

Cross Creek Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900, Fax: 407-723-5901

www.crosscreekcdd.org

The meeting of the Board of Supervisors of the Cross Creek Community Development District will be held **Wednesday, May 22, 2024, at 9:00 a.m. at 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

Join from the meeting link

<https://pfmcdd.webex.com/meet/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 January 23, 2024, Board of Supervisors' Meeting
 2. Review of Letter from the Supervisor of Elections – Manatee County

Business Matters

3. Consideration of Resolution 2024-03, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date [Suggested Hearing Date of August 27, 2024]
4. Consideration of Resolution 2024-04, Designating Board Member Seats for the Upcoming General Election
5. Review and Consideration of Persson, Cohen & Mooney, P.A, CPI Attorney Fees
6. Review and Acceptance of the FY 2023 Audit Report (under separate cover)
7. Review and Consideration of Janitorial Services Proposals
8. Review and Consideration of Proposals to Resurface the Basketball Court and Add Pickleball Lines
9. Consideration of Proposal to Replace the Pool Gate Access Control Panel
10. Consideration of Reducing the Speed Limit on Residential Streets from 35 mph to 25 mph
11. Consideration of Proposal for Installation of Additional Pet Waste Stations
12. Update on Conveying Land Back to CDD and Getting More from the Developer Regarding Appraisal
13. Discussion of Front Entrance Purchase



14. Discussion of Raised Pedestrian Crosswalks
15. Discussion of Irrigation Permit
16. Discussion of Barbeque Grill Replacement/Repair
17. Ratification of Pool Cleaning Agreement
18. Ratification of Proposal for Monthly Dog Park Pet Waste Management
19. Ratification of Payment Authorization Nos. 235 - 247
20. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Designation of Public Records Custodian
- Supervisor Requests
- Audience Comments

Adjournment



Cross Creek Community Development District

**Consideration of the Minutes of
the January 23, 2024,
Board of Supervisors' Meeting**

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, January 23, 2023, at 11:30 a.m.

**DoubleTree by Hilton Sarasota Bradenton Airport
formerly 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
Bruce Stolarz	Assistant Secretary
Lianna Litwin	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM Group Consulting LLC
Kwame Jackson	PFM Group Consulting LLC (via Webex)
Jennifer Glasgow	PFM Group Consulting LLC (via Webex)
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.
Chris Chavez	Medallion Home
Chris Berry	LMP
Alan Stolarz	Resident

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 11:30 a.m. and confirmed quorum.

Public Comment Period

No Public Comments.

Consideration of the Minutes of the October 24, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes of the October 24, 2023, Board of Supervisors' Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board accepted the minutes of the October 24, 2023, Board of Supervisors' meeting.
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SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2024-01, Election of Officers

Ms. Ripoll stated District Management is requesting the addition of an Assistant Secretary and Assistant Treasurers. She noted the previous slate of officers will remain the same except for the addition of Kwame Jackson as an Assistant Secretary, and Jennifer Glasgow, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2024-01, Election of Officers, with Charlie Tokarz as Chairman, Connor Chambers as Vice Chairman, Venessa Ripoll as Secretary, Vivian Carvalho, Kathy Beccia, Lianna Litwin, Bruce Stolarz and Kwame Jackson as Assistant Secretaries, Amanda Lane as Treasurer, and Jennifer Glasgow, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

Consideration of Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s)

Ms. Ripoll stated this allows the Treasurer and Assistant Treasurers from District staff to be able to sign for the District's Bank Account(s) if needed.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s).

Ratification of Advanced Aquatics Services, Inc. Agreement

Ms. Ripoll stated this agreement was prepared by District Counsel, and no changes were made by the vendor.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified the Advanced Aquatics Services, Inc. Agreement.

Update on Conveying Land Back to CDD and Getting More from the Developer Regarding Appraisal

Mr. Tokarz stated he spoke with the Developer in relation to either giving back or selling back some of the land to the CDD, and at this time he does not have an answer to provide. He noted he will be back in contact with the Developer to discuss the matter further.

There was a brief discussion regarding what can be done if the Developer doesn't cooperate with the District.

Mr. Cohen asked about the appraisal and stated from his knowledge that wasn't received.

Mr. Tokarz stated he will make sure that the appraisal check is paid to the District.

Ms. Ripoll stated she will follow up and keep the Board updated.

Ms. Litwin stated new residents are asking where to get key fobs because they are being told they are residents of Cross Creek CDD. She noted that in this case they are believing they should have access to the Cross Creek amenities.

Discussion ensued regarding the advertising and language being given to new homeowners.

Ms. Litwin noted there is a fee that can be paid for those homeowners to have access to the Cross Creek amenities.

This item was tabled.

Discussion of Barbecue Grill Replacement/Repair

Mr. Stolarz provided an overview of the barbeque grills that he had researched.

He noted that he is in favor of the grill that is like the one the District currently has.

Ms. Litwin noted the vent hood of the grill does not work.

Mr. Stolarz stated he did notice that the vent grill was not working.

Ms. Litwin suggested that the electrician comes out to look at the vent hood to see if that is what is causing the issue as well as the electric outlet.

Ms. Ripoll stated she will reach out to the electrician and follow up with the Board.

Review and Consideration of Pool Resurfacing Proposal

Ms. Ripoll stated the District received one proposal for \$115,000.00. She noted that she will continue to seek proposals from other vendors. She stated she suggests that this project be done in stages.

Ms. Litwin stated the proposal seems to be high, but the work does need to be done, especially since the District has been notified by the Health Department.

Discussion ensued regarding the funding for this project.

This item was tabled.

**Discussion Pertaining to
Addition of a Gym to the
Amenities Center**

This item was tabled.

**Ratification of Payment
Authorization Nos. 225 -
234**

Ms. Ripoll stated these are contractual and have been signed by the Chair.

The Board discussed the Payment Authorizations.

Discussion ensued regarding the pond levels and turning on and off the Hoover pump.

Mr. Stolarz asked to receive the addresses from Peace River instead of the codes for their physical locations.

Ms. Litwin asked if the Willows and Laurels are still connected to the Cross Creek pump.

Mr. Chavez answered the Willows and Laurels are not connected to the Cross Creek pump. He went over with the Board the way that the pump was installed.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified payment authorization Nos. 225 - 234.

**Review of District Financial
Statements**

The Board reviewed the financials.

Mr. Stolarz requested that updated financials be provided be email.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel-** Mr. Cohen mentioned the Form 6 and advised the Board that this does not apply to CDD Board members. He also noted the Form 1 is now completed electronically. He also stated the ethics training is due in December and his firm may have something available for the Board, but if not, there will be some online courses.
- District Engineer-** Not present.
- District Manager-** Ms. Ripoll stated the next meeting is February 27, 2024, at 11:00 a.m. at DoubleTree by Hilton Sarasota Bradenton Airport formerly Holiday Inn Sarasota- Airport, 8009 15th Street East, Sarasota, FL, 34243.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Litwin mentioned that Neal Homes has been doing construction and has removed a road on the District's property.

Mr. Stolarz asked is the basketball court repair still on hold.

Mr. Stolarz asked about the speeding on the roads in the community.
Ms. Ripoll stated this was being taken care of and the letter was sent. Ms. Litwin stated she was notified that this can take a few months.

Mr. Stolarz asked about the sub-meter being installed.
Mr. Chavez stated there may have to be an agreement in place.

Mr. Stolarz confirmed that Medallion is now watering the Willows and Laurels.

Mr. Stolarz asked if there will be a pipe underground for the watering of parcel three.
Mr. Chavez stated there will be a pipe in the group for the watering of that area.

Mr. Stolarz asked if Mr. Cohen spoke with LMP to review contracts.
Ms. Ripoll stated she is working with LMP for Addendums.

Mr. Stolarz asked about the irrigation control box.
Mr. Chavez stated there was not anything added to the box at this time.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

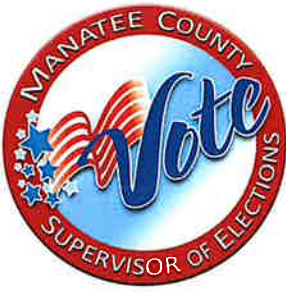
On MOTION by Ms. Beccia, seconded by Mr. Chambers, with all in favor, the Board adjourned the January 23, 2024, Board of Supervisors' Meeting for Cross Creek Community Development District.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

Cross Creek Community Development District

**Review of Letter from the
Supervisor of Elections – Manatee County**



JAMES SATCHER
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Cross Creek Community Development District
PFM Group Consulting, LLC
Attn: Venessa Ripoll
3501 Quadrangle Blvd Suite 270
Orlando, FL. 32817

Dear Ms. Ripoll:

We are in receipt of your request for the number of registered voters in the Cross Creek Community Development District of April 15, 2024. According to our records, there were 641 persons registered in the Cross Creek Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher
Supervisor of Elections

JS/sas

Cross Creek Community Development District

**Consideration of Resolution 2024-03,
Approving a Preliminary Budget for
Fiscal Year 2025 and Setting
a Public Hearing Date**

[Suggested Hearing Date of August 27, 2024]

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cross Creek Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF MAY 2024.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: FY 2024/2025 Proposed Budget

Cross Creek CDD
FY2025 Proposed Budget

	Year To Date				
	Actual to Mar 2024	Budget to September 2024	Anticipated Total to Sept 2024	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 524,485.58	\$ 14,030.79	\$ 538,516.37	\$ 534,245.00	\$ 534,245.00
Other Income & Other Financing Sources	41,630.30	-	41,630.30	41,000.00	41,000.00
Net Revenues	\$ 566,115.88	\$ 14,030.79	\$ 580,146.67	\$ 575,245.00	\$ 575,245.00
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 3,843.00	\$ -	\$ 3,843.00	\$ 3,228.00	\$ 4,230.00
Trustee Services	5,387.49	-	5,387.49	8,500.00	8,500.00
District Management	16,500.00	16,500.00	33,000.00	33,000.00	33,000.00
Field Management	7,800.00	3,600.00	11,400.00	7,250.00	7,200.00
Engineering	-	500.00	500.00	500.00	500.00
Annual Disclosure	250.00	750.00	1,000.00	1,000.00	1,000.00
Property Appraiser	-	500.00	500.00	500.00	500.00
District Counsel	5,586.00	2,414.00	8,000.00	8,000.00	8,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Reamortization Schedule	-	500.00	500.00	500.00	500.00
Audit	-	4,400.00	4,400.00	4,400.00	4,085.00
Arbitrage Calculation	-	500.00	500.00	500.00	500.00
Postage & Shipping	9.79	90.21	100.00	100.00	100.00
Copies	-	25.00	25.00	25.00	-
Legal Advertising	-	450.00	450.00	450.00	450.00
Office Supplies	-	150.00	150.00	150.00	-
Web Site Maintenance	480.00	-	480.00	480.00	960.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 45,031.28	\$ 30,379.21	\$ 75,410.49	\$ 73,758.00	\$ 74,700.00
<u>Field Expenses</u>					
Electric	\$ 15,468.40	\$ 22,880.28	\$ 38,348.68	\$ 38,152.00	\$ 45,760.56
Propane	-	100.00	100.00	100.00	100.00
Water	7,197.55	7,197.55	14,395.10	12,000.00	13,500.00
Pool Maintenance	9,373.50	9,373.50	18,747.00	12,000.00	36,000.00
Amenity - Camera/Monitoring (Envera)	4,726.96	2,977.04	7,704.00	7,704.00	8,150.00
Janitorial Service	4,850.00	4,950.00	9,800.00	9,800.00	10,000.00
General Liability Insurance	3,960.00	-	3,960.00	4,271.00	4,356.00
Property Insurance	9,801.00	-	9,801.00	10,400.00	10,781.10
Lake Maintenance	10,645.00	7,050.00	17,695.00	15,000.00	20,000.00
Landscaping Maintenance & Material	90,481.60	90,481.60	180,963.20	132,000.00	180,000.00
Landscape Improvements	4,858.91	4,858.91	9,717.82	35,142.00	20,000.00
Contingency	5,603.32	3,314.68	8,918.00	8,918.00	10,000.00
Major Repair & Replacements	19,515.55	95,000.00	114,515.55	190,000.00	148,208.98
Contingency/Property Improvements	-	25,000.00	25,000.00	25,000.00	-
Pest Control	535.40	464.60	1,000.00	1,000.00	1,560.00
Total Field Expenses	\$ 187,017.19	\$ 273,648.16	\$ 460,665.35	\$ 501,487.00	\$ 508,416.64
Total Expenses	\$ 232,048.47	\$ 304,027.37	\$ 536,075.84	\$ 575,245.00	\$ 583,116.64
Income (Loss) from Operations	\$ 334,067.41	\$ (289,996.58)	\$ 44,070.83	\$ -	\$ (7,871.64)
<u>Other Income (Expense)</u>					
Interest Income	\$ 7,980.99	\$ 7,980.99	\$ 15,961.98	\$ -	\$ -
Total Other Income (Expense)	\$ 7,980.99	\$ 7,980.99	\$ 15,961.98	\$ -	\$ -
Net Income (Loss)	\$ 342,048.40	\$ (282,015.59)	\$ 60,032.81	\$ -	\$ (7,871.64)

Cross Creek CDD
Proposed Debt Service Fund Budget
Series 2007A Special Assessment Bonds FY 2025
"Exhibit B"

Proposed FY 2025 Budget

Revenues:

Special Assessments	\$11,160
Total Revenues	\$11,160

Expenditures:

Series 2007A - Interest 11/1/24	\$2,100
Series 2007A - Principal 5/1/25	\$5,000
Series 2007A - Interest 5/1/25	\$2,100
Total Expenditures	\$9,200

Excess Revenues / (Expenditures)	\$1,960
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Series 2007A - Interest 11/01/2025	\$1,960
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CROSS CREEK CDD
FY 2025 PROPOSED BUDGET

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Other Income & Other Financing Sources

Unexpected revenue source.

Administrative Expenditures:

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Field Management

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Annual Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

CROSS CREEK CDD
FY 2025 PROPOSED BUDGET

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Office Supplies

General office supplies.

Website Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

CROSS CREEK CDD
FY 2025 PROPOSED BUDGET

Field Expenditures:

Electric

Electricity to maintain district property.

Propane

Purchase of propane for District use.

Water/Reclaimed Water

Water used for irrigation and amenity.

Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity - Camera/Monitoring (Envera)

Installation and monitoring of security cameras.

Janitorial Services

Janitorial services for the clubhouse or amenity center.

General Liability Insurance

General liability insurance.

Property Insurance

Insurance to protect property and cover casualty.

Lake Maintenance

Maintenance of lakes owned by District.

Landscape Maintenance

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Contingency

Other expenses incurred throughout the year.

Major Repair & Maintenance

Repair & maintenance of District equipment, plant, or property.

CROSS CREEK CDD
FY 2025 PROPOSED BUDGET

Contingency / Property Improvements

Other expenses incurred throughout the year

Pest Control

Pest control services.

Cross Creek Community Development District

**Consideration of Resolution 2024-04,
Designating Board Member Seats for
the Upcoming General Election**

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE NASSAU COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION

WHEREAS, the Cross Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Manatee County Supervisor of Elections to conduct the District's General Elections.

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

Section 1. The Board is currently comprised of the following individuals: Lianna Litwin, Bruce Stolarz, Connor Chambers, Kathy Beccia, Charlie Tokarz.

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
Seat 1	Lianna Litwin	11/2026
Seat 2	Bruce Stolarz	11/2026
Seat 3	Connor Chambers	11/2024
Seat 4	Kathy Beccia	11/2024
Seat 5	Charlie Tokarz	11/2026

Section 3. Seat 3, currently held by Connor Chambers, and Seat 4, currently held by Kathy Beccia, are scheduled for the General Election in November 2024.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District's General Elections on the ballot of the 2024 General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

PASSED AND ADOPTED THIS 22nd DAY OF MAY 2024.

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Cross Creek Community Development District

**Review and Consideration of
Persson, Cohen & Mooney, P.A, CPI
Attorney Fees**



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**

Andrew H. Cohen

Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson*

Daniel P. Lewis

* Board Certified City, County and Local Government Law

** Of Counsel

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Venice

April 15, 2024

Venessa Ripoll, District Manager
PFM Group Consulting, LLC.
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

RE: CPI Attorney Fees – Cross Creek Community Development District

Dear Venessa:

Pursuant to our fee agreement with the Cross Creek Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index (“CPI”) established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District’s next year’s budget. The applicable CPI for this year’s adjustment is 3.2 %. The adjusted hourly rate we are requesting is as follows: \$303.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, we value our continued working relationship with you and the District. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen".

Andrew H. Cohen

Signed electronically

AHC:mk

cc: Charles Tokarz, Chairman

Cross Creek Community Development District

Review and Acceptance of the FY 2023 Audit Report

Cross Creek Community Development District

Review and Consideration of Janitorial Services Proposals



Cleaning the amenity center 3x a week

- * Pick up any trash around pool area
- * Wipe down/disinfect chairs, tables and countertops
- * Wipe down/disinfect any appliances/equipment in kitchen area
- * Clean/disinfect bathrooms
- * Refill/restock soap, paper towels and toilet paper
- * Mop and broom/blow floors as needed
- * Clean any cobwebs, dust ledges
- * Empty all trashcans (4 big cans plus small bathroom cans) throughout amenity center
- * Empty trashcans at dog park, playground (Ryegrass Loop)
- * Replace trashcan liners

Will report any issues or damages noticed during cleaning services

We will supply all toilet paper, paper towels, trash bags, hand soaps, and cleaning products.

Point of Contact: Ashley Price, Phone Number 941.518.6523

Cross Creek Community Development District

**Review and Consideration of Proposals
to Resurface the Basketball Court
and Add Pickleball Lines**



Barber Tennis, LLC
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Office: 941.224.4382
BarberTennisGA@gmail.com

Cross Creek
Attn: Lianna – llitwincrosscreekcdd@gmail.com
Basketball Court Resurface

SPECIFICATIONS: We use Dynaflex Sport Products on all our jobs.

SPECIFICATIONS:

Cleaning: Court to be cleaned of all trash, sand and debris.

Vibratory Roller: Will use a vibratory roller to help flatten and smooth the court due to all of the mushrooms and cracks.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas. 70 degrees or better and on a clear day.

Patching: All spots still holding water (Thickness of a nickel or greater) after one hour will be patched with proper patch material to a level height. Will fill in cracks as well.

Coat 1&2: Acrylic resurfacer plus silica sand.

Coats 3&4: Two coats of color to be applied using silica sand, these are the wear and texture coats. Choice of one standard color included.

Playing Lines: 2 inch white basketball playing lines will be applied. Will add light blue or yellow pickleball lines. Will supply a temporary pickleball net.

NOTE:

Any sprinklers near the court need to be turned off the day before we start and remain off until 2 days after we complete the job.

If rain chances are 50% or greater, we choose if we come to work that day. Temperature must be at 50 degrees and rising before we apply any material.

Guarantee: This job will come with a two-year guarantee on surface peeling and fading. We cannot guarantee against structural cracks.

Total cost of project: \$7,000.00

Payment Schedule: Deposit (50%) due at time of signed agreement, balance due day of project completion.

Prepared by Stephanie Barber, Owner, April 25, 2024. This quote is good for 30 days.

Sign _____ Date: _____



P.O. Box 6
Bradenton, FL 34206

since 1984
www.lawsoncourts.com
info@lawsoncourts.com
PROPOSAL/CONTRACT

Phone: (941) 748-3399
Fax: (941) 748-3393

Job Name: Cross Creek Neighborhood	Today's Date: May 14, 2024
Job Address: 4000 Creekside Park Dr., Parrish, FL, 34219	Email Address: lilitwincrosscreekcdd@gmail.com
Proposal Submitted to: Lianna Litwin	Phone Number: 941-544-6779

We hereby submit estimate specifications for: **Resurface 1 Asphalt Basketball Court with Pickleball lines (Patch/Level/ Resurface)**

- 1) Set up staging area, clean trash, and debris off court.
- 2) Flood the court with clean water and let stand for one hour. Any areas holding water deeper than the depth of a five-cent coin will be marked and filled with non-shrink leveling material. This will bring the low spots up to within the **USBBA tolerance guidelines**.
- 3) Examine the surface for existing cracks. Clean out those cracks wider than hairline type and fill with special crack patch material.
- 4) Cover patched or hairline cracks with one-foot-wide strips of **fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement, therefore we do not warranty against cracks.
- 5) Apply a **transition coat of acrylic resurfacer** over all patches and fiberglass membrane.
- 6) After all patching and leveling is complete, we will install an **all-new playing surface**. This will consist of **One Coat of Fortified Black Resurface**, leveling course material and **Two Coats of Fortified Acrylic Latex** _____ and _____. All coats to be fortified with silica sand.
- 7) Install new white, two-inch basketball playing lines on the court.
- 8) Install new, two-inch pickleball playing lines on the court. (Color yellow or white.)
- 9) Haul off any debris and clean up the staging area.

PRICE:

We propose hereby to furnish material and labor for the sum of:

Thirteen Thousand and Five Hundred and 00/100 Dollars-----(\$13,500.00)

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$8,000.00**

Balance Upon Completion of Courts: **\$5,500.00**

*****We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year. *****

Authorized Initial for Lawson Courts, Inc.: _____

Authorized Initial for: _____



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com

info@lawsoncourts.com

Phone: (941) 748-3399

Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If the owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or down time due to the above. Back charge is subject to change.
4. Any alteration or deviation from the above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact persons to be in communication with Lawson Courts, and Gate Access if Applicable.

Name and Phone Number: _____

Name and Phone Number: _____

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a **Two-Year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance.** Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive, high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year.

Authorized Signature for Lawson Courts, Inc.: _____ Joel Lawson Date: May 14, 2024

****Note:** This proposal may be withdrawn by us if not accepted within 30 days. **

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: _____ Signature: _____ Date: _____

Resurface Asphalt Basketball Court -

**Cross Creek
Community Development District**

**Consideration of Proposal to Replace
the Pool Gate Access Control Panel**

Proposal for Repair

Client/Community	Cross Creek CDD	Proposal Date:	2/05/2024
------------------	-----------------	----------------	-----------

Qty.	Equipment to Be Repaired/Replaced	Unit Cost	Extended Cost
1	Lenel S2 Access Control Panel	4405.00	\$4,405.00
2	Hourly Service Labor	185.00	\$370.00
1	Trip Charge	60.00	\$60.00

Total Charges \$4,835.00

(Plus any applicable taxes)

Scope of Work:

Replace access control panel

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT:	
Signature		Signature	
Print Name	Brandon Quinn	Print Name	
Title / Position	Service Coordinator	Title / Position	
Date	2/05/2024	Date	

Cross Creek Community Development District

**Consideration of Reducing the Speed Limit
on Residential Streets from
35 mph to 25 mph**

----- Forwarded message -----

From: **Jeff Bishop** <jeff.bishop@mymanatee.org>

Date: Wed, Feb 7, 2024, 8:03 AM

Subject: Cross Creek CDD, Traffic Calming Procedures

To: L Litwin <themonroegang@gmail.com>

Cc: Vishal Kakkad <vishal.kakkad@mymanatee.org>

Hi Lianna,

The traffic calming study is ongoing and still under review.

Currently, there is a 35-mph posted speed limit on Creekside Park Drive and Silkwood Way. Staff would like to reduce the speed limit to 25-mph, but we need your assistance.

County Ordinance 04-77 was established to provide the Public Works Department with the authority to lower speed limits on local residential streets to 25 mph, as long as the proper criteria are met. One criterion requires residents to submit documentation from the community indicating their approval of the lower speed limit.

Would you mind discussing this option with the Cross Creek CDD Board of Supervisors. If they agree, we kindly request a letter of support from them indicating their approval of a lower 25-mph speed limit. They can mail the letter to the us at the address below.

If you have any questions, please feel free to give me a call.

Thanks,

Jeff Bishop

Senior Engineering Specialist

Public Works Department

Traffic Engineering Division

2101 47th Terr. E.

Bradenton, FL 34203

Phone: (941) 749-3500 Ext. 7815

From: L Litwin <themonroegang@gmail.com>

Sent: Tuesday, February 06, 2024 2:21 PM

To: Jeff Bishop <jeff.bishop@mymanatee.org>; Vishal Kakkad <vishal.kakkad@mymanatee.org>

Subject: Re: Cross Creek CDD, Traffic Calming Procedures

Some people who received this message don't often get email from themonroegang@gmail.com. [Learn why this is important](#)

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Hi Jeff,

I wanted to follow up for our request for a traffic study for Cross Creek subdivision. Our CDD management mailed a letter with this request a couple of months ago and I wanted to follow up on its status.

Thank you,

Lianna Litwin

On Tue, Oct 31, 2023 at 8:12 AM Jeff Bishop <jeff.bishop@mymanatee.org> wrote:

Good morning Ms. Litwin,

Please feel free to have your management company mail us a letter using my contact information and mailing address below.

Thanks and have a great day.

Jeff Bishop

Senior Engineering Specialist

Public Works Department

Traffic Engineering Division

2101 47th Terr. E.

Bradenton, FL 34203

Phone: (941) 749-3500 Ext. 7815

From: L Litwin <themonroegang@gmail.com>
Sent: Monday, October 30, 2023 4:34 PM
To: Jeff Bishop <jeff.bishop@mymanatee.org>
Cc: Vishal Kakkad <vishal.kakkad@mymanatee.org>
Subject: Re: Cross Creek CDD, Traffic Calming Procedures

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Hello,

The Cross Creek CDD Board met and we are going to request a traffic study for traffic calming measures. Does this letter need to be mailed to a certain address or can it be emailed to you by our Management company?

Thank you,

Lianna Litwin

On Mon, Jun 5, 2023 at 9:05 AM Jeff Bishop <jeff.bishop@mymanatee.org> wrote:

Good morning Ms. Lianna Litwin,

On behalf of the Public Works Department, thank you for reaching out to us. The methodology in requesting traffic calming measures was approved by the Manatee Board of County Commissioners on August 27, 2002. The first step, as it is defined in the attached supplement entitled "Procedures For Requesting Traffic Calming", involves the local community identifying a need for traffic calming in the study area. Please discuss with the Cross Creek CDD Board of Supervisors and related Homeowners' Association (HOA) and mail us a letter showing support for speed humps and/or other traffic calming techniques. Once we receive the letter, we'll be authorized to schedule a traffic study to determine if warranted. Please review the attached procedures.

Lastly, periodic law enforcement will also deter speeding and promote traffic safety. Please feel free to call the Manatee County Sheriff's Office to request periodic enforcement activities.

We look forward to working with you in an effort to promote traffic safety. Should you have any questions or wish to discuss the matter further, please contact me at (941) 749-3500, ext. 7815.

Sincerely,

Jeff Bishop

Senior Engineering Specialist

Public Works Department

Traffic Engineering Division

2101 47th Terr. E.

Bradenton, FL 34203

Phone: (941) 749-3500 Ext. 7815

Fax: (941) 749-3571

**Cross Creek
Community Development District**

**Consideration of Proposal for Installation
of Additional Pet Waste Stations**



Cross Creek Pet Waste Stations

Cross Creek

Parrish, FL 34219

Lianna Litwin

llitwincrosscreekcdd@gmail.com

Reference: 20240202-162816200

Quote created: February 2, 2024

Quote expires: July 31, 2024

Quote created by: Kara Kelsey

"Operations Manager"

kkelsey@doodycalls.com

+19419815268

Comments from Kara Kelsey

Quote for future reference. We do offer bulk discounts as follows:

- 1-4 Stations \$279++
- 5-9 Stations \$259++
- 10+ Stations \$229++

Products & Services

Item & Description	Quantity	Unit Price	Total
Commander Header Black Dog Waste Station Commander Header Black Dog Waste Station	10	\$279.00	\$2,290.00 after \$500.00 discount
Header Bags (Card of 100) 5 Card Per Station at Installation	50	\$6.00	\$300.00
Installation Installation	10	\$75.00	\$750.00

Item & Description	Quantity	Unit Price	Total
Pet Waste Station Service (Monthly Average) Weekly Pet Waste Station Service for 10 Stations DoodyCalls Pet Waste Station Service includes: Removing the existing waste can liner and replacing it with a new liner. Restocking the litter bag dispenser as needed. Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community. Communicating any issues to the Community Manager. Thoroughly disinfect stations to ensure a nice clean look and proper sanitation. Removing waste left on the ground within a 6-foot radius of the pet waste station.	1	\$433.33 / month	\$433.33 / month
Header Bags (Card of 100) Our Team will fill the bag dispensers - bags are charged by usage.	10	\$6.00 / month	\$60.00 / month
Monthly subtotal			\$493.33
One-time subtotal			\$3,340.00 after \$500.00 discount
Total			\$3,833.33

Purchase terms

1. Pet waste bag usage is estimated and actual usage in the community may vary.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
4. Equipment prices do not include state and local sales tax.
5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to \$100*
7. Requests to be listed as an addition insured may incur an annual fee of up to \$100*
8. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
9. This proposal is valid for 90 days.

*These items fluctuate depending on the Cross Creek vendor requirements.

Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

Lianna Litwin

llitwincrosscreekcdd@gmail.com

[sig/req/signer1]

Questions? Contact me



Kara Kelsey

"Operations Manager"

kkelsey@doodycalls.com

+19419815268

Doody Calls on the Suncoast

Parrish, FL 34219

Cross Creek Community Development District

**Update on Conveying Land Back to CDD
and Getting More from the Developer
Regarding Appraisal**

Cross Creek Community Development District

Discussion of Front Entrance Purchase

Cross Creek Community Development District

Discussion of Raised Pedestrian Crosswalks

RE: Cross Creek CDD - Creekside Park Drive - Proposed Raised Pedestrian Crosswalk Locations

Venessa Ripoll <Ripollv@pfm.com>

Wed 5/15/2024 10:23 AM

To: Jeff Bishop <jeff.bishop@mymanatee.org>; Kwame Jackson <jacksonk@pfm.com>

Cc: L Litwin <themonroegang@gmail.com>; Vishal Kakkad <vishal.kakkad@mymanatee.org>

 1 attachments (5 MB)

Cross Creek Subdivision-Proposed Raised Pedestrian Crosswalk Locations.pdf;

Hello,

We are in receipt of your email and will include on the May agenda for discussion.

Thank you,

Venessa Ripoll

District Manager, LCAM

Ripollv@pfm.com Web pfm.com

3501 Quadrangle Blvd., Ste 270, Orlando, FL 32817

Phone: 407-723-5943 Fax: 407-723-5901

From: Jeff Bishop <jeff.bishop@mymanatee.org>

Sent: Monday, May 13, 2024 2:27 PM

To: Venessa Ripoll <Ripollv@pfm.com>

Cc: L Litwin <themonroegang@gmail.com>; Vishal Kakkad <vishal.kakkad@mymanatee.org>

Subject: Cross Creek CDD - Creekside Park Drive - Proposed Raised Pedestrian Crosswalk Locations

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Good afternoon Ms. Ripoll,

As requested by the Cross Creek CDD Board of Supervisors, staff completed a traffic study on Creekside Park Drive from Golf Course Road to the amenity center at Silkwood Way. Based on our review, the Public Works Department is considering installing raised pedestrian crosswalks at four potential locations along Creekside Park Drive, see attached. Please note that these locations are tentative and may need field adjustments.

Please discuss this proposal with the Cross Creek CDD Board of Supervisors. If they agree, we kindly request a formal letter of support indicating their approval of the raised pedestrian crosswalks as shown on the attached exhibit. These devices could be considered intrusive (noise); therefore, we strongly encourage the Cross Creek CDD Board of Supervisors to discuss with nearby property owners for their endorsement of the proposed project.

Along with the formal letter of support, please also provide meeting minutes where this proposal was discussed and formally approved by the Cross Creek CDD Board of Supervisors.

You can mail the formal letter and approved meeting minutes to us at the address below.

If you have any questions, please feel free to give us a call.

Thanks,

Jeff Bishop
Senior Engineering Specialist
Public Works Department
Traffic Engineering Division
2101 47th Terr. E.
Bradenton, FL 34203
Phone: (941) 749-3500 Ext. 7815



Fl Hamer Rd

Golf Course Rd

Proposed Raised Pedestrian Crosswalk
Location # 1

Proposed Raised Pedestrian Crosswalk
Location # 2

Proposed Raised Pedestrian Crosswalk
Location # 3

Proposed Raised Pedestrian Crosswalk
Location # 4

Pebble Crest Dr

Gated

Silkwood Way

Manor Wood Loop

Manor Wood Loop

Larchmere Ln

Glenridge Ln

Creekside Park Dr

Wheatgrass Ct

Ridgestone Dr

Wheatgrass Ct

Raindrop Dr

Grassland Way

Boycraft Terr

Creekside Park Dr

Renwick Dr

Rye Grass Loop

Rainwashed Loop

Location:

Cross Creek Subdivision

Subject: Proposed Raised Pedestrian Crosswalk Locations

Designed by:	Dwg. No:
Drawn by: DF	Date: 5-13-24
Checked by:	Scale: NTS



Public Works Department
Traffic Engineering Division

2101 47th Terrace East
Bradenton, FL. 34203

(941) 749-3500 - phone (941) 749-3571 - fax

Cross Creek Community Development District

Discussion of Irrigation Permit



Development Phase	Total Lot Size	Irrigated Area	Percent Irrigated
1A	2.32	1.01	43.53%
1B	4.87	2.57	52.77%
1C	4.88	2.53	51.84%
		Average	49.38%



Derivation of Estimated Irrigated Lot Area WUP 5617 Modification Manatee County, Florida

RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Image: ESRI World Imagery Hybrid

4/23/2024



0 50 100 200 US Feet

Scale: 1:2,600



RESPEC

WUP NUMBER: **5617.008**
 REVIEWER: **Cross Creek Phase 1A**
 DATE: **4/23/2024**



CALCULATION OF PERMITTED IRRIGATION REQUIREMENTS
 For a New Water Use
 In MANATEE COUNTY - SWUCA

Page: 1

RECORD:	1 - WELL ID: 0001 New	SOIL:	EAUGALLIE	IRR AREA:	37.51 Acres
CROP:	Lawn & Landscape	CAPACITY:	350 GPM	IRR Efficiency:	75%
MAIN IRR:	Sprinkler (Over Plant)	CAPACITY:	350 GPM	SEASON:	365 Days
AUX IRR:	Same as Main System	HARVESTING DATE:	December 31		
PLANTING DATE:	January 1				

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mean Rainfall	2.55	2.92	3.05	2.19	2.94	7.06	9.02	9.50	8.12	3.18	1.99	2.21	54.73
Evapotranspiration	2.03	2.52	3.36	4.23	5.21	4.24	4.82	4.78	3.84	3.41	2.49	1.91	42.84
Peak Month	2.84	3.53	4.71	5.92	7.29	2.16	1.97	1.72	1.27	4.77	3.48	2.68	----
Avg. Eff Rainfall	1.12	1.29	1.40	1.10	1.53	3.08	3.89	4.05	3.34	1.44	0.91	0.98	24.12
Average Supplemental	1.21	1.63	2.61	4.18	4.90	1.55	1.24	0.97	0.67	2.63	2.09	1.25	24.96
Other Water Use - Average	0.06	0.08	0.13	0.21	0.25	0.08	0.06	0.05	0.03	0.13	0.10	0.06	1.25
Total Average Permitted	1.27	1.72	2.74	4.39	5.15	1.63	1.30	1.02	0.70	2.76	2.20	1.31	26.20
Drought EffRain	0.98	1.14	1.23	0.96	1.34	2.70	3.41	3.55	2.93	1.26	0.80	0.86	21.17
2-in-10 Supplemental	1.40	1.85	2.84	4.36	5.15	2.06	1.88	1.64	1.21	2.86	2.24	1.41	28.89
Other Water Use - Drought	0.07	0.09	0.14	0.22	0.26	0.10	0.09	0.08	0.06	0.14	0.11	0.07	1.44
Total Permitted	1.47	1.94	2.98	4.58	5.41	2.16	1.97	1.72	1.27	3.01	2.36	1.48	30.34

	Inches	Gallons	GPD	
2-In-10 Supplemental	28.9	29,429,600	80,630.0	
Other Water use	1.4	1,471,500	4,030.0	
Crop Establishment	0	0	0	
Annual Average (2-In-10)	30.3	30,901,000	84,660.0	
Annual Average (5-In-10)	26.2	26,688,900	73,120.0	
Permitted Quantity (5-In-10)	26.2	26,688,900	73,120.0	
Peak Month (May)	7.3	7,425,200	239,520.0	
Conservation Credits	4.1	4,212,200	11,540.0	Initial Credits = 8.3 Inches
Cold Protection (24hr.)	0	0	0	
Cold Protection (14hr.)	0	0	0	

- NOTES: 1. Evapotranspiration was calculated from a Florida Blaney-Criddle method.
2. Mean rainfall was averaged from 78 years of record at BRADENTON.
3. Drought (8-in-10) Effective rainfall is the minimum amount of rainfall expected to be useful for crops, with a statistical probability of occurring 8-in-10 years.
4. 2-in-10 Irrigation is the amount of irrigation to be applied for optimum yields with a statistical probability that the amount shown or greater will be required 2-in-10 years (based on 8-in-10 year rainfall probability).
5. Calculations are based on AGMOD.Net v 3.1.0.0 modified June 20, 2022.
6. Peak month for non-plastic mulched crops is based on zero rainfall from October through May.
7. Except for ridge citrus, supplemental irrigation for all other citrus production in the SWUCA is based on a shade area.
8. Reference information can be found on the District's Water Use permit Information Manual and AGMOD.Net's documentation.
9. This program was executed on 4/23/2024 at 2:38 PM.

WUP NUMBER: **5617.008**
REVIEWER: **Cross Creek Phase 1A**
DATE: **4/23/2024**



SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
CALCULATION OF PERMITTED IRRIGATION REQUIREMENTS

*** Total drought (i.e, 2-in-10) Permitted Irrigation in Thousands of Gallons per Month ***

Page: 2

Record	ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	0001	1,494	1,974	3,037	4,661	5,511	2,200	2,007	1,750	1,297	3,062	2,400	1,510	30,901
	TOTAL	1,494	1,974	3,037	4,661	5,511	2,200	2,007	1,750	1,297	3,062	2,400	1,510	30,901

- NOTES: 1. Total permitted irrigation does not include frost and freeze quantities.
2. Crop establishment for strawberries has been added to the month of planting.
3. Crop establishment for all vegetables (except strawberries) is distributed to 31 days before planting.
4. Total permitted values include water for other uses and effective rain for non-plastic mulched crops.

WUP NUMBER: **5617.008**
 REVIEWER: **Cross Creek Phase 1A**
 DATE: **4/23/2024**



SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 CALCULATION OF PERMITTED IRRIGATION REQUIREMENTS

*** Permitted Peak Month Irrigation in Thousands of Gallons per Month ***

Page: 3

Record	ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	0001	2,894	3,594	4,793	6,033	<u>7,425</u>	2,200	2,007	1,750	1,296	4,862	3,545	2,730
	TOTAL	2,894	3,594	4,793	6,033	<u>7,425</u>	2,200	2,007	1,750	1,296	4,862	3,545	2,730

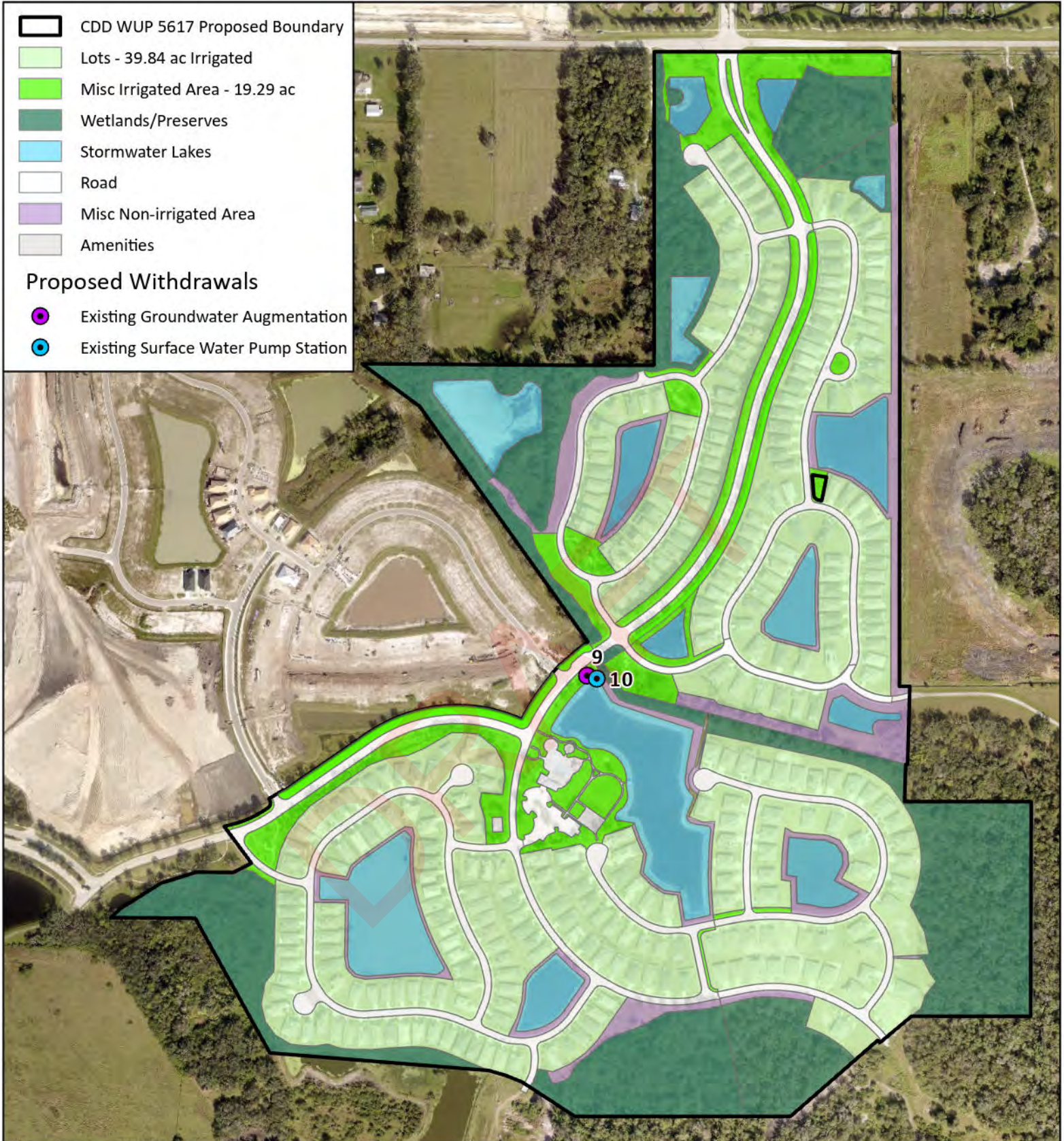
- NOTES: 1. Peak Month is bold and underlined
 2. Peak month is based on zero rainfall.
 3. Peak month for non-plastic mulched crops assumes zero rainfall from October through May.

Annual Average (2-In-10)	84,700 GPD
Annual Average (5-In-10)	73,100 GPD
Permitted Quantity	73,100 GPD
Peak Month (May)	239,500 GPD
Cold Protection (24hr.)	N/A
Cold Protection (14hr.)	N/A

-  CDD WUP 5617 Proposed Boundary
-  Lots - 39.84 ac Irrigated
-  Misc Irrigated Area - 19.29 ac
-  Wetlands/Preserves
-  Stormwater Lakes
-  Road
-  Misc Non-irrigated Area
-  Amenities

Proposed Withdrawals

-  Existing Groundwater Augmentation
-  Existing Surface Water Pump Station



Cross Creek CDD
Proposed WUP 5617 Boundary,
Irrigated Areas and Withdrawals
Manatee County, Florida



0 125 250 500 US Feet

Scale: 1:6,500

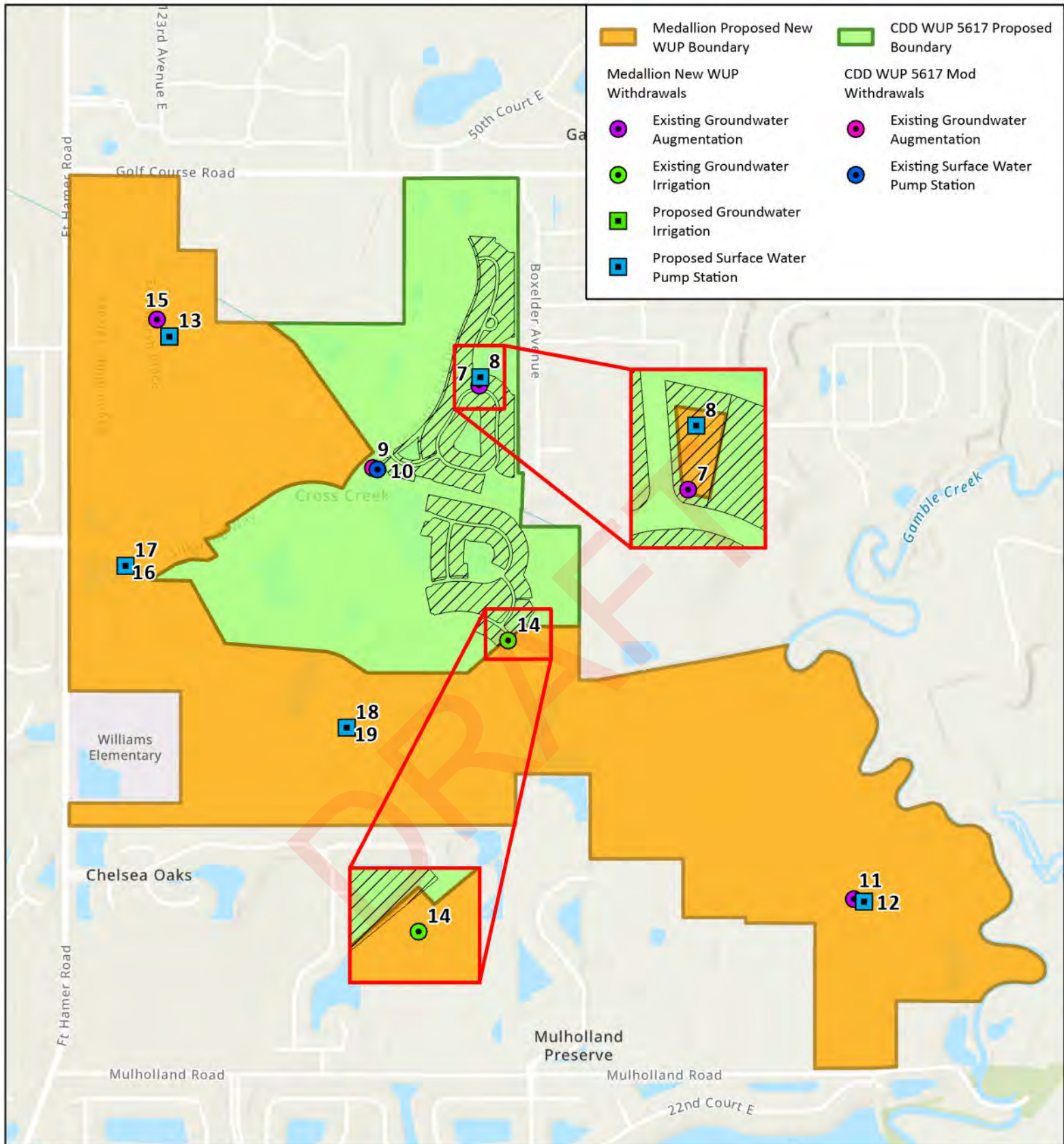
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

4/23/2024



RESPEC

Image: ESRI World Imagery



Proposed WUP Split WUP Boundaries and Withdrawals for Medallion and CDD Manatee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	4/23/2024
Image: ESRI World Topographic Map	

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Formal Modification of WUP 5617 - Cross Creek Community Development District

Ownership	Phase No.	Total Lot Area	Irrigated Area (acres)			Irrigation Quantities (gpd)	
			Irrigated Lot Area*	Misc Common Area**	Total Irrigated Area	Annual Average	Peak Month
Crosscreek Community Development District	1A	42	21	16.51	37.51	73,100	239,500
<i>*irrigated lot area is assumed to be approximately 50% of total lot area</i>		CDD Total	42.00	21.00	37.51	73,100	239,500

New WUP - Land Experts Inc, Medallion Home at Ft Hamer LLC, CrossCreek Irrigation Water LLC

Ownership	Phase No.	Total Lot Area	Irrigated Area (acres)			Irrigation Quantities (gpd)	
			Irrigated Lot Area*	Misc Common Area	Total Irrigated Area	Annual Average	Peak Month
Land Experts Inc	1DEF	57.57	28.79	4.56	33.35	65,000	213,000
Medallion Home at Ft Hamer LLC	South	59.67	29.84	1.7	31.54	61,500	201,400
DD Ft Hamer LLC	Ft. Hamer I	--	--	6.41	6.41	12,500	40,900
DD Ft Hamer II LLC	Ft. Hamer II**	--	--	6.41	6.41	12,500	40,900
Crosscreek Community Development District	West Entrance	--	--	5.40	5.40	10,500	34,500
Crosscreek Community Development District	1B	20.66	10.33	2.64	12.97	25,300	82,800
Crosscreek Community Development District	1C	17.01	8.51	0.14	8.65	16,900	55,200
<i>*irrigated lot area is assumed to be approximately 50% of total lot area</i>		New WUP Area	117.24	24.48	83.10	162,000	530,700
<i>**Ft Hamer II assumes same irrigated area as Ft Hamer I</i>		WUP 5617 Serviced Area	37.67	2.78	21.62	42,200	138,000
		Medallion Total	154.91	27.26	104.72	204,200	668,700

Irrigation Water Supply Service Agreement WUP No. 20005617.008

This Irrigation Water Supply Service Agreement authorizes CrossCreek Irrigation Water, LLC, through Water Use Permit (WUP) No. [INSERT NEW WUP NUMBER HERE] and its subsequent modifications and revisions, to provide supplemental irrigation quantities to approximately 21.62 acres of lawn and landscape area within the Cross Creek residential development's Phases 1B and 1C, owned by Cross Creek Community Development District and controlled under WUP No. 20005617.008. The associated supplemental irrigation quantities for the 21.62 acres of lawn and landscape serviced area are provided below and will be supplied through District Identification (DID) Nos. 7, 8 and 14 of WUP No. [INSERT NEW WUP NUMBER HERE]:

Proposed Supplemental Irrigation Quantities for Water Supply Service Agreement:

Cross Creek Development Phase	Total Irrigated Area (ac)	Annual Average (gpd)	Peak Month (gpd)
1B	12.97	25,300	82,800
1C	8.65	16,900	55,200
Total	21.62	42,200	138,000

This Service Agreement is valid through the current term of WUP No. [INSERT NEW WUP NUMBER HERE], its subsequent revisions and modifications, or until such time as the Permittee and Cross Creek Community Development District terminate this agreement.

Charles Tokarz
CrossCreek Irrigation Water, LLC

Date: _____

[INSERT SIGNING OFFICER'S NAME HERE]
Cross Creek Community Development District

Date: _____

Cross Creek Community Development District

Discussion of Barbeque Grill Replacement/Repair

SUBER BAN PROPANE

6991 15th Street EAST
SARASOTA, FL 34243

941-753-0503

ALFRESCO

✓ MULLETS APPLIANCES

4233 CLARK ROAD SARASOTA, FL 34233
941-921-5531

Dealers
LIST.

AMERICAN GRILL & HEARTH - SARASOTA FL 941-925-3985

carry & install ALFRESCO GRILLS

2881 CLARK ROAD #16 SARASOTA 34231

X Backyard grills & move ELLINGTON FL 941-776-7517

3904 US 301 NORTH 34222

13 reviews 5.0 stars

✓ OUTDOOR kitchen cabinets & move 5.0 stars 227 reviews

11033 GATEWOOD DRIVE Lakewood Manor FL 34211
941-744-5000

X MANATEE River kitchen & Bath

3704 H4 301 N ELLINGTON, FL 34222

941-479-4924

✓ Ferguson Enterprises SARASOTA

5521 Fruitville Road SARASOTA 34232
864-972-2921

✓ Troops Appliances

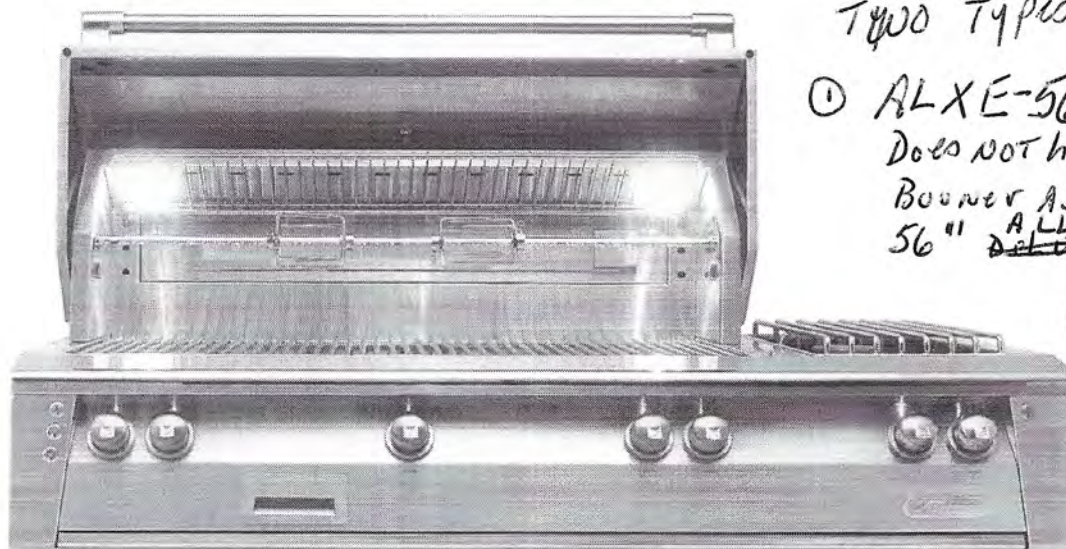
3756 Bee Ridge Road SARASOTA 34233
941-927-4900

[Signature]

VIDEOS

ALFresco GRILLS

AVAILABLE MODELS



\$8,139 BBQ boys

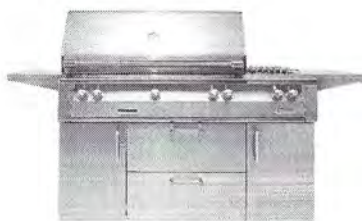
Two Types of 56" Grills

① ALXE-56BFG
Does NOT have Side
Burner AS NOTED Below
56" ~~Deluxe~~ ^{ALL} Grill

② ALXE-56
Deluxe Grill



Deluxe Model ↑ Built-in Model



Standard Cart



Refrigerated Cart

Make A Tasteful Impression

Adding unique real-smoke-flavors to your outdoor cooking is surprisingly simple.

Every Alfresco Grill comes equipped with our state-of-the-art



All grill model ↑
Built-in Model

Make A Tasteful Impression

Adding unique real-smoke-flavors to your outdoor cooking is surprisingly simple.

Every Alfresco Grill comes equipped with our state-of-the-art SIGNATURE TASTE™ integrated smoking system, allowing for unparalleled originality.

From "smoketissing" to cold-smoke roasting, no other grill in the world offers more control, power, and versatility.

Alfresco ALXE Gas Grill Review

The Skinny:

- Restaurant inspired, top-notch quality
- Clean, polished look with LED lights
- Incredible performance and versatility
- Made in the USA

Things We Love:

The **Alfresco ALXE grill** is designed for the entertainer or culinarian who appreciates quality, versatility, performance and style.

Featuring true commercial-quality construction and performance, this restaurant-inspired grill is extremely versatile and made to cook. It all starts with their high 18-SR stainless steel high performance Accufire™ main burners, which are fully utilized due to the airtight construction of the grill's firebox, and the optional restaurant-quality infrared Sear Zone™ that sears around 1600°F.

Above the stainless steel burners sit the ceramic briquettes, which have concave backs for very even heat distribution, whether you're on low heat or high. The ceramic briquette trays also lock into place, and they can be flipped over for easy cleaning. For bonus flavor, take advantage of the Signature Taste™ integrated smoker system with dedicated burner and drawer for wood chunks. The smoker box works well with aromatics or liquids and rests under the ceramic briquettes, allowing the smoke to engulf your food for maximum flavor enhancement.

Standing further out from the competition is the motor of the Integrated Mega-Drive™ rotisserie system with infrared burner — on the Alfresco ALXE, it's completely built-in and hidden from sight. The chain-driven rotisserie can smoothly turn as much as 120 lbs. of prime rib, whole chickens, ribs, and much more.

With its polished stainless steel and amber LED lights above the knobs (that stay cool to the touch because of the innovative air-cooled front control panel), this American-made grill has a stand-out stylish appearance. From the spring lid assist with a 20-year high-heat lubricant to the versatile accessory options, this grill has everything you need for truly luxurious cooking.

You can be confident in Alfresco, which offers one of the best warranties in the industry, offering a lifetime warranty on the grills stainless steel components and burners, along with the Freedom Warranty which covers all parts and repairs for a full 2 years.

Feedback

Things To Consider:

While Alfresco's infrared Sear Zone™ produces an extreme amount of heat, it doesn't offer much of a low turn down when cooking food that requires a low temperature.

*increased possibility of
A FLARE UP. when Food
Drops through grill*

You'll Like This Grill If:

You want a top-of-the-line commercial quality grill that is built to perform with the professional in mind.

Excellent



4.5

Value



4.0

Design & Style



4.5

Construction



5.0

Innovation



4.5

Even Heat



4.5

High Heat



5.0

Minimum Flare-Ups



4.0

Temperature Range



4.5

Customer Service



4.0

Warranty



4.5

Feedback

[View All Gas Grill Reviews >](#)

Shop All Alfresco ALXE Gas Grills

Customers Also Viewed

OVERVIEW

KEY FEATURES

SUPPORT

COMMUNITY

REVIEWS

 JUMP TO SECTION

 YOU MAY ALSO LIKE

NAPOLEON Prestige Pro Grill

 PREVIOUSLY VIEWED


Built-in Prestige PRO™ 825 RBI

with Infrared Bottom and Rear Burners

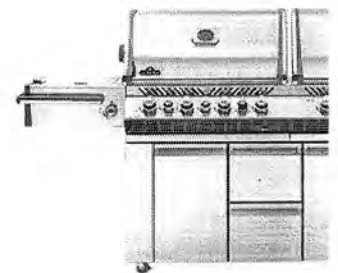
\$4,499 USD



Prestige® 665

Gas Grill

\$2,049 USD



Prestige PRO™ 825

with Power Side Burner, In
Bottom Burner

\$4,999 USD

*INFRARED HEATING
MADE IN CANADA
PROP 65 WARNING*

 REVIEWS

Reviews

Authentic
Reviews

Rating Snapshot

*I Believe they also have a one piece
48" grill as opposed to a two section grill.*

Napoleon Prestige Pro Review

The Skinny:

- Well-known brand name
- Fully loaded with great features
- Proudly made in North America
- Great Warranty

Things We Love:

The **Napoleon Prestige Pro** is a feature packed gas grill with innovative accessories and integrated functionality. The Prestige Pro series comes with an infrared rear burner, rotisserie, and “sizzle zone” infrared burner. **Freestanding Prestige Pro** models also include an ice bucket with integrated cutting board. You can also add the optional **charcoal tray** for even more ways to cook. The grill comes with LED Spectrum Night Light control knobs with color customizable lights. The lights have a safety glow feature that make them glow red when a burner is in use. The Prestige Pro series also has interior grill lighting for night time grilling and lighting in the storage area under the grill. I also really like Napoleon’s doubled lined “lift-ease” lid, which opens easily and helps hold in heat for optimal heat retention. The lid is hinged near the middle and, when open, adds hardly any depth to the back of the grill. This allows for easy placement in a variety of spaces. The **Pro 825** has two “sizzle zone” burners in the second grill area, and a two stage power burners on the side shelf.

Feedback

One thing that really sets the Prestige Pro apart is its storage features. The Pro boasts soft close storage doors, built-in shelving in the cabinet, condiment racks, tool hooks, towel bars, and even a bottle opener with cap catcher.

Napoleon Prestige Pro grills have stainless steel tube burners that are lit by a “Jetfire” electronic ignition. The Pro series has stainless steel grates with a patented wave design that creates unique sear marks. To spread heat evenly, Napoleon has stainless steel sear plates. The plates also protect the burners and help reduce flare-ups.

The Prestige Pro grills are also available as **built-in models**, a perfect fit for any outdoor kitchen.

The warranty on the Prestige Pro series is a standout in its class, having a lifetime warranty on the exterior housing, cooking grids, and stainless steel cooking box. Napoleon also boasts a 10 year + 5 warranty on their burners and flame tamers that provides replacement parts at a 50% of normal cost for 5 years after the 10 year warranty expires.

Thing To Consider:

While this grill is built tough, and backed by a strong warranty, Napoleon Prestige Pro grills are not "all stainless steel", which is what many customers are shopping for nowadays. Along with the stainless steel components on the grill, you will also find cast aluminum and porcelain enameled steel components too, such as cart legs, back panels, etc.

Excellent

**4.1**

Value

**4.0**

Design & Style

**5.0**

Construction

**4.0**

Innovation

**4.5**

Even Heat

**4.0**

High Heat

**4.0**

Minimum Flare-Ups

**4.0**

Temperature Range

**3.5**

Customer Service

**3.5**

Warranty

**4.0**

Feedback

[View All Gas Grill Reviews >](#)

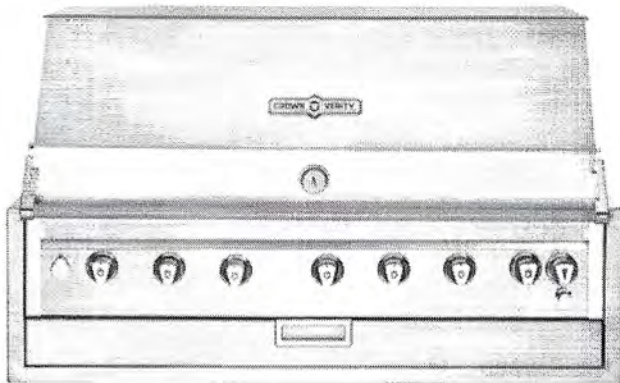
Shop All Napoleon Prestige Pro Grills

Customers Also Viewed

Built-in Grills

IBI30,36,42,48

052021



IBI48

w/ost light package \$6,416-
w/ light package \$7,380-

- Gas grill constructed of 304 stainless steel including grids, burners and all fasteners
- 14,750 BTUH straight tube burner
- Ready to use: ships completely assembled and comes with an insert shell ready to drop into an island
- Includes water/grease tray with deflector and drain port to ease cleaning and reduce flare-ups
- 16 gauge stainless steel radiants that remain in place during transportation and cleaning
- Stainless steel pilot burner tube system with built-in ignition system
- Lift assist technology, making domes easy to open and close

4.7 stars

More Standard Features

- Unibody design for lighter weight and added strength
- Regulator for NG & LP models
- Factory technician tested prior to shipping
- Limited lifetime warranty.
- 1 year parts and labor limited warranty
- Refer to manual and warranty for residential and commercial usages.

Options Accessories

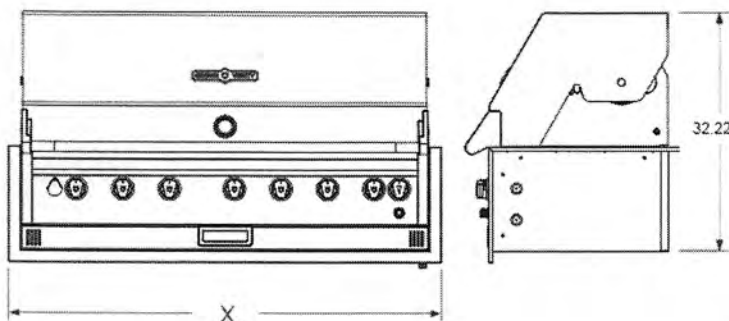
Griddle Plate (CV-SP1423)
Rotisserie (CV-RTXX-BI)
Smoker Box (CV-SBK)

Charcoal Tray (CV-CTP)
Light Packages (XXFDLT/FLT/DLT)

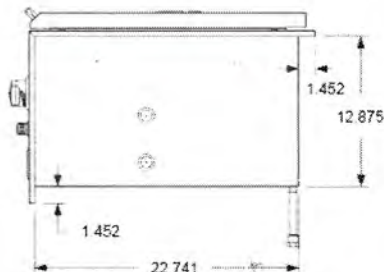
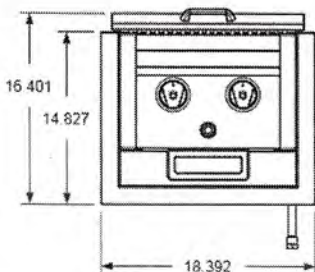
Built in Island Accessories

*Available empty 1, 2 and 3 drawer versions

3 Drawer Compartment (IBILC-3D)* Side Burner with cabinet (IBISC-SB)
Propane Compartment (IBILC-PH) 2 Drawer Compartment (IBISC-2D)*
Ice Chest (CV-ICI) Trash Compartment (IBILC-GH)
Vertical Access Door (IBI-VD) Horizontal Drawer (IBIXX-DD)
Horizontal Access Door (IBIXX-HD) Outdoor Fridge (CV-RF-1)



	IBI30	IBI36	IBI42	IBI48
X	35.34	41.34	47.34	55.723



Certifications

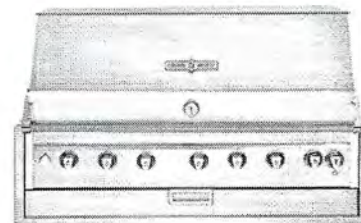


Prof 63 warranty

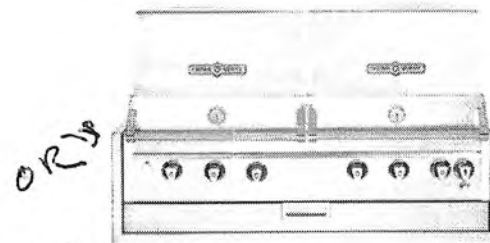
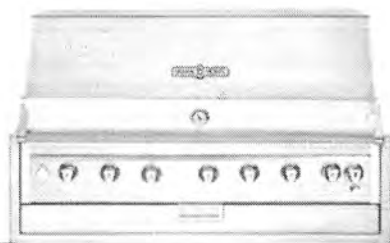
Specifications

All above shown with options

052021

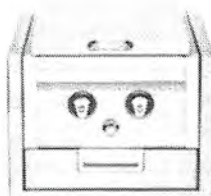


Model	IB130	IB136	IB142
Number of Burners	4	5	6
BTUH	64,500	79,250	94,000
Actual Weight (lbs)	131	163	131
Shipping Weight (lbs)	209	243	209
Cooking Surface	28" x 21"	34" x 21"	40" x 21"
Overall Dimensions	35.34" W x 32.22" H x 24.693" D	41.34" W x 32.22" H x 24.693" D	47.34" W x 32.22" H x 24.693" D
Cut Out Dimensions	33" W x 13" H x 23 D"	39" W x 13" H x 23 D"	45" W x 12" H x 23 D"



Model	IB148	IB1482RD
Number of Burners	7	6
BTUH	108,750	94,000
Actual Weight (lbs)	194	194
Shipping Weight (lbs)	284	284
Cooking Surface	46" x 21"	two 22" x 21"
Overall Dimensions	55.723" W x 32.22" H x 24.693" D	55.723" W x 32.22" H x 24.693" D
Cut Out Dimensions	53.375" W x 12" H x 23 D"	53.375" W x 12" H x 23 D"

Optional side burner
(IBISB) - A side burner increases flexibility, providing a convenient surface for sauteing and keeping sauces hot.



IBISB

Model	IBISB
Number of Burners	2
BTUH	24,000
Weight (lbs)	30
Overall Dimensions	18.392"W x 24.693"D x 16.401"H
Cut Out Dimensions	16"W x 23"D x 13.125"H

**Cross Creek
Community Development District**

Ratification of Pool Cleaning Agreement

SWIMMING POOL CLEANING AGREEMENT

This agreement ("Agreement") for Swimming Pool Cleaning Services is made and entered into this 1st day of April 2024 by and between:

CrossCreek Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Manatee County, Florida, whose street address is c/o PFM Group Consulting 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817 (the "District" or "Owner"), and

Bandu, LLC., a Florida Limited Liability Company, whose address is 5202 17th St., Zephyrhills, FL 33542 (the "Contractor" and, together with the District/Owner, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains the CrossCreek community pool, and related amenities located in the CrossCreek community (hereinafter collectively, the "Premises"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide swimming pool cleaning services for the Premises; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the Parties warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **CONTRACTOR'S OBLIGATIONS.**

A. General Requirements. Contractor shall provide general maintenance services (the "Services") as follows:

1. Vacuum five days per week or as needed.
2. Skim weekly as needed.

3. Brush wall and floors as needed.
4. Clean tiles and empty skimmers weekly.
5. Take water chemistry every week and make adjustment to properly balance water. This includes chlorine, and stabilizer. A chemical log sheet will be completed weekly.
6. Clean filters as needed.
7. Check all equipment on weekly basis.
8. Inspect water level and make appropriate adjustment.
9. Management will be notified on all repairs and estimates will be sent out for approval. All repairs and labor will be \$125/hour plus tax. There will be no mark-ups on any pool parts required to repair any items associated with the swimming pool.
10. All pumps and motors will be inspected weekly.

As part of the provision of the Services, Contractor shall provide the Services by experienced and highly trained personnel with the appropriate certifications (if applicable). At no additional cost to the District, Contractor will provide uniforms or other appropriate attire for such personnel to wear while providing the Services, use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines, promptly respond to maintenance emergencies or problems related to the Premises, and except in the case of emergency, perform all Services in the morning or evening, outside of normal business hours.

B. Investigation and Report of Accidents/Claims. Contractor shall promptly and in no event greater than forty-eight (48) hours after it receives notice provide a full written report as to all accidents or claims for damage relating to the Premises, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

C. Compliance with Government Rules, Regulations, Requirements, and Orders. Contractor shall take such action as is necessary to promptly comply with any and all orders or requirements affecting the Premises placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event greater than forty-eight (48) hours after it receives notice, notify the District in writing of all such orders or requirements.

3. **COMPENSATION; TERM.**

A. As compensation for the Services, Contractor shall receive **Three Thousand and 0/100 Dollars (\$3,000.00)** per month. Contractor will provide all required chemicals at no additional cost. The District reserves the right to request that Contractor perform the Services additional times beyond what is required under this Agreement upon mutual written agreement of the parties. Contractor will provide the District a monthly invoice for the upcoming month's activity. Payment is due for undisputed amounts within thirty (30) days of receipt of the monthly invoice. A late charge for the lesser of 1.5% per month, or the maximum rate

permitted by law shall be paid by the District to Contractor on any past due undisputed payment not received within thirty (30) days after the payment due date.

B. This Agreement will commence on the date first above written and is to remain in force for a term of two (2) years unless terminated earlier in accordance with Section nine (9), below. Following the expiration of the two (2) year term, this Agreement will convert to a month-to-month agreement with all other terms continuing in force.

4. **CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its residents, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. Any such repairs shall be at the Contractor's sole expense, unless otherwise agreed, in writing, by the District.

5. **INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide District with a certificate naming the District as an additional insured (on a primary and non-contributory basis) for both the General Liability and Automobile Liability coverages. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Insurance coverage shall be provided by a reputable carrier, licensed to conduct business in the State of Florida.

6. **INDEMNIFICATION.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, and property damage of any nature, arising out of, or in connection with, any negligent act or omission or willful and/or reckless misconduct of the Contractor or its employees or agents. The provisions of this Section six (6) shall survive termination of this Agreement.

7. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other

dispute resolution and including fees incurred in appellate and/or bankruptcy proceedings as well as fees and costs incurred in determining the entitlement to and the reasonableness of the fees and costs to be awarded.

8. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **TERMINATION.** Either party may terminate this agreement upon thirty (30) days' written notice for any reason at its convenience. The District may further terminate this Agreement immediately upon a breach by the Contractor. Upon termination of this Agreement for default or at a party's convenience, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets owed the District. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

10. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

12. **INDEPENDENT CONTRACTOR.** Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the Services, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

13. **ENTIRE AGREEMENT.** This instrument and its attachments, if any, shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

15. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

16. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the Parties, as follows:

1. If to Contractor: Bandu, LLC.
5202 17th St.
Zephyrhills, FL 33542
Attn: Robert Baldwin (Owner)
2. With a copy to: Eugene M. LeFloch, Esq.
2022 N. Westshore Blvd., Suite 200
Tampa, FL 33607-5749
3. If to District: CrossCreek
Community Development District
c/o PFM Group Consulting
3501 Quadrangle Blvd., Suite 270,
Orlando, FL 32817
Attn: District Manager
4. With a copy to: Persson, Cohen, Mooney,
Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: Andrew Cohen

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the addresses set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

17. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity

other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any provision or condition hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

18. **ASSIGNMENT.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

19. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereto agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Manatee County, Florida.

20. **EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

21. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

22. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is PFM Group Consulting ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS (VENESSA RIPOLL) AT 407-723-5900, OR BY EMAIL AT RECORDREQUEST@PFM.COM, OR BY REGULAR MAIL AT 3501 QUADDRANGLE BLVD. SUITE 270 ORLANDO, FLORIDA 32817.

24. E-Verify. Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the Owner is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the Owner has a good faith belief that Contractor knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the Owner shall terminate the Agreement. If the Owner has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the Owner as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

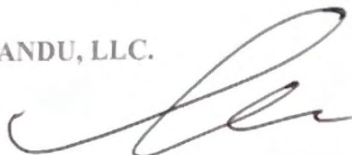
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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day
and year first written above.

**CROSSCREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chairman
Board of Supervisors

BANDU, LLC.



Authorized Representative Signature

ROBERT BALDWIN

Printed Name

OWNER

Position with Company

**Cross Creek
Community Development District**

**Ratification of Proposal for Monthly
Dog Park Pet Waste Management**



DoodyCalls[®]
Pet Waste Management

Cross Creek Dog Park Cleaning

Cross Creek

Parrish, FL 34219

Lianna Litwin

llitwincrosscreekcdd@gmail.com

Reference: 20240202-162221527

Quote created: February 2, 2024

Quote expires: May 2, 2024

Quote created by: Kara Kelsey

"Operations Manager"

kkelsey@doodycalls.com

+19419815268

Comments from Kara Kelsey

Site Survey Results:

- Cross Creek has 1 Dog Bag Station Stations.
- Cross Creek has 1Dog Park.
- The community currently uses Fido Bags for the pet waste stations. We guarantee at least a 10% savings on bag costs.

Reccomendations:

- Placing Pet Waste Station with Waste Can inside Dog Park
- Placing Stations throughout community to promote a culture of responsible pet ownership.

Products & Services

Item & Description	Quantity	Unit Price	Total
Common Area Cleaning (Monthly Average)	1	\$325.00	\$325.00 / month
Weekly Dog Park Cleaning - Waste & Litter Removal		/ month	

Item & Description	Quantity	Unit Price	Total
Roll Bags (Box of 200) Our team will make sure the bag dispenser is full every week during the dog park cleaning.	4	\$6.80 / month	\$27.20 / month
Monthly subtotal			\$352.20
Total			\$352.20

Purchase terms

- 1. Pet waste bag usage is estimated and actual usage in the community may vary.
- 2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
- 3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
- 4. Equipment prices do not include state and local sales tax.
- 5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
- 6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to \$100*
- 7. Requests to be listed as an addition insured may incur an annual fee of up \$100*
- 8. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
- 9. This proposal is valid for 90 days.

*These items fluctuate depending on the Cross Creek vendor requirements.

Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

Lianna Litwin
llitwincrosscreekcdd@gmail.com

Verify to sign

Questions? Contact me



Kara Kelsey

"Operations Manager"

kkelsey@doodycalls.com

+19419815268

Doody Calls on the Suncoast

Parrish, FL 34219

**Cross Creek
Community Development District**

**Ratification of Payment Authorization Nos.
235 – 247**

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 235

12/21/2023

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Landscape Maintenance Professionals Irrigation Repairs on 12/12/23	180642	\$ 93.31 ✓
2	PFM Group Consulting LLC Postage: November 2023	OE-EXP-12-2023-08	\$ 9.79 ✓

TOTAL	\$ 103.10
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APPROVED: C. Chavez 1/12/24

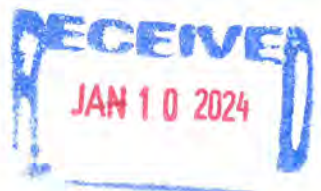
Charles Chavez, Chairman

Board Member

Venessa Ripoll

C
1/15/24

CD
1/17/24



**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 236
1/8/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Advanced Aquatic Services Lake Maintenance: January 2024	10552281	\$ 1,175.00 ✓
2	Envera Clubhouse Alarm Monitoring: February 2024	736527	\$ 675.28 ✓
3	Kathy Domer Reimbursement: Amenity Lighting	--	\$ 269.36 ✓
4	Landscape Maintenance Professionals Landscape Maintenance: January 2024 Irrigation Repairs on 12/22/23 Irrigation Repairs on 01/02/24	180786 181075 181083	\$ 14,245.00 ✓ \$ 112.86 ✓ \$ 351.18 ✓
5	Peace River Electric (paid online) 12220 SILKWOOD WAY; 11/10/23-12/11/23 4601 CREEKSIDE PARK DR; 11/10/23-12/11/23 4100 CREEKSIDE PARK DR; 11/24/23-12/24/23 4890 GOLF COURSE RD; 11/26/23-12/27/23 02-040-4L-1; 11/24/23-12/24/23 12407 LARCHMERE LN; 11/20/23-12/20/23 12400 SILKWOOD WAY; 11/10/23-12/11/23 12310 SILKWOOD WAY; 11/20/23-12/20/23	Acct:158231001 Acct:158231002 Acct:158231004 Acct:158231005 Acct:158231006 Acct:158231007 Acct:158231008 Acct:158231009	\$ 275.93 ✓ \$ 55.81 ✓ \$ 1,181.11 ✓ \$ 81.45 ✓ \$ 948.24 ✓ \$ 40.75 ✓ \$ 42.62 ✓ \$ 36.15 ✓
6	Persson, Cohen, Mooney, Fernandez & Jackson District Counsel: December 2023	4549	\$ 147.00 ✓
7	PFM Group Consulting LLC District Management Fee: January 2024	DM-01-2024-15	\$ 2,750.00 ✓
8	Starnier Pools Pool Maintenance: January 2024	28850	\$ 1,100.00 ✓
9	Turner Pest Control Rodent Prevention	618243616	\$ 80.00 ✓

Handwritten signature and date: 1/17/24

RECEIVED
JAN 11 2024

Venessa Ripoll

Handwritten initials and date: 1/15/24

APPROVED: *COMING* 1/15/24

TOTAL	\$ 23,567.74
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Handwritten signature: Charles P. Roy, Chairman
Board Member

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**



Payment Authorization No. 237

1/12/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Manatee County Utilities (paid online) 4000 CREEKSIDE PARK DR; 11/16/23-12/19/23 12501 RYEGRASS LOOP; 11/16/23-12/19/23 12515 FRESHWATER RUN; 11/17/23-12/19/23	Acct: 187908-133094 Acct: 187908-134766 Acct: 187908-134768	\$ 1,569.88 ✓ CREDIT ✓ \$ 81.08 ✓
2	Peace River Electric (paid online) 3693 CREEKSIDE PARK DR; 12/06/23-01/05/24	Acct: 186140001	\$ 285.31 ✓
3	PFM Group Consulting LLC Billable Expenses: December 2023	129176	\$ 1,820.00 ✓
4	VenturesIn.com, Inc. Website Maintenance: January 2024	46698	\$ 80.00 ✓

TOTAL

\$ 3,836.27

APPROVED: C. D. H. 2/24 1/26/24

Vivian Carvalho

Charles D. H. 2/24
Board Member

②
1/30/24

AM 3/1/24

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**



Payment Authorization No. 238

1/19/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	American Drilling of Sarasota Creekside Park Drive Well Service Call	2019	\$ 150.00 ✓
2	Landscape Maintenance Professionals Irrigation Repairs on 01/11/24	181216	\$ 219.94 ✓
3	Turner Pest Control Quarterly Pest Prevention	618631315	\$ 149.80 ✓

TOTAL	\$ 519.74
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APPROVED: C. Ochoa *1/26/24*

Vivian Carvalho
Secretary / Assistant Secretary

Charles Ochoa, Chairman
Board Member

OP *1/31/24*
W
1/31/24

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 239
1/26/2024



Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Advanced Aquatic Services Lake Maintenance: February 2024	10552628	\$ 1,175.00 ✓
2	Landscape Maintenance Professionals Landscape Maintenance: February 2024	181365	\$ 14,245.00 ✓
3	Southwest Maintenance Services Cleaning Services: January 2024	9316	\$ 480.00 ✓

TOTAL	\$ 15,900.00
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APPROVED: C. Ortez 2/9/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles Ortez, Chairman
Chairman / Vice Chairman

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2/10/24

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2/13/24

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

FEB 07 2024

Payment Authorization No. 240

2/2/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Cross Creek HOA		
	Management Services: January-December 2023	7012022-2023	\$ 7,200.00 ✓
	Management Services: January 2024	7012022-2024.01	\$ 600.00 ✓
2	Envera		
	Clubhouse Alarm Monitoring: March 2024	737577	\$ 675.28 ✓
3	Landscape Maintenance Professionals		
	Irrigation Repairs on 01/25/24	181609	\$ 121.08 ✓
	Bush Hog / Weed Eat - Behind Homes	181689	\$ 750.00 ✓
4	Peace River Electric (paid online)		
	12220 SILKWOOD WAY; 12/11/23-01/10/24	Acct:158231001	\$ 269.19 ✓
	4601 CREEKSIDE PARK DR; 12/11/23-01/10/24	Acct:158231002	\$ 55.09 ✓
	4100 CREEKSIDE PARK DR; 12/24/23-01/24/24	Acct:158231004	\$ 1,088.45 ✓
	4890 GOLF COURSE RD; 12/27/23-01/25/24	Acct:158231005	\$ 79.66 ✓
	4000 CREEKSIDE PARK DR; 12/24/23-01/24/24	Acct:158231006	\$ 952.72 ✓
	12407 LARCHMERE LN; 12/20/23-01/19/24	Acct:158231007	\$ 40.68 ✓
	12400 SILKWOOD WAY; 12/11/23-01/10/24	Acct:158231008	\$ 42.65 ✓
	12310 SILKWOOD WAY; 12/20/23-01/19/24	Acct:158231009	\$ 36.03 ✓
5	Persson, Cohen, Mooney, Fernandez & Jackson		
	District Counsel: January 2024	4663	\$ 1,470.00 ✓
6	Starner Pools		
	Pool Maintenance: February 2024	28902	\$ 1,100.00 ✓
7	US Bank		
	Trustee Fees S2016 01/01/24-12/31/24	7203421	\$ 5,387.50 ✓
8	VenturesIn.com, Inc.		
	Website Maintenance: February 2024	46749	\$ 80.00 ✓
TOTAL			\$ 19,948.33

Vivian Carvalho

Secretary / Assistant Secretary

APPROVED: *2/13/24* *2/14/24* *2/9/24*

Charles P. Ray, Chairman
Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**



Payment Authorization No. 241
2/16/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Envera Access Control Panel Replacement	75227	\$ 4,650.00 ✓
2	Landscape Maintenance Professionals Irrigation Repairs on 02/07/24	181764	\$ 215.11 ✓
3	PFM Group Consulting LLC District Management Fee: February 2024	DM-02-2024-15	\$ 2,750.00 ✓
4	Southwest Maintenance Services Cleaning Services: February 2024	9416	\$ 480.00 ✓
TOTAL			\$ 8,095.11

APPROVED: COMING 3/7/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles P. Pay, Chairman
Chairman / Vice Chairman

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3/14/24

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3/14/24

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT



Payment Authorization No. 242

2/23/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Landscape Maintenance Professionals		
	Irrigation Inspection Repairs on 02/14/24	181889	\$ 393.50✓
	Irrigation Control Valve Replacement	181924	\$ 881.36✓
	Irrigation Scrubber Valve Replacement	181939	\$ 621.42✓
	Palm Tree Removal	182248	\$ 250.00✓
2	Manatee County Utilities (paid online)		
	4000 CREEKSIDE PARK DR; 12/19/23-01/19/24 (187908-133094)	Acct: 100046281	\$ 1,445.53✓
	12501 RYEGRASS LOOP; 12/19/23-01/19/24 (187908-134766)	Acct: 100046357	CREDIT✓
	12515 FRESHWATER RUN; 12/19/23-01/23/24 (187908-134768)	Acct: 100046436	\$ 120.88✓
3	Peace River Electric (paid online)		
	3693 CREEKSIDE PARK DR; 01/05/24-02/05/24	Acct: 186140001	\$ 270.99✓
4	Tri-Area Electrical Construction		
	Lighting / Electrical Repairs	3665	\$ 776.00✓

TOTAL	\$ 4,759.68
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APPROVED: *COZUG* 3/7/24

Vivian Carvalho

Secretary / Assistant Secretary

Charles P. Ray

Chairman / Vice Chairman

COZUG
3/14/24 *CF*
2/12/24

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT



Payment Authorization No. 243
3/1/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Advanced Aquatic Services Lake Maintenance: March 2024	10553034	\$ 1,175.00 ✓
2	Envera Clubhouse Alarm Monitoring: April 2024	738764	\$ 675.28 ✓
3	Landscape Maintenance Professionals Landscape Maintenance: March 2024 Irrigation Controller Replacement Irrigation Control Valve Replacement - Dog Park Irrigation Control Valve Replacement - Silkwood Irrigation Repairs on 02/23/24 Irrigation Repairs on 03/01/24	182026 182284 182285 182286 182289 182398	\$ 14,245.00 ✓ \$ 480.30 ✓ \$ 575.19 ✓ \$ 575.19 ✓ \$ 221.92 ✓ \$ 809.16 ✓
4	Peace River Electric (paid online) 12220 SILKWOOD WAY; 01/10/24-02/09/24 4601 CREEKSIDE PARK DR; 01/10/24-02/09/24 4100 CREEKSIDE PARK DR; 01/24/24-02/23/24 4000 CREEKSIDE PARK DR; 01/24/24-02/23/24 12407 LARCHMERE LN; 01/19/24-02/18/24 12400 SILKWOOD WAY; 01/10/24-02/09/24 12310 SILKWOOD WAY; 01/19/24-02/18/24	Acct:158231001 Acct:158231002 Acct:158231004 Acct:158231006 Acct:158231007 Acct:158231008 Acct:158231009	\$ 243.05 ✓ \$ 54.15 ✓ \$ 1,197.08 ✓ \$ 931.44 ✓ \$ 40.23 ✓ \$ 42.18 ✓ \$ 35.75 ✓
5	Persson, Cohen, Mooney, Fernandez & Jackson District Counsel: February 2024	4784	\$ 1,984.50 ✓
6	PFM Group Consulting LLC Billable Expenses: January 2024 District Management Fee: March 2024	129480 DM-03-2024-15	\$ 124.83 ✓ \$ 2,750.00 ✓
7	Tri-Area Electrical Construction Electrical Repairs - Breaker Replacement	3917	\$ 275.00 ✓
8	Turner Pest Control Rodent Prevention	618767942	\$ 85.60 ✓
9	VenturesIn.com, Inc. Website Maintenance: March 2024	46789	\$ 80.00 ✓

TOTAL

\$ 26,600.85

Venessa Ripoll
Secretary / Assistant Secretary

APPROVED: COMDUS 3/15/24

Charles J. Ray, Chairman
Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

MAR 12 2024

Payment Authorization No. 244

3/8/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	DoodyCalls of Parrish FL Common Area Cleaning: February 2024	PAR-0123742	\$ 150.00 ✓
2	Landscape Maintenance Professionals Sycamore Tree Removal	182444	\$ 1,200.00 ✓
3	Manatee County Utilities (paid online) 4000 CREEKSIDE PARK DR; 01/19/24-02/21/24 (187908-133094) 12501 RYEGRASS LOOP; 01/19/24-02/21/24 (187908-134766) 12515 FRESHWATER RUN; 01/23/24-02/19/24 (187908-134768)	Acct: 100046281 Acct: 100046357 Acct: 100046436	\$ 1,594.75 ✓ \$ 22.07 ✓ \$ 118.07 ✓
4	Peace River Electric (paid online) 4890 GOLF COURSE RD; 01/25/24-02/25/24	Acct:158231005	\$ 78.24 ✓
5	Southwest Maintenance Services Cleaning Services: March 2024	9516	\$ 480.00 ✓
TOTAL			\$ 3,643.13

APPROVED: *comruz* 3/5/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles Ray Chinn
Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 245

3/15/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Hoover Pumping Systems Industrial Control Panel Air Conditioner Replacement	179485	\$ 7,557.75 ✓
2	Landscape Maintenance Professionals Irrigation Controller Replacement Irrigation Repairs on 03/08/24 Irrigation Repairs on 03/08/24	182470 182500 182501	\$ 256.20 ✓ \$ 491.80 ✓ \$ 614.93 ✓
3	Peace River Electric (paid online) 3693 CREEKSIDE PARK DR; 02/05/24-03/07/24	Acct: 186140001	\$ 136.22 ✓

TOTAL

\$ 9,056.90

APPROVED: C. Phay 4/19/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles Phay Chan
Chairman / Vice Chairman

C 4/12/24

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**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

MAR 26 2024

Payment Authorization No. 246

3/22/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Advanced Aquatic Services Lake Maintenance: April 2024	10553416	\$ 1,175.00 ✓

TOTAL	\$ 1,175.00
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APPROVED: C. Alvarez 4/09/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles P. Ray, Chairman
Chairman / Vice Chairman

2

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
APR 11 2024

Payment Authorization No. 247
4/8/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Bruce Stolarz Reimbursement	2024.03.02	\$ 19.24 ✓
2	DoodyCalls of Parrish FL Common Area Cleaning: March 2024	PAR-0132413	\$ 389.56 ✓
3	Envera Clubhouse Alarm Monitoring: May 2024	739911	\$ 675.28 ✓
4	Landscape Maintenance Professionals Irrigation Repairs on 03/29/24	183046	\$ 163.96 ✓
5	Persson, Cohen, Mooney, Fernandez & Jackson District Counsel: March 2024	4909	\$ 2,131.50 ✓
6	PFM Group Consulting LLC District Management Fee: April 2024 Postage: January 2024 FedEx/Postage: February	DM-04-2024-15 OE-EXP-01-2024-14 OE-EXP-02-2024-14	\$ 2,750.00 ✓ \$ 4.08 ✓ \$ 20.81 ✓
7	Southwest Maintenance Services Cleaning Services: April 2024	9616	\$ 480.00 ✓
8	Turner Pest Control Quarterly Pest Prevention Rodent Prevention	618984687 618985367	\$ 149.80 ✓ \$ 85.60 ✓
9	VenturesIn.com, Inc. Website Maintenance: April 2024	46836	\$ 80.00 ✓

TOTAL \$ 6,949.83

APPROVED: *Cohen* 4/11/24

Venessa Ripoll
Secretary / Assistant Secretary

Charles P. [Signature]
Chairman / Vice Chairman

OP
4/30/24

Cross Creek Community Development District

Review of District Financial Statements

Cross Creek CDD
Statement of Financial Position
As of 3/31/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 316,240.72				\$ 316,240.72
Assessments Receivable	14,030.79				14,030.79
Prepaid Expenses	1,346.88				1,346.88
Assessments Receivable		\$ 5,229.46			5,229.46
Due From Other Funds		326.00			326.00
Debt Service Reserve 2007A Bond		15,161.12			15,161.12
Debt Service Reserve 2007B Bond		9,539.93			9,539.93
Debt Service Reserve 2016AB Bond		225,941.30			225,941.30
Revenue 2007AB Bond		21,327.21			21,327.21
Revenue 2016AB Bond		39,390.24			39,390.24
Interest 2016AB Bond		10.50			10.50
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		17.62			17.62
Total Current Assets	\$ 331,618.39	\$ 317,943.56	\$ -	\$ -	\$ 649,561.95
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 312,388.10	\$ 312,388.10
Amount To Be Provided				122,611.90	122,611.90
Total Investments	\$ -	\$ -	\$ -	\$ 435,000.00	\$ 435,000.00
Total Assets	\$ 331,618.39	\$ 317,943.56	\$ -	\$ 435,000.00	\$ 1,084,561.95
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 27,951.68				\$ 27,951.68
Deferred Revenue	14,030.79				14,030.79
Deferred Revenue		\$ 5,229.46			5,229.46
Total Current Liabilities	\$ 41,982.47	\$ 5,229.46	\$ -	\$ -	\$ 47,211.93
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 435,000.00	\$ 435,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 435,000.00	\$ 435,000.00
Total Liabilities	\$ 41,982.47	\$ 5,229.46	\$ -	\$ 435,000.00	\$ 482,211.93
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (48,936.70)				\$ (48,936.70)
Current Year Net Assets, Unrestricted	41,630.30				41,630.30
Net Assets - General Government	(3,475.78)				(3,475.78)
Current Year Net Assets - General Government	300,418.10				300,418.10
Fund Balance - Unreserved		\$ (1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,778,699.49			4,778,699.49
Current Year Net Assets, Unrestricted		37,272.61			37,272.61
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	\$ 289,635.92	\$ 312,714.10	\$ -	\$ -	\$ 602,350.02
Total Liabilities and Net Assets	\$ 331,618.39	\$ 317,943.56	\$ -	\$ 435,000.00	\$ 1,084,561.95

Cross Creek CDD
Statement of Activities
As of 3/31/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 524,485.58				\$ 524,485.58
Other Revenue	41,630.30				41,630.30
On-Roll Assessments		\$ 43,829.24			43,829.24
Total Revenues	<u>\$ 566,115.88</u>	<u>\$ 43,829.24</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 609,945.12</u>
<u>Expenses</u>					
Public Officials' Insurance	\$ 3,843.00				\$ 3,843.00
Trustee Services	5,387.49				5,387.49
District Management	16,500.00				16,500.00
Field Management	7,800.00				7,800.00
Annual Disclosure	250.00				250.00
District Counsel	5,586.00				5,586.00
Assessment Administration	5,000.00				5,000.00
Janitorial Service	4,700.00				4,700.00
Postage & Shipping	9.79				9.79
Contingency	4,774.83				4,774.83
Major Repairs & Replacements	12,207.39				12,207.39
Web Site Maintenance	480.00				480.00
Dues, Licenses, and Fees	175.00				175.00
Security	4,051.68				4,051.68
Electric	15,468.40				15,468.40
Water	7,197.55				7,197.55
Pool Maintenance	9,373.50				9,373.50
Amenity - Camera/Monitoring (Envera)	675.28				675.28
Amenity - Janitorial	150.00				150.00
General Liability Insurance	3,960.00				3,960.00
Property & Casualty	9,801.00				9,801.00
Lake Maintenance	10,645.00				10,645.00
Landscaping Maintenance & Material	90,481.60				90,481.60
Landscape Improvements	4,858.91				4,858.91
Major Repair & Replacements	7,308.16				7,308.16
Pest Control	535.40				535.40
Miscellaneous	828.49				828.49
Interest Payments		\$ 12,180.00			12,180.00
Total Expenses	<u>\$ 232,048.47</u>	<u>\$ 12,180.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 244,228.47</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 7,980.99				\$ 7,980.99
Interest Income		\$ 5,629.35			5,629.35
Net Increase (Decrease) in FV of Inv		(5.98)			(5.98)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 7,980.99</u>	<u>\$ 5,623.37</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,604.36</u>
Change In Net Assets	\$ 342,048.40	\$ 37,272.61	\$ -	\$ -	\$ 379,321.01
Net Assets At Beginning Of Year	<u>\$ (52,412.48)</u>	<u>\$ 275,441.49</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 223,029.01</u>
Net Assets At End Of Year	<u>\$ 289,635.92</u>	<u>\$ 312,714.10</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 602,350.02</u>

Cross Creek CDD
Budget to Actual
For the Month Ending 3/31/2024

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$ 524,485.58	\$ 267,122.52	\$ 257,363.06	\$ 534,245.00
Other Income & Other Financing Sources	41,630.30	20,500.02	21,130.28	41,000.00
Net Revenues	\$ 566,115.88	\$ 287,622.54	\$ 278,493.34	\$ 575,245.00
<u>General & Administrative Expenses</u>				
Public Officials' Insurance	\$ 3,843.00	\$ 1,614.00	\$ 2,229.00	\$ 3,228.00
Trustee Services	5,387.49	4,249.98	1,137.51	8,500.00
District Management	16,500.00	16,500.00	-	33,000.00
Field Management	7,800.00	3,625.02	4,174.98	7,250.00
Engineering	-	250.02	(250.02)	500.00
Annual Disclosure	250.00	499.98	(249.98)	1,000.00
Property Appraiser	-	250.02	(250.02)	500.00
District Counsel	5,586.00	4,000.02	1,585.98	8,000.00
Assessment Administration	5,000.00	2,500.02	2,499.98	5,000.00
Reamortization Schedule	-	250.02	(250.02)	500.00
Audit	-	2,200.02	(2,200.02)	4,400.00
Arbitrage Calculation	-	250.02	(250.02)	500.00
Postage & Shipping	9.79	49.98	(40.19)	100.00
Copies	-	12.48	(12.48)	25.00
Legal Advertising	-	225.00	(225.00)	450.00
Office Supplies	-	75.00	(75.00)	150.00
Web Site Maintenance	480.00	240.00	240.00	480.00
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00
Security	4,051.68	-	4,051.68	-
Total General & Administrative Expenses	\$ 49,082.96	\$ 36,879.06	\$ 12,203.90	\$ 73,758.00
<u>Field Expenses</u>				
Electric	\$ 15,468.40	\$ 19,075.98	\$ (3,607.58)	\$ 38,152.00
Propane	-	49.98	(49.98)	100.00
Water	7,197.55	6,000.00	1,197.55	12,000.00
Pool Maintenance	9,373.50	6,000.00	3,373.50	12,000.00
Amenity - Camera/Monitoring (Envera)	675.28	3,852.00	(3,176.72)	7,704.00
Amenity - Janitorial	4,850.00	4,900.02	(50.02)	9,800.00
General Liability Insurance	3,960.00	2,135.52	1,824.48	4,271.00
Property & Casualty	9,801.00	5,200.02	4,600.98	10,400.00
Lake Maintenance	10,645.00	7,500.00	3,145.00	15,000.00
Landscaping Maintenance & Material	90,481.60	66,000.00	24,481.60	132,000.00
Landscape Improvements	4,858.91	17,571.00	(12,712.09)	35,142.00
Contingency	5,603.32	4,459.02	1,144.30	8,918.00
Major Repair & Replacements	19,515.55	94,999.98	(75,484.43)	190,000.00
Contingency/Property Improvements	-	12,499.98	(12,499.98)	25,000.00
Pest Control	535.40	499.98	35.42	1,000.00
Total Field Expenses	\$ 182,965.51	\$ 250,743.48	\$ (67,777.97)	\$ 501,487.00
Total Expenses	\$ 232,048.47	\$ 287,622.54	\$ (55,574.07)	\$ 575,245.00
Income (Loss) from Operations	\$ 334,067.41	\$ -	\$ 334,067.41	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 7,980.99	\$ -	\$ 7,980.99	\$ -
Total Other Income (Expense)	\$ 7,980.99	\$ -	\$ 7,980.99	\$ -
Net Income (Loss)	\$ 342,048.40	\$ -	\$ 342,048.40	\$ -

Cross Creek Community Development District

Staff Reports