



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

www.dpfg.com

***CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Meeting***

***Wednesday
July 6, 2015***

2:00 p.m.

At the Offices of:

***1651 Whitfield Avenue
Sarasota, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Cross Creek Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Cross Creek
Community Development District**

Dear Board Members:

A Meeting of the Board of Supervisors of the Cross Creek CDD is scheduled for Wednesday, **July 6, 2016 at 2:00 p.m. at 1651 Whitfield Avenue, Sarasota, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday July 6, 2016
Time: 2:00 p.m.
Location: 1651 Whitfield Avenue
Sarasota, Fl.
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Additional Administrative Matters	
IV. Business Matters	
a. Discussion of the 2015-16 Proposed Budget	1
b. Approval of Resolution 2016-2 Approving the Proposed 2015-2016 Budget and Setting the Public Hearing	2
c. Discussion of the 2016-17 Proposed Budget (under separate cover)	
d. Approval of Resolution 2016-3 Approving the Proposed 2016-2017 Budget and Setting the Public Hearing	3
e. Discussion of Payables	
f. Additional Business Matters	
V. Staff Reports	
a. Manager	
b. Attorney	

Exhibit(s)

c. Engineer

VI. Public Comments

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

**CROSS CREEK
COMMUNITY
DEVELOPMENT
DISTRICT**

**PROPOSED OPERATING BUDGET
OCTOBER 1, 2014 – SEPTEMBER 30, 2015**

STATEMENT 1
CROSS CREEK CDD
FY 2015 PROPOSED BUDGET
GENERAL FUND (O&M)
UPDATED: 6-03-2014

	FY 2012 ACTUALS	FY 2013 ACTUALS	FY 2014 ADOPTED	FY 2014 YTD - APRIL	FY 2015 PROPOSED	VAIRANCE 2014 TO 2015
REVENUES						
DEFICIT BROUGHT FORWARD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER CONTRIBUTIONS	32,878					
INTERFUND TRANSFER	-	8,664	-	-	-	-
SPECIAL ASSESSMENTS - ON-ROLL	-	114,798	111,901	7,045	110,690	(1,212)
SPECIAL ASSESSMENTS - OFF-ROLL	-	-	154,973	-	-	(154,973)
MISCELLANEOUS REVENUE	-	549	-	-	-	-
INTEREST REVENUE	-	-	-	3	-	-
ALLOWANCE FOR UNCOLLECTIBLE	-	-	-	-	-	-
ASSESSMENT DISCOUNT	-	-	-	0	(4,428)	(4,428)
TOTAL REVENUES	32,878	124,010	266,874	7,048	106,262	(160,612)
GENERAL ADMINISTRATIVE						
SUPERVISOR FEES	-	193	3,000	-	-	(3,000)
PAYROLL TAXES	-	-	-	-	-	-
PAYROLL PROCESSING FEES	-	-	-	-	-	-
DISTRICT MANAGER	24,322	24,322	24,000	958	12,000	(12,000)
RECORDING SECRETARY	4,140	4,140	4,000	-	-	(4,000)
DISTRICT ENGINEER	2,013	384	2,500	-	2,500	-
FINANCIAL SERVICES	21,220	21,220	24,000	-	-	(24,000)
AUDITING SERVICES	-	15,450	6,500	-	22,000	15,500
TRAVEL PER DIEM	-	-	-	-	-	-
POSTAGE, PHONE, FAXES, COPIES	302	174	600	-	300	(300)
RENTALS & LEASES	2,500	2,500	2,575	-	-	(2,575)
LEGAL ADVERTISING	182	1,526	800	83	450	(350)
BANK FEES	218	280	235	121	240	5
DUES, LICENSES & FEES	175	200	185	175	175	(10)
MISCELLANEOUS ADMINISTRATION	2,218	-	-	-	-	-
OFFICE SUPPLIES	-	-	75	-	50	(25)
TECHNOLOGY SERVICES/WEBSITE	1,242	1,242	1,800	-	2,500	700
CAPITAL OUTLAY	-	-	-	-	-	-
LEGAL COUNSEL	12,946	30,403	12,500	4,501	12,500	-
COUNTY COLLECTION FEES	-	-	-	-	3,321	-
TOTAL GENERAL ADMINISTRATIVE	71,479	102,032	82,770	5,838	56,036	(30,055)
DEBT SERVICE ADMINISTRATION						
DISCLOSURE REPORT	3,000	3,000	3,150	1,000	5,000	1,850
TRUSTEE FEES	32,842	(4,364)	10,000	-	10,128	128
ARBITRAGE REBATE CALCULATION	1,150	-	1,400	-	1,400	-
INVESTMENT REPORTING FEES	-	-	-	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	36,992	(1,364)	14,550	1,000	16,528	1,978
INSURANCE						
PUBLIC OFFICIALS INSURANCE	1,515	(206)	1,600	1,426	1,570	(30)
GENERAL LIABILITY/PROPERTY INSURANCE	-	-	8,154	-	8,154	-
TOTAL INSURANCE	1,515	(206)	9,754	1,426	9,724	(30)

STATEMENT 1
CROSS CREEK CDD
FY 2015 PROPOSED BUDGET
GENERAL FUND (O&M)
UPDATED: 6-03-2014

	FY 2012 ACTUALS	FY 2013 ACTUALS	FY 2014 ADOPTED	FY 2014 YTD - APRIL	FY 2015 PROPOSED	VAIRANCE 2014 TO 2015
UTILITIES						
ELECTRICITY UTILITY SERVICES	-	(2,404)	32,000	-	23,015	(8,985)
GARBAGE COLLECTION	210	192	5,150	115	240	(4,910)
WATER UTILITY SERVICES	672	755	1,600	416	720	(880)
TOTAL UTILITIES	882	(1,457)	38,750	531	23,975	(14,775)
PHYSICAL ENVIRONMENT						
FIELD MANAGER	-	-	6,000	-	-	(6,000)
ENTRY WALL MAINTENANCE	-	-	2,500	-	-	(2,500)
LANDSCAPE MAINTENANCE - CONTRACT	-	7,700	22,200	-	-	(22,200)
LANDSCAPE MAINTENANCE - OTHER	-	-	1,850	-	-	(1,850)
IRRIGATION MAINTENANCE	-	(682)	4,000	-	-	(4,000)
PLANT REPLACEMENT	-	-	6,000	-	-	(6,000)
WATERWAY MGT PROGRAM - CONTRACT	28	-	11,000	-	-	(11,000)
WATERWAY MGT PROGRAM - OTHER	-	4	2,800	-	-	(2,800)
FIELD MISCELLANEOUS	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	28	7,022	56,350	-	-	(56,350)
ROAD & STREET FACILITIES						
DECORATIVE LIGHT MAINTENANCE	-	-	2,000	-	-	(2,000)
PAVEMENT AND SIGNAGE REPAIRS	-	-	-	-	-	-
STREET SWEEPING	-	-	-	-	-	-
TOTAL ROAD & STREET FACILITIES	-	-	2,000	-	-	(2,000)
PARKS AND RECREATION						
CLUB FACILITY MAINTENANCE	-	-	14,000	-	-	(14,000)
CLUBHOUSE STAFF	-	-	24,000	-	-	(24,000)
CLUBHOUSE SUPPLIES	-	-	3,600	-	-	(3,600)
POOL MAINTENANCE - CONTRACT	-	-	7,200	-	-	(7,200)
POOL MAINTENANCE - OTHER	-	250	1,500	-	-	(1,500)
PARK MAINTENANCE	-	-	2,400	-	-	(2,400)
SPECIAL EVENTS	-	-	-	-	-	-
SECURITY PATROL	-	-	10,000	-	-	(10,000)
SECURITY SYSTEM	-	-	-	-	-	-
CONTINGENCY	-	-	-	-	-	-
TOTAL PARKS AND RECREATION	-	250	62,700	-	-	(62,700)
TOTAL EXPENDITURES	110,895	106,277	266,874	8,795	106,262	(163,933)
INCREASE IN FUND BALANCE	-	-	-	-	-	-
TOTAL REVENUES OVER EXPENDITURES	(78,017)	17,733	-	(1,747)	(0)	
FUND BALANCE - BEGINNING	(195,525)	(273,541)	(255,808)	(255,808)	(255,808)	
FUND BALANCE - ENDING	\$ (273,542)	\$ (255,808)	\$ (255,808)	\$ (257,555)	\$ (255,808)	\$ -

**STATEMENT 2
CROSS CREEK CDD
FY 2015 PROPOSED BUDGET
GENERAL FUND (O&M)
UPDATED: 6-03-2014**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units /(a)	Assigned ERU /(a)	Total ERU	% ERU
TH1	48	0.44	21.12	3.53%
TH2	80	0.47	37.60	6.28%
TH3	48	0.48	23.04	3.85%
Villas	156	0.87	135.72	22.68%
SF 55'	146	1.00	146.00	24.40%
SF 65'	44	1.18	51.92	8.68%
SF 70'	134	1.27	170.18	28.44%
SF 100'	7	1.82	12.74	2.13%
Total	663		598.32	100.00%

2. O&M Assessment Requirement ("AR") - excluding County Charges

AR = FY 2015 Budget:	102,942 net
Total ERU:	<u>598.32</u>
Total AR / ERU - NET:	\$172.05
Total AR / ERU - GROSS: (7.0%)	\$185.00

3. Allocation of AR (Difference Due to Rounding) As If All Assessments on County Tax Roll /(a)

Lot Width	Units /(a)	Assigned ERU /(a)	Assmt/Unit- NET	Total Assmt- NET	Assmt/Unit- GROSS	Total Assmt- GROSS
TH1	48	0.44	\$75.70	\$3,634	\$81.40	\$3,907
TH2	80	0.47	\$80.86	\$6,469	\$86.95	\$6,956
TH3	48	0.48	\$82.58	\$3,964	\$88.80	\$4,262
Villas	156	0.87	\$149.68	\$23,351	\$160.95	\$25,108
SF 55'	146	1.00	\$172.05	\$25,119	\$185.00	\$27,010
SF 65'	44	1.18	\$203.02	\$8,933	\$218.30	\$9,605
SF 70'	134	1.27	\$218.50	\$29,280	\$234.95	\$31,483
SF 100'	7	1.82	\$313.13	\$2,192	\$336.70	\$2,357
Total	663			\$102,942		\$110,690

Footnote:

(a) According to Supplemental Assessment Report, 2/20/07. The land within the CDD will be developed in multiple phases for a projected total of 663 lots.

**CrossCreek
Community Development District
Fiscal Year 2015 Proposed Budget
Debt Service Fund - \$10,205,000 SARB, Series 2007A**

	Fiscal Year	Fiscal Year 2015
REVENUES		
Special Assessments - Off-Roll/On-Roll	729,160	704,160
	\$ 729,160	\$ 704,160
EXPENDITURES		
Series 2007A Bond Principal Payment	170,000	180,000
Series 2007A Bond May 1 Interest Payment	281,960	264,600
Series 2007A Bond Nov. 1 Interest Payment	277,200	259,560
	\$ 729,160	\$ 704,160
	\$ -	\$ -

Table 1. - Assessment Allocation /(a)

Lot Width	Units /(a)	Assigned ERU	Total ERU	% ERU	MADS	MADS/Unit
TH1	48	0.600	28.80	5%	\$ 32,483	\$ 676.73
TH2	80	0.600	48.00	8%	\$ 54,139	\$ 676.73
TH3	48	0.600	28.80	5%	\$ 32,483	\$ 676.73
Villas	156	0.882	137.54	22%	\$ 155,130	\$ 994.42
SF 55'	146	1.000	146.00	23%	\$ 164,672	\$ 1,127.89
SF 65'	44	1.182	51.99	8%	\$ 58,643	\$ 1,332.79
SF 70'	134	1.273	170.52	27%	\$ 192,322	\$ 1,435.24
SF 100'	7	1.818	12.72	2%	\$ 14,350	\$ 2,049.94
Total	663		624.37	100%	\$ 704,220	

Footnote:

(a) Per supplemental assessment report, dated 2/20/07, adjusted for errors.

CrossCreek Community Development District
\$10,205,000 SARB, Series 2007A (CUSIP # 22757LAAO)
Debt Service Requirement

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Srv.	Balance
2/22/2007						10,205,000
11/1/2007		5.600%	395,274	395,274	395,274	10,205,000
5/1/2008		5.600%	285,740	285,740		10,205,000
11/1/2008		5.600%	285,740	285,740	571,480	10,205,000
5/1/2009		5.600%	285,740	285,740		10,205,000
11/1/2009		5.600%	285,740	285,740	571,480	10,205,000
5/1/2010	135,000	5.600%	285,740	420,740		10,070,000
11/1/2010		5.600%	281,960	281,960	702,700	10,070,000
5/1/2011	140,000	5.600%	281,960	421,960		9,930,000
11/1/2011		5.600%	278,040	278,040	700,000	9,930,000
5/1/2012	150,000	5.600%	278,040	428,040		9,780,000
11/1/2012		5.600%	273,840	273,840	701,880	9,780,000
5/1/2013	160,000	5.600%	273,840	433,840		9,620,000
11/1/2013		5.600%	269,360	269,360	703,200	9,620,000
5/1/2014	170,000	5.600%	269,360	439,360		9,450,000
11/1/2014		5.600%	264,600	264,600	703,960	9,450,000
5/1/2015	180,000	5.600%	264,600	444,600		9,270,000
11/1/2015		5.600%	259,560	259,560	704,160	9,270,000
5/1/2016	190,000	5.600%	259,560	449,560		9,080,000
11/1/2016		5.600%	254,240	254,240	703,800	9,080,000
5/1/2017	200,000	5.600%	254,240	454,240		8,880,000
11/1/2017		5.600%	248,640	248,640	702,880	8,880,000
5/1/2018	210,000	5.600%	248,640	458,640		8,670,000
11/1/2018		5.600%	242,760	242,760	701,400	8,670,000
5/1/2019	225,000	5.600%	242,760	467,760		8,445,000
11/1/2019		5.600%	236,460	236,460	704,220	8,445,000
5/1/2020	235,000	5.600%	236,460	471,460		8,210,000
11/1/2020		5.600%	229,880	229,880	701,340	8,210,000
5/1/2021	250,000	5.600%	229,880	479,880		7,960,000
11/1/2021		5.600%	222,880	222,880	702,760	7,960,000
5/1/2022	265,000	5.600%	222,880	487,880		7,695,000
11/1/2022		5.600%	215,460	215,460	703,340	7,695,000
5/1/2023	280,000	5.600%	215,460	495,460		7,415,000
11/1/2023		5.600%	207,620	207,620	703,080	7,415,000
5/1/2024	295,000	5.600%	207,620	502,620		7,120,000
11/1/2024		5.600%	199,360	199,360	701,980	7,120,000
5/1/2025	310,000	5.600%	199,360	509,360		6,810,000
11/1/2025		5.600%	190,680	190,680	700,040	6,810,000
5/1/2026	330,000	5.600%	190,680	520,680		6,480,000
11/1/2026		5.600%	181,440	181,440	702,120	6,480,000
5/1/2027	350,000	5.600%	181,440	531,440		6,130,000
11/1/2027		5.600%	171,640	171,640	703,080	6,130,000
5/1/2028	370,000	5.600%	171,640	541,640		5,760,000
11/1/2028		5.600%	161,280	161,280	702,920	5,760,000
5/1/2029	390,000	5.600%	161,280	551,280		5,370,000
11/1/2029		5.600%	150,360	150,360	701,640	5,370,000
5/1/2030	410,000	5.600%	150,360	560,360		4,960,000
11/1/2030		5.600%	138,880	138,880	699,240	4,960,000
5/1/2031	435,000	5.600%	138,880	573,880		4,525,000
11/1/2031		5.600%	126,700	126,700	700,580	4,525,000
5/1/2032	460,000	5.600%	126,700	586,700		4,065,000
11/1/2032		5.600%	113,820	113,820	700,520	4,065,000
5/1/2033	490,000	5.600%	113,820	603,820		3,575,000
11/1/2033		5.600%	100,100	100,100	703,920	3,575,000
5/1/2034	515,000	5.600%	100,100	615,100		3,060,000
11/1/2034		5.600%	85,680	85,680	700,780	3,060,000
5/1/2035	545,000	5.600%	85,680	630,680		2,515,000
11/1/2035		5.600%	70,420	70,420	701,100	2,515,000
5/1/2036	575,000	5.600%	70,420	645,420		1,940,000
11/1/2036		5.600%	54,320	54,320	699,740	1,940,000
5/1/2037	610,000	5.600%	54,320	664,320		1,330,000
11/1/2037		5.600%	37,240	37,240	701,560	1,330,000
5/1/2038	645,000	5.600%	37,240	682,240		685,000
11/1/2038		5.600%	19,180	19,180	701,420	685,000
5/1/2039	685,000	5.600%	19,180	704,180		-
11/1/2039	-	5.600%	-	-	704,180	-
total	\$ 10,205,000		\$ 12,396,774	\$ 22,601,774	\$ 22,601,774	

max. annual debt service (MADS): \$ 704,220.00

Footnote:

(a) Data herein for budgetary purposes only.

CrossCreek
Community Development District
Fiscal Year 2015 Proposed Budget
Debt Service Fund - \$6,990,000 SARB, Series 2007B

	Fiscal Year	Fiscal Year 2015
REVENUES		
Special Assessments - Off-Roll/On-Roll	384,450	384,450
	\$ 384,450	\$ 384,450
EXPENDITURES		
Series 2007B Bond May 1 Interest Payment	192,225	192,225
Series 2007B Bond Nov. 1 Interest Payment	192,225	192,225
	\$ 384,450	\$ 384,450
	0	0

Footnote:

(a) Bonds were tendered and repurchased in the sum of \$6.99MM in 2010.

**CrossCreek Community Development District
Series 2007B Bonds
CUSIP # 22757LAB8**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2010		5.500%	192,225	192,225	
11/1/2010		5.500%	192,225	192,225	384,450
5/1/2011		5.500%	192,225	192,225	
11/1/2011		5.500%	192,225	192,225	384,450
5/1/2012		5.500%	192,225	192,225	
11/1/2012		5.500%	192,225	192,225	384,450
5/1/2013		5.500%	192,225	192,225	
11/1/2013		5.500%	192,225	192,225	384,450
5/1/2014		5.500%	192,225	192,225	
11/1/2014		5.500%	192,225	192,225	384,450
5/1/2015		5.500%	192,225	192,225	
11/1/2015		5.500%	192,225	192,225	384,450
5/1/2016		5.500%	192,225	192,225	
11/1/2016		5.500%	192,225	192,225	384,450
5/1/2017	6,990,000	5.500%	192,225	7,182,225	
					7,182,225
			2,883,375	9,873,375	9,873,375
		6,990,000			

Footnote:

- (a) Bonds were tendered and repurchased in the sum of \$6.99MM in 2010.
- (b) Data herein for budgetary purposes only.

EXHIBIT 2

RESOLUTION 2016-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED OPERATION AND MAINTNENACE BUDGET FOR FISCAL YEAR 2015- 2016; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors of the Cross Creek Community Development District (the “Board”) at its regular meeting the proposed General Fund Operating and Maintenance Budget for the Fiscal Year 2016; and

WHEREAS, the Board considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. The operating and maintenance budget proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2016

HOUR: _____m.

LOCATION: Medallion Home Offices
1651 Whitfield Avenue
Sarasota, Fl.

3. The District Manager is hereby directed to post a copy of the proposed budgets to the Cross Creek website at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF JULY, 2016.

ATTEST:

BOARD OF SUPERVISORS OF THE
CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed FY 2015-2016 Budget

EXHIBIT 3

RESOLUTION 2016-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED OPERATION AND MAINTNENACE BUDGET FOR FISCAL YEAR 2016- 2017; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors of the Cross Creek Community Development District (the “Board”) at its regular meeting the proposed General Fund Operating and Maintenance Budget for the Fiscal Year 2017; and

WHEREAS, the Board considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. The operating and maintenance budget proposed by the District Manager for Fiscal Year 2016/2017 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2016

HOUR: _____m.

LOCATION: Medallion Home Offices
1651 Whitfield Avenue
Sarasota, Fl.

3. The District Manager is hereby directed to post a copy of the proposed budgets to the Cross Creek website at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JULY, 2016.

ATTEST:

BOARD OF SUPERVISORS OF THE
CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed FY 2016-2017 Budget



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
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