Cross Creek
Community Development District

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www.crosscreekcdd.org

The meeting of the Board of Supervisors of the **Cross Creek Community Development District** will be held **Tuesday, January 24, 2023, at 11:00 a.m. at Holiday Inn Sarasota-Airport 8009 15th Street East, Sarasota, FL 34243.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 792 560 599 #

Join from the meeting link
https://pfmgroup.webex.com/join/ripollv

NOTE: If you are calling into the meeting by phone or WebEx, please MUTE your line!

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[**for any members of the public desiring to speak on any proposition before the Board limited 2 minutes**]*

1. Consideration of the Minutes of the November 22, 2022, Board of Supervisors' Meeting

Business Matters

2. Discussion of Storage Room
3. Discussion of the Perimeters of Willow/Laurel Responsibility under License Agreement
4. Ratification of Payment Authorizations 179 - 185
5. Review of District Financial Statements

Other Business

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
- Supervisor Requests
- Audience Comments

Adjournment

Cross Creek
Community Development District

Minutes of November 22, 2022,
Board of Supervisors Meeting

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
Tuesday, November 22, 2022 at 11:00 a.m.
Holiday Inn Sarasota-Airport 8009 15th Street East, Sarasota, FL 34243

Board Members Present were:

Charlie Tokarz	Chairperson
Connor Chambers	Vice Chairperson
Kathy Beccia	Assistant Secretary
Lianna Litwin	Assistant Secretary
Bruce Stolarz	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM Group Consulting LLC
Jorge Jimenez	PFM Group Consulting LLC (via phone)
Amy Champagne	PFM Group Consulting LLC (via phone)
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.
Charlie McKinnies	Medallion Home
Gabby Baca	Medallion Home

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 11:10 a.m. and confirmed quorum.

Public Comment Period

No Public Comments.

Administer Oath of Office to Newly Elected Board if Supervisors

Ms. Ripoll administered the Oath of office to Ms. Litwin, Mr. Stolarz, and Mr. Tokarz. Ms. Litwin, Mr. Stolarz, and Mr. Tokarz waived compensation.

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election

Ms. Ripoll stated the results were Charlie Tokarz with 59 votes in Seat 5.

On MOTION by Mr. Chambers, seconded by Ms. Beccia, with 2 opposed, the Board approved Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election, with Charlie Tokarz in Seat 5 with 59 votes.

Consideration of the Minutes of the August 30, 2022, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the August 30, 2022, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS **Business Matters**

Review & Consideration of Grau & Associates Engagement Letter for Auditing Service

Mr. Cohen stated he reviewed the letter and didn't have any objections. He stated this is Grau & Associates standard form, and the District does have a 30-day termination for convenience provision in there.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board accepted the Grau & Associates Engagement Letter for Auditing Service.

Consideration of Resolution 2023-02, Annual Appropriations and Adopting the Revised Budget for Fiscal Year 2022

Ms. Ripoll stated this has to be bought back to the Board when an item has gone over budget on a specific line item. She explained that Ms. Champagne has completed the proposed revised O&M budget which shows the changes.

Mr. Cohen explained this is required to be done within 60 days after the end of the Fiscal Year. If the change isn't made there is potential of getting a ding in the Districts audit.

Discussion ensued about the District going over budget.

Ms. Champagne explained the District didn't go over the total budget, but there were specific line items that did so funds were moved around.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2023-02, Annual Appropriations and Adopting the Revised Budget for Fiscal Year 2022.

Consideration of Resolution 2023-03, Election Officers Position

Ms. Ripoll stated at this time the Board has two new supervisors, so the current slate is Charlie Tokarz as Chairman, Connor Chambers as Vice Chairman, Venessa Ripoll as Secretary, and the rest of the Board members as Assistant secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane as Assistant Treasurer.

Mr. Cohen stated anytime a new member joins the Board either by appointment or election the Board is required to take a look at the office structure.

Discussion ensued about the roles of the Board members.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2022-03, Election Officers Position, the current slate is Charlie Tokarz as Chairman, Connor Chambers as Vice Chairman, Venessa Ripoll as Secretary, Lianna Litwin, Bruce Stolarz, and Kathy Beccia as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane as Assistant Treasurer.

Discussion of Landscape Contracts

Ms. Ripoll stated the District went through an RFP process and after much discussion and meeting with the vendor, the Board decided that Landscape Maintenance Professionals was the favored company. There was a problem with what sections belongs to Cross Creek and what sections belongs to the other entities. The contract is going to be condensed due to the fact that the Landscape company won't be mowing certain sections, and the CDD will not be paying for sections they don't own.

Mr. Cohen stated if the Board recalls a few meetings ago there was a license agreement that the Board authorized the HOA to do some planting, and apart of that agreement it was negotiated that the HOA is going to maintain that area. It is still District land, because it wasn't conveyed to them, they were given license to be able to plant that landscaping there.

Mr. Cohen explained the license agreement was granted to the single family HOA. That HOA us going to enter into its own agreement with the other HOAs and allocate cost. The agreement that the CDD has with the single family HOA says the CDD is giving them permission to install all the enhanced flowers, trees, and shrubbery, and the HOA will maintain it. Also, in that agreement Mr. Cohen included things he wanted to see in terms of indemnification to the CDDs ability to remove things if needed.

Ms. Litwin asked did any of the Board members go and walk the property and looked at the sections that the District granted easement to.

Mr. Cohen stated that he wasn't involved with the conveyance of the documents in relation to the slivers. Mr. Stolarz asked was the Board the status of the slivers and were they approved.

Mr. Cohen stated the initial discussion was to give the slivers then it evolved into the CDD would keep the land and do a license agreement.

The Board reviewed the Exhibit attached to the license agreement.

Mr. Tokarz asked could this be discussed outside of a meeting then report back to the Board.

Mr. Chambers stated this needs to be looked into, it will take some modification to the existing irrigation system.

Ms. Litwin also stated in reference to the Landscape agreement Brightview currently encompasses that area because the District couldn't get direct answers.

Ms. Baca stated Brightview sent a revised contract removing those areas as far as the grass goes. This document needs to be discussed and reviewed.

Ms. Ripoll stated she has the agreement with Brightview, they are going to mow that area, take it off the CDD which will be a $222.00 per month.

On MOTION by Mr. Chambers, seconded by Ms. Beccia, with all in favor, the Board authorized the Chair to execute a contract with LMP to begin January 1st subject to clarification of the scope, mapping, and staff approved.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the termination of Brightview.

Ratification of Payment Authorizations 168-178

The Board reviewed the Payment Authorizations.

> On MOTION by Mr. Chambers, seconded by Ms. Beccia, with all in favor, the Board ratified payment authorizations 168 - 178.

Review of District Financial Statements

The Board reviewed the financial statements.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- No Report.

District Engineer- Not present.

District Manager- Ms. Ripoll stated there is a December meeting which will be held on December 27th.

FOURTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

A resident stated the pool needs attention. There are broken chairs, broken umbrellas, that can't be fixed, and kids are jumping the fence. There was a screw left from a ladder in the pool and a child got hurt. This resident also suggested getting someone to monitor the pool.

Ms. Ripoll stated she received a proposal from Bill Graham to pressure wash the tables and chairs for $400.00. To include the floors, pool area, kitchen, and bathrooms would be another $400.00 so in total it will be $800.00 to pressure wash the amenity center.

Ms. Litwin stated the kids that are jumping the gate are from outside of the neighborhood and the back gate isn't locking. Ms. Litwin also expressed concern with the Districts security vendor. There have been two cars stolen in the last month. Ms. Ripoll stated she will bring proposals back for security cameras to the next meeting.

Ms. Litwin expressed concern with the Districts Christmas Décor, she stated there is a storage for the District in the pool area but there is no key to access the door. Mr. Ripoll stated there is a lock box and the key to the storage is in there.

Ms. Litwin stated at the back entrance going in from Gold Course Road the large planter on the right hand side the lights have been out for four or five months.

Ms. Litwin expressed concern with the time of the meetings. Mr. Tokarz suggested homeowners attend workshop meetings.

FIFTH ORDER OF BUSINESS **Adjournment**

There was no other business to discuss. Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Beccia, seconded by Mr. Chambers, with all in favor, the Board adjourned the November 11, 2022, Board of Supervisors Meeting for Cross Creek Community Development District at 12:07 p.m.

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Secretary/Assistant Secretary Chairperson/ Vice Chairperson

Cross Creek
Community Development District

Discussion of Storage Room

Cross Creek
Community Development District

Discussion of the Perimeters of Willow/Laurel Responsibility under License Agreement

Cross Creek
Community Development District

Payment Authorizations
No. 179 – 185

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED NOV 07 2022
RECEIVED OCT 21 2022

Payment Authorization No. 179
10/13/2022

Item No.	Vendor	Invoice Number	General Fund FY 2022	General Fund FY 2023
1	**Manatee County Utilities (paid online)**			
	4000 CREEKSIDE PARK DR; 08/19/22-09/19/22	Acct: 187908-133094	$ 349.45	
	12501 RYEGRASS LOOP; 08/19/22-09/20/22	Acct: 187908-134766	$ 33.10	
	12515 FRESHWATER RUN; 08/19/22-09/20/22	Acct: 187908-134768	$ 113.13	
2	**Southwest Maintenance Services**			
	Cleaning Services: October 2022	10137		$ 480.00
		Subtotal	$ 495.68	$ 480.00
		TOTAL	**$975.68**	

APPROVED CE 10/31/22

Charles Tobkay, Chairman

Board Member

11-7-22

CE
11/9/22

CH
11/13/22

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED OCT 31 2022

RECEIVED NOV 29 2022

Payment Authorization No. 180
10/20/2022

Item No.	Vendor	Invoice Number	General Fund FY 2022	General Fund FY 2023
1	**The Lake Doctors** Water Management: October 2022	41548B		$ 630.00
2	**Landscape Maintenance Professionals** Hurricane Damage Debris Removal	170775		$ 7,500.00
3	**Peace River Electric (paid online)** 3693 CREEKSIDE PARK DR; 09/03/22-10/03/22	Acct: 186140001	$ 157.00	
		Subtotal	$ 157.00	$ 8,130.00
		TOTAL	**$8,287.00**	

OK 11-28-22

APPROVED. CE 11/16/22

Chairman

Board Member

11/28/22

11/28/22

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED NOV 07 2022

Payment Authorization No. 181
10/27/2022

RECEIVED NOV 15 2022

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	**BrightView Landscape Services**		
	Landscape Maintenance: November 2022	8133351	$ 9,292.75
2	**Turner Pest Control**		
	Rodent Prevention	19395853	$ 80.00
	TOTAL		**$9,372.75**

APPROVED CC 11/10/22

Charles T. Chay / Chairman
Board Member

11/18/22

11/10/22

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED NOV 1 1 2022

RECEIVED NOV 2 9 2022

Payment Authorization No. 182
11/3/2022

Item No.	Vendor	Invoice Number	General Fund FY 2022	General Fund FY 2023
1	**Envera**			
	Alarm Monitoring: December 2022	721451		$ 655.60
2	**The Lake Doctors**			
	Water Management: November 2022	45968B		$ 630.00
3	**Peace River Electric (paid online)**			
	12220 SILKWOOD WAY; 09/08/22-10/09/22	Acct:158231001	$ 82.67	
	4601 CREEKSIDE PARK DR; 09/08/22-10/09/22	Acct:158231002	$ 57.76	
	4100 CREEKSIDE PARK DR; 09/22/22-10/23/22	Acct:158231004		$ 1,675.91
	4890 GOLF COURSE RD; 09/25/22-10/25/22	Acct:158231005		$ 55.04
	02-040-4L-1; 09/22/22-10/23/22	Acct:158231006		$ 1,305.35
	12407 LARCHMERE LN; 09/17/22-10/17/22	Acct:158231007		$ 42.00
	12400 SILKWOOD WAY; 09/08/22-10/09/22	Acct:158231008	$ 42.31	
	12310 SILKWOOD WAY; 09/17/22-10/17/22	Acct:158231009		$ 36.23
4	**Persson, Cohen, Mooney, Fernandez & Jackson**			
	District Counsel: October 2022	2743		$ 630.00
5	**S & G Pools**			
	Pool Service: November 2022	11122		$ 1,250.00
6	**Southwest Maintenance Services**			
	Cleaning Services: November 2022	11161		$ 480.00
		Subtotal	$ 182.74	$ 6,760.13
		TOTAL	**$6,942.87**	

APPROVED CC/ 11/22/23

OH 11-28-22

Charles Tobay, Chairman
Board Member

11/28/22

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED NOV 29 2022

RECEIVED NOV 18 2022

Payment Authorization No. 183
11/10/2022

Item No.	Vendor	Invoice Number	General Fund FY 2022	General Fund FY 2023
1	**The Lake Doctors**			
	Water Management: August 2022	1690252	$ 630.00	
2	**Manatee County Utilities (paid online)**			
	4000 CREEKSIDE PARK DR; 09/19/22-10/19/22	Acct: 187908-133094		$ 409.85
	12501 RYEGRASS LOOP; 09/20/22-10/20/22	Acct: 187908-134766		$ 33.10
	12515 FRESHWATER RUN; 09/20/22-10/20/22	Acct: 187908-134768		$ 91.24
3	**PFM Financial Advisors**			
	Re-amortization Services: Series 2016 Through 08/01/22	122320	$ 375.00	
	Re-amortization Services: Series 2016 (11/01/22)	122355		$ 125.00
4	**Synovus Bank**			
	Interest Pmt/ Synovus Loan	Interest 11.15.22		$ 36.17
		Subtotal	$ 1,005.00	$ 695.36
		TOTAL	**$1,700.36**	

APPROVED CC 11/28/22

11-28-22

Charles Pokorny, Chairman
Board Member

11/28/22

11/30/22

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 184
11/17/2022

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	**McClatchy Company**		
	Legal Advertising on 10/18/22 (Ad: IPL0094216)	158070	$ 83.07
	Legal Advertising on 10/25/22 (Ad: IPL0093471)	158070	$ 225.11
2	**Peace River Electric (paid online)**		
	3693 CREEKSIDE PARK DR; 10/03/22-11/02/22	Acct: 186140001	$ 191.00
		TOTAL	**$ 499.18**

APPROVED. CE 12/09/22

12-22-22

Charles Bhaz, Chairman
Board Member

CM
12/23/22

1/3/23

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 185
12/1/2022

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	**BrightView Landscape Services**		
	Oak Tree Branch Removal	8171766	$ 442.50
	Landscape Maintenance: December 2022	8177428	$ 9,292.75
2	**Envera**		
	Alarm Monitoring: January 2023	722559	$ 655.60
3	**Peace River Electric (paid online)**		
	12220 SILKWOOD WAY; 10/09/22-11/08/22	Acct:158231001	$ 76.00
	4601 CREEKSIDE PARK DR; 10/09/22-11/08/22	Acct:158231002	$ 56.91
	12400 SILKWOOD WAY; 10/09/22-11/08/22	Acct:158231008	$ 42.19
4	**PFM Group Consulting LLC**		
	District Management Fee: November 2022	DM-11-2022-14	$ 2,500.00
5	**VenturesIn.com, Inc.**		
	Website Maintenance: October 2022	46067	$ 80.00
	Website Maintenance: November 2022	46108	$ 80.00

TOTAL	**$ 13,225.95**

12-22-22 APPROVED. CE 12/04/22

Board Member

12/23/22

1/3/23

Cross Creek
Community Development District

District Financial Statements

Cross Creek CDD
Statement of Financial Position
As of 12/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$339,310.07				$339,310.07
Escrow Account	8,000.00				8,000.00
Assessments Receivable	52,888.48				52,888.48
Assessments Receivable		$18,609.17			18,609.17
Due From Other Funds		30,154.17			30,154.17
Debt Service Reserve 2007A Bond		14,312.45			14,312.45
Debt Service Reserve 2007B Bond		9,525.82			9,525.82
Debt Service Reserve 2016AB Bond		213,412.79			213,412.79
Revenue 2007AB Bond		17,148.05			17,148.05
Revenue 2016AB Bond		4,554.81			4,554.81
Interest 2016AB Bond		5.98			5.98
Prepayment 2016A Bond		2,000.18			2,000.18
Sinking Fund 2016A Bond		0.16			0.16
Total Current Assets	$400,198.55	$309,723.58	$0.00	$0.00	$709,922.13
Investments					
Amount Available in Debt Service Funds				$260,960.24	$260,960.24
Amount To Be Provided				239,039.76	239,039.76
Amount to be Provided (O&M)				10,500.00	10,500.00
Total Investments		$0.00	$0.00	$510,500.00	$510,500.00
Total Assets	$400,198.55	$309,723.58	$0.00	$510,500.00	$1,220,422.13
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$28,494.85				$28,494.85
Due To Other Funds	8,000.00				8,000.00
Deferred Revenue	52,888.48				52,888.48
Deferred Revenue		$18,609.17			18,609.17
Total Current Liabilities	$89,383.33	$18,609.17	$0.00	$0.00	$107,992.50

Cross Creek CDD
Statement of Financial Position
As of 12/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$500,000.00	$500,000.00
Notes and Loans Payable Long Term (O&M)				10,500.00	10,500.00
Total Long Term Liabilities		$0.00	$0.00	$510,500.00	$510,500.00
Total Liabilities	$89,383.33	$18,609.17	$0.00	$510,500.00	$618,492.50
Net Assets					
Net Assets, Unrestricted	($48,936.70)				($48,936.70)
Net Assets - General Government	83,609.25				83,609.25
Current Year Net Assets - General Government	276,142.67				276,142.67
Fund Balance - Unreserved		($1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,839,940.83			4,839,940.83
Current Year Net Assets, Unrestricted		(45,568.42)			(45,568.42)
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	$310,815.22	$291,114.41	$0.00	$0.00	$601,929.63
Total Liabilities and Net Assets	$400,198.55	$309,723.58	$0.00	$510,500.00	$1,220,422.13

Cross Creek CDD
Statement of Activities
As of 12/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	$368,722.36				$368,722.36
On-Roll Assessments		$27,502.74			27,502.74
Off-Roll Assessments		13,743.67			13,743.67
Other Assessments		8,000.00			8,000.00
Total Revenues	$368,722.36	$49,246.41	$0.00	$0.00	$417,968.77
Expenses					
Public Officials' Insurance	$2,892.00				$2,892.00
Trustee Services	1,346.87				1,346.87
District Management	7,500.00				7,500.00
Dissemination Agent	1,000.00				1,000.00
District Counsel	3,964.00				3,964.00
Assessment Administration	5,000.00				5,000.00
Reamortization Schedule	125.00				125.00
Janitorial Service	1,440.00				1,440.00
Legal Advertising	308.18				308.18
Contingency	4,846.82				4,846.82
Web Site Maintenance	240.00				240.00
Dues, Licenses, and Fees	175.00				175.00
Interest Payments	106.17				106.17
Security	2,622.40				2,622.40
Electric	7,153.38				7,153.38
Water	992.12				992.12
Amenity - Insurance	7,781.00				7,781.00
Pool Maintenance	3,250.00				3,250.00
General Liability Insurance	3,826.00				3,826.00
Lake Maintenance	1,890.00				1,890.00
Landscaping Maintenance & Material	27,878.25				27,878.25
Landscape Improvements	7,942.50				7,942.50
Pest Control	300.00				300.00
Principal Payment		$80,000.00			80,000.00
Interest Payments		16,240.00			16,240.00
Total Expenses	$92,579.69	$96,240.00	$0.00	$0.00	$188,819.69
Other Revenues (Expenses) & Gains (Losses)					
Interest Income		$1,374.44			$1,374.44
Net Increase (Decrease) in FV of Inv		50.73			50.73

Total Other Revenues (Expenses) & Gains (Losses)	$0.00	$1,425.17	$0.00	$0.00	$1,425.17
Change In Net Assets	$276,142.67	($45,568.42)	$0.00	$0.00	$230,574.25
Net Assets At Beginning Of Year	$34,672.55	$336,682.83	$0.00	$0.00	$371,355.38
Net Assets At End Of Year	$310,815.22	$291,114.41	$0.00	$0.00	$601,929.63

Cross Creek CDD
Budget to Actual
For the Month Ending 12/31/22

	Year To Date			
	Actual	Budget	Variance	FY 2023 Adopted Budget
Revenues				
Assessments	$ 368,722.36	$ 104,015.25	$ 264,707.11	$ 416,061.00
Net Revenues	**$ 368,722.36**	**$ 104,015.25**	**$ 264,707.11**	**$ 416,061.00**
General & Administrative Expenses				
Public Officials' Insurance	$ 2,892.00	$ 807.00	$ 2,085.00	$ 3,228.00
Trustee Services	1,346.87	2,125.00	(778.13)	8,500.00
District Management	7,500.00	7,500.00	-	30,000.00
Field Management	-	1,812.50	(1,812.50)	7,250.00
Engineering	-	125.00	(125.00)	500.00
Dissemination Agent	1,000.00	1,000.00	-	4,000.00
Property Appraiser	-	125.00	(125.00)	500.00
District Counsel	3,964.00	2,000.00	1,964.00	8,000.00
Assessment Administration	5,000.00	1,250.00	3,750.00	5,000.00
Reamortization Schedule	125.00	125.00	-	500.00
Audit	-	1,100.00	(1,100.00)	4,400.00
Arbitrage Calculation	-	125.00	(125.00)	500.00
Postage & Shipping	-	25.00	(25.00)	100.00
Copies	-	6.25	(6.25)	25.00
Legal Advertising	308.18	112.50	195.68	450.00
Office Supplies	-	37.50	(37.50)	150.00
Web Site Maintenance	240.00	120.00	120.00	480.00
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00
Interest Payments	106.17	125.00	(18.83)	500.00
Principal Payment	-	2,625.00	(2,625.00)	10,500.00
Total General & Administrative Expenses	**$ 22,657.22**	**$ 21,189.50**	**$ 1,467.72**	**$ 84,758.00**
Field Expenses				
Contingency	$ 4,846.82	$ 17,125.00	$ (12,278.18)	$ 68,500.00
Electric	7,153.38	9,538.00	(2,384.62)	38,152.00
Gas	-	25.00	(25.00)	100.00
Water	992.12	3,000.00	(2,007.88)	12,000.00
Pool Maintenance	3,250.00	2,500.00	750.00	10,000.00
General Liability Insurance	3,826.00	1,067.75	2,758.25	4,271.00
Property & Casualty	7,781.00	1,829.50	5,951.50	7,318.00
Janitorial/Cleaning	1,440.00	2,450.00	(1,010.00)	9,800.00
Camera/Monitoring	2,622.40	1,926.00	696.40	7,704.00
Lake Maintenance	1,890.00	3,750.00	(1,860.00)	15,000.00
Landscape Maintenance	27,878.25	27,579.00	299.25	110,316.00
Landscape Improvements	7,942.50	8,785.50	(843.00)	35,142.00
Equipment Repair & Maintenance	-	3,000.00	(3,000.00)	12,000.00
Pest Control	300.00	250.00	50.00	1,000.00
Total Field Expenses	**$ 69,922.47**	**$ 82,825.75**	**$ (12,903.28)**	**$ 331,303.00**
Total General, Administrative Expenses & Field Expense	**$ 92,579.69**	**$ 104,015.25**	**$ (11,435.56)**	**$ 416,061.00**
Total Expenses	**$ 92,579.69**	**$ 104,015.25**	**$ (11,435.56)**	**$ 416,061.00**
Net Income (Loss)	**$ 276,142.67**	**$ -**	**$ 276,142.67**	**$ -**