757.13	$3,944.40	$0.00	$0.00	$196,701.53
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	$270,542.85	$303,786.12	$0.00	$0.00	$574,328.97

Cross Creek CDD
Budget to Actual
For the Month Ending 5/31/2026

Year To Date

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 532,517.89	$ 356,163.33	$ 176,354.56	$ 534,245.00	99.68%
Carry Forward	-	13,549.33	(13,549.33)	20,324.00	0.00%
Net Revenues	**$ 532,517.89**	**$ 369,712.67**	**$ 162,805.22**	**$ 554,569.00**	**96.02%**
General & Administrative Expenses					
Public Officials' Insurance	$ 4,245.00	$ 2,402.00	$ 1,843.00	$ 3,603.00	117.82%
Trustee Services	5,387.50	4,000.00	1,387.50	6,000.00	89.79%
District Management	24,200.00	24,200.00	-	36,300.00	66.67%
Engineering	4,200.17	4,666.67	(466.50)	7,000.00	60.00%
Engineering Reserve	-	2,000.00	(2,000.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	666.67	333.33	1,000.00	100.00%
Property Appraiser	-	333.33	(333.33)	500.00	0.00%
District Counsel	12,061.00	10,666.67	1,394.33	16,000.00	75.38%
Assessment Administration	5,000.00	3,333.33	1,666.67	5,000.00	100.00%
Reamortization Schedule	-	333.33	(333.33)	500.00	0.00%
Audit	4,085.00	2,723.33	1,361.67	4,085.00	100.00%
Arbitrage Calculation	3,750.00	333.33	3,416.67	500.00	750.00%
Tax Document Preparation Fee	39.12	26.67	12.45	40.00	97.80%
Postage & Shipping	106.51	66.67	39.84	100.00	106.51%
Legal Advertising	742.70	333.33	409.37	500.00	148.54%
Office Supplies	-	100.00	(100.00)	150.00	0.00%
Web Site Maintenance	2,080.00	3,280.00	(1,200.00)	4,920.00	42.28%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Total General & Administrative Expenses	**$ 67,072.00**	**$ 59,582.00**	**$ 7,490.00**	**$ 89,373.00**	**75.05%**
Field Expenses					
Electric	$ 20,632.45	$ 16,666.67	$ 3,965.78	$ 25,000.00	82.53%
Solar Power	16,658.59	10,000.00	6,658.59	$ 15,000.00	111.06%
Water	3,875.49	8,666.67	(4,791.18)	13,000.00	29.81%
Pool Maintenance	32,292.86	26,666.67	5,626.19	40,000.00	80.73%
Amenity - Camera/Monitoring (Envera)	6,426.99	8,000.00	(1,573.01)	12,000.00	53.56%
Amenity - Janitorial	4,800.00	8,000.00	(3,200.00)	12,000.00	40.00%
General Liability Insurance	4,491.00	3,178.00	1,313.00	4,767.00	94.21%
Property & Casualty	16,049.00	11,284.00	4,765.00	16,926.00	94.82%
Crime Insurance	500.00	333.33	166.67	500.00	100.00%
Lake Maintenance	14,176.00	10,000.00	4,176.00	15,000.00	94.51%
Landscaping Maintenance & Material	112,310.18	115,297.00	(2,986.82)	172,945.50	64.94%
Landscape Improvements	8,775.00	2,000.00	6,775.00	3,000.00	292.50%
Repair & Maintenance	-	3,333.33	(3,333.33)	5,000.00	0.00%
Major Repair & Replacements	34,778.98	85,665.00	(50,886.02)	128,497.50	27.07%
Pest Control	3,137.77	1,040.00	2,097.77	1,560.00	201.14%
Total Field Expenses	**$ 278,904.31**	**$ 310,130.67**	**$ (31,226.36)**	**$ 465,196.00**	**59.95%**
Total Expenses	**$ 345,976.31**	**$ 369,712.67**	**$ (23,736.36)**	**$ 554,569.00**	**62.39%**
Income (Loss) from Operations	**$ 186,541.58**	**$ -**	**$ 186,541.58**	**$ -**	
Other Income (Expense)					
Interest Income	$ 6,215.55	$ -	$ 6,215.55	$ -	
Total Other Income (Expense)	**$ 6,215.55**	**$ -**	**$ 6,215.55**	**$ -**	
Net Income (Loss)	**$ 192,757.13**	**$ -**	**$ 192,757.13**	**$ -**	