

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 for the **Cross Creek Community Development District** will be held **Tuesday, May 20, 2025, at 10:00 a.m. at the 4000 Creekside Park Dr, Parrish, Florida 34219**. 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
- 1. Letter From Supervisor of Elections – Manatee County

Business Matters

2. Consideration of the Minutes of the April 15, 2025, Board of Supervisors' Meeting
3. Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date [Suggested Hearing Date of August 19, 2025]
4. Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees
5. Review and Consideration of PFM Fee Increase letter
6. Ratification of Pool Repair Proposal with Mend and Manage LLC
7. Consideration of Safe Touch Proposal for Security Services
8. Lighting Presentation with Fonroche Lighting America
9. Discussion of Lift station
10. Discussion Regarding the Playground and Splashpad Estimate
11. Ratification of Payment Authorization No. 294
12. Review of District Financial Statements

Other Business

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



- Audience Comments

Adjournment

**Cross Creek
Community Development District**

**Letter From Supervisor of Elections –
Manatee County**



SCOTT FARRINGTON
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 15, 2025

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, 2025. According to our records, there were 692 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,

Scott Farrington
Supervisor of Elections

SF/sas

**Cross Creek
Community Development District**

**Consideration of the Minutes
of the April 15, 2025,
Board of Supervisors' Meeting**

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, April 15, 2025, at 10:00 a.m.

4000 Creekside Park Dr.

Parrish, FL, 34219

Board Members Present were:

Lianna Litwin
Bruce Stolarz
Mike DiPhilippo

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Venessa Ripoll
Gazmin Kerr
Jennifer Glasgow
Dan Lewis
Jeff Sprouse
Scott Richardson

District Manager - PFM
Assistant District Manager – PFM – Via phone
Accountant – PFM – Via phone
District Counsel - Persson Cohen & Mooney, P.A.
District Engineer – Alliant Engineering
LMP

Various Residents

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:13 a.m. and confirmed quorum.

Public Comment Period

A resident, Ms. Klein, requested an update on the pedestrian crosswalks. It was noted that they are still being worked on, but the county has stated a redesign will have to happen due to the bike lanes. One test crosswalk will be put in, prior to the other three. Secondly, she stated there have been kids fishing in the ponds, but there is no fishing allowed. She recommended an email blast reminder to be sent out and to replace the missing signage on the signposts. Ms. Ripoll noted she will have to get HOA permission for the email blast. Lastly, the resident stated there is an issue with the large pond float as the pump is on nonstop and needs to be checked.

Mr. Alexander, another resident, stated there is a damaged oak tree on the corner of Rye Grass Loop and Creekside Park Dr. It was damaged during the hurricanes and has a large branch over the sidewalk. He noted the branch needs to be looked at for safety precaution.

A resident on Rye Grass Loop, noted there is an upside down speed sign when you come off of the golf course. He also noted that on Creekside Park there is a lot of branch debris on the grass and the sprinkler heads need to be checked. Ms. Litwin noted the sprinkler

heads are checked monthly, and the debris will be addressed by LMP. Manatee County takes care of signage issues, which the HOA normally reports. However, residents can call 311 or go online to report, which normally moves things along faster.

Mr. Alexander also had a question regarding the mowing schedule for the common areas and noted the corner of Rye Grass Loop and Creekside Park Drive needs to be done. Ms. Litwin stated the common areas are split between Tuesdays and Wednesdays. LMP will follow up.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of the Minutes of the February 27, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes of the February 27, 2025, Board of Supervisors' Meeting.

Ms. Ripoll stated once approved, the minutes are placed on the District website.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the minutes of the February 27, 2025, Board of Supervisors' meeting.

Ratification of the District Engineering Agreement with Alliant

Ms. Ripoll noted the Board had previously chosen the firm, and District Counsel drafted the agreement. This is for ratification.

On MOTION by Ms. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved the District Engineering Agreement with Alliant.

Review and Acceptance of the Fiscal Year 2024 Audit Report

Ms. Ripoll stated this report has been reviewed by District Staff, District Counsel and the Chair.

Mr. Stolarz had a question regarding page 32. The audit mentions that the District has not met part of the conditions described in Chapter 218.503-1 of Florida Statutes.

Ms. Glasgow will follow up regarding this.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Fiscal Year 2024 Audit Report.

Update Regarding the Amenity Center Dumpster

Ms. Litwin gave an update on the Amenity Center Dumpster. She noted there was illegal dumping of large items and therefore it was not being picked up. In researching, it was found that most communities do not use dumpsters due to costs and issues. Therefore, it was much cheaper to go with garbage cans. These will be placed in the area where the dumpster was located, wall fencing will remain. This may still be an issue that needs to be monitored.

Mr. Stolarz requested that the HOA send out an email blast noting that the area is not for personal dumping. Ms. Ripoll noted that it is not the first time an email blast has been sent out.

There was a brief discussion regarding who is dumping in that area as it may or may not be residents. Ms. Litwin stated signage can be placed in that area for “no dumping”.

Discussion Regarding the Amenity Center Dumpster Fence

Mr. DiPhilippo gave an update on the Amenity Center Dumpster Fence. He has reached out to three fencing vendors but has not received any proposals. The only quote he has received is from ADK, which was for \$9,862.31. He reviewed the scope of work needed.

Ms. Litwin stated this is a liability issue and it is best to probably move forward with ADK.

There was a brief discussion regarding what that proposal would include and the cost. It was noted that the proposal was from March so there may be an increase in cost. Nothing will be done in the dumpster area.

There was also discussion regarding the process of how individuals would be able to enter and exit the community, and whether or not a code should be required. There must be an easy exit for safety and security purposes. It was recommended having a push button, but this would require wiring. Another recommendation was to add mesh so individuals can not put their hands through the fence to open it. This is a discussion that District staff can have with the fence company for further recommendations.

Ms. Ripoll recommended having a not to exceed motion in order to expedite the completion.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Amenity Center Dumpster Fence Proposal from ADK, with a not to exceed of \$12,000, and subject to District Counsel review.

Update on Envera

Ms. Ripoll stated the District has been looking to replace Envera. District Counsel has spoken with them and there have been many issues. The recommendation would be to gather proposals to present to the Board.

There was a discussion regarding who owns the equipment based on the contracts and if Envera would come in to retrieve all the current equipment or not. Ms. Litwin stated she believes that Envera owns the equipment. With a new company, a new system will have to come on-line. It was noted the agreement is currently month-to-month.

Ms. Kerr will reach out to Envera. This will be kept on the agenda and bids for replacement will be brought before the Board.

Review and Consideration of VGlobalTech Proposal

Ms. Ripoll stated that the current District website is not ADA compliant. The current website was used based on the Developer's choice, but the Board is now resident controlled, as of November. Ms. Ripoll noted that the website being ADA compliant is a legal requirement. VGlobalTech is used throughout other Districts that PFM works with. There is a one time fee of \$1500.00 for the website build, \$185.00 monthly fee for the website, and a \$300.00 quarterly fee for the ADA compliance.

There was a discussion regarding the ADA compliance and the auditing of those services. Examples of lawsuits for not being ADA compliant were given.

Ms. Ripoll will reach out to VGlobalTech to get the timeline for the new website. The current website will not be shut down until the new website is complete.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved the VGlobalTech Proposal.

Discussion of PRECO Meter/Lights

Mr. Stolarz gave an overview on the PRECO Meters. He stated that PRECO has removed all the meters except the one for the Amenity Center and the one for the pump.

There was a discussion regarding who pays for the meters. It was confirmed that the HOA pays for the meters as the District stopped paying for them. The District has no access to them.

Mr. Stolarz also gave an update on the lights. He noted four intersections and the locations of the light posts for these intersections. There has been discussion regarding putting lights on the top of the existing poles, but he stated the distance would probably be too far to cover the areas. A new pole and light would have to be placed instead.

There was a brief discussion on the location of the light poles and the walkways.

A resident had a question regarding the signage near the entrance walls. It was noted these were connected to the first set of lights that were there and owned by Medallion. There has not been a way to connect them. There are solar lights on there right now.

There was discussion regarding the traffic and speeding at that location.

Mr. Stolarz noted the District is not part of the Light up Manatee program.

Ms. Litwin gave an overview of the Light up Manatee program and the community light and road history. She noted that the current lighting is antiquated and hard to find parts for. She could bring it before the county again as well, but it's a very lengthy process. The CDD does not have responsibility to light up the street.

Mr. Stolarz will look at the entranceway lighting and the solar lighting at Wind Water. He also discussed the different possibilities for the pole lighting.

A resident noted there may be federal aid for the lighting.

There was a discussion on PRECO and the possibility of solar street lighting. A resident gave an overview on her PRECO home solar service. This also included discussion on what lighting would be needed, the process of paying for that lighting, and what meter would need to be turned on. It was noted some of the current lighting is LED and others are not. However, LED lighting is not cheap.

This will be kept on the agenda and proposals for lighting at the entranceway can be brought before the Board.

**Ratification of Payment
Authorization Nos. 286 – 292**

Ms. Ripoll stated these are contractual obligations and have been reviewed and signed off by the Chairperson and the accountant. These are solely for ratification.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilipppo with all in favor, the Board ratified Payment Authorization Nos. 286 – 292.

Review of Districts Financials

Ms. Ripoll stated the District Financials are through February 2025 and once approved will be posted on the District website.

The Board reviewed the financials.

Mr. Stolarz will follow up with Ms. Glasgow regarding his questions.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilipppo with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No report.

District Engineer- No report.

District Manager- Ms. Ripoll stated the next meeting is scheduled for May 20, 2025, and will be the proposed budget meeting.

LMP has requested two proposals come before the Board. One is for the application of Top Choice around the pool, dog park, and bed areas to keep the fire ants away. This is for \$2,220.00.

On MOTION by Ms. Stolarz, seconded by Mr. DiPhilipppo, with all in favor, the Board approved the LMP proposal for the Application of Top Choice, in the amount of \$2,200.00.

The second proposal is for the removal of dead trees in the preserve area behind a resident's home. They may fall onto her pool screen. The removal cost is \$2,500.00. It was noted that the resident needs to be notified and that the sod will not be replaced.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the LMP Proposal for the Dead Tree Removal, in the amount of \$2,500.00.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz had questions for Kenny regarding the BBQ grill removal, although he was not present.

There was a brief discussion regarding the BBQ grill removal. Ms. Litwin gave an overview of the removal process that Kenny mentioned. Mr. Stolarz will follow up with him.

There was also discussion regarding the rocks that were previously approved. Ms. Litwin will follow up.

Mr. Stolarz also requested an update on the mailboxes as there have been complaints on them not opening properly. Ms. Ripoll noted there have been no recent complaints since they have been sprayed with lubrication. There was brief discussion regarding this.

Mr. Stolarz will follow up with the propane company on getting a reimbursement for the propane that was left in the tank.

It was noted that the pump for 1B and 1C is working.

Mr. Stolarz had a question regarding the Fort Hamer entrance island. It was clarified that this is owned by the county.

Ms. Litwin gave an overview of the process that took place with the main water leak that LMP fixed. Ms. Litwin noted that irrigation will be the first issue to be addressed by the District Engineer. She gave a brief overview of the issues that have taken place recently. She also noted there were paver bricks that need to be fixed from the previous water leak.

Mr. DiPhilipo had a question regarding the lock on the dog park. It was noted this also has to have an easy exit for safety procedures. Ms. Ripoll stated that area is still owned by Medallion and therefore the fence area is not CDD responsibility as of yet. This is a future discussion, and a redesign could be something to look at.

Mr. DiPhilipo also questioned the timing of the Amenity Center being open as right now, it says 8:00 p.m. It was clarified that the lights have to stay on for safety purposes. Ms. Litwin stated the pool area should be open until 9:30 p.m. during the summer and will need to be updated. This has been an issue with Envera.

There was a brief discussion regarding what to do for the opening area in the Amenity Center. The recommendation was to put in a sheet of drywall and the countertop. Mr. Stolarz will work on this.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. DiPhilippo, seconded by Mr. Stolarz, with all in favor, the Board adjourned the April 15, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:32 A.M.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

Cross Creek Community Development District

**Consideration of Resolution 2025-03,
Approving a Preliminary Budget for Fiscal
Year 2026 and Setting a Public Hearing Date
[Suggested Hearing Date of August 19, 2025]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 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 Board has considered the Proposed Budget and desires to set the required public hearing thereon.

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

LOCATION: _____

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 20th DAY OF MAY 2025.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: FY 2025/2026 Proposed Budget



Cross Creek CDD

Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 4/30/25	FY 2025 Anticipated May-Sept	Anticipated Total to Sept 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
On-Roll Assessments	\$ 534,240.02	\$ 4.98	\$ 534,245.00	\$ 534,245.00	\$ 534,245.00
Other Revenue	-	-	-	-	-
Other Income & Other Financing Sources	-	-	-	-	-
Carry forward	11,855.67	8,468.33	20,324.00	20,324.00	20,324.00
Net Revenues	\$ 546,095.69	\$ 8,473.31	\$ 554,569.00	\$ 554,569.00	\$ 554,569.00
General & Administrative Expenses					
Public Officials' Insurance	\$ 4,053.00	\$ -	\$ 4,053.00	\$ 4,230.00	\$ 3,603.00
Trustee Services	5,387.51	-	5,387.51	6,000.00	6,000.00
District Management	16,500.00	16,500.00	33,000.00	33,000.00	36,300.00
Engineering	-	-	-	500.00	7,000.00
Engineering Reserve	-	-	-	-	3,000.00
Annual Disclosure	500.00	500.00	1,000.00	1,000.00	1,000.00
Property Appraiser	-	500.00	500.00	500.00	500.00
District Counsel	7,145.57	7,145.57	14,291.14	16,000.00	16,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Reamortization Schedule	-	250.00	250.00	500.00	500.00
Audit	4,085.00	-	4,085.00	4,085.00	4,085.00
Arbitrage Calculation	-	500.00	500.00	500.00	500.00
Tax Document Preparation Fee	-	-	-	-	40.00
Postage & Shipping	6.12	50.00	56.12	100.00	100.00
Copies	-	12.50	12.50	25.00	-
Legal Advertising	311.05	311.05	622.10	450.00	500.00
Office Supplies	158.00	237.00	395.00	150.00	150.00
Web Site Maintenance	560.00	400.00	960.00	960.00	4,920.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 43,881.25	\$ 26,406.12	\$ 70,287.37	\$ 73,175.00	\$ 89,373.00
Field Expenses					
Electric	\$ 13,517.93	\$ 9,655.66	\$ 23,173.59	\$ 40,000.00	\$ 25,000.00
Solar Power	-	-	-	-	15,000.00
Water	5,798.48	5,798.48	11,596.96	15,000.00	13,000.00
Pool Maintenance	21,500.00	15,000.00	36,500.00	40,000.00	40,000.00
Amenity - Camera/Monitoring (Envera)	5,119.94	2,782.20	7,902.14	9,000.00	12,000.00
Janitorial Service	6,318.00	4,922.40	11,240.40	7,200.00	12,000.00
General Liability Insurance	4,237.00	-	4,237.00	4,500.00	4,767.00
Property Insurance	15,672.00	-	15,672.00	11,000.00	16,926.00
Crime Insurance	-	-	-	-	500.00
Lake Maintenance	9,682.00	4,888.00	14,570.00	15,000.00	15,000.00
Landscaping Maintenance & Material	91,595.00	52,340.00	143,935.00	157,020.00	160,945.50
Landscape Improvements	8,609.00	6,250.00	14,859.00	20,000.00	15,000.00
Repair & Maintenance	-	-	-	-	5,000.00
Major Repair & Replacements	34,585.99	34,585.99	69,171.98	161,114.00	128,497.50
Pest Control	563.46	563.46	1,126.92	1,560.00	1,560.00
Total Field Expenses	\$ 217,198.80	\$ 136,786.19	\$ 353,984.99	\$ 481,394.00	\$ 465,196.00
Total Expenses	\$ 261,080.05	\$ 163,192.31	\$ 424,272.36	\$ 554,569.00	\$ 554,569.00
Income (Loss) from Operations	\$ 285,015.64	\$ (154,719.00)	\$ 130,296.64	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ 5,778.49	\$ -	\$ 5,778.49	\$ -	\$ -
Total Other Income (Expense)	\$ 5,778.49	\$ -	\$ 5,778.49	\$ -	\$ -
Net Income (Loss)	\$ 290,794.13	\$ (154,719.00)	\$ 136,075.13	\$ -	\$ -



Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

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.”

Carry Forward Revenue

Excess funds not used in prior year carry forward for expenses in the new year.

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.

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.

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.



Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

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.

Tax Document Preparation Fee

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing.

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.



Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Dues, Licenses & Fees

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

Continuing Education

Ethics course required by the state for each board member.

Field Expenditures:

Electric

Electricity to maintain district property.

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.

Crime Insurance

Insurance to cover crime on premises.

Lake Maintenance

Maintenance of lakes owned by District.

Landscape Maintenance & Material

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



Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Landscape Improvements

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

Major Repair & Maintenance

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

Pest Control

Pest control services.



Cross Creek CDD
Proposed Debt Service Fund Budget
Special Assessment Bonds FY 2026
"Exhibit B"

	<u>Proposed FY 2026 Budget</u>
<u>Revenues:</u>	
Special Assessments	\$48,520
Total Revenues	<u><u>\$48,520</u></u>
<u>Expenditures:</u>	
Series 2007A - Interest 11/1/25	\$1,960
Series 2007A - Principal 5/1/26	\$5,000
Series 2007A - Interest 5/1/26	\$2,100
Series 2016A - Interest 11/1/25	\$8,820
Series 2016A - Principal 5/1/26	\$20,000
Series 2016A - Interest 5/1/26	\$8,820
Total Expenditures	<u><u>\$46,700</u></u>
Excess Revenues / (Expenditures)	<u><u>\$1,820</u></u>
Series 2007A - Interest 11/01/2026	\$1,820
Series 2016A - Interest 11/01/2026	\$8,260

Cross Creek Community Development District

**Review and Consideration of Persson,
Cohen, Mooney, Fernandez, & Jackson 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
Amy T. Farrington

* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

April 15, 2025

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 2.3%. The adjusted hourly rate we are requesting is as follows: \$310.00 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", with a stylized flourish at the end.

Andrew H. Cohen

Signed electronically

AHC:mk

cc: Lianna Litwin, Chair

Cross Creek Community Development District

Review and Consideration of PFM Fee Increase Letter



April 21, 2025

Ms. Lianna Litwin
Chairman of the Board of Supervisors
Cross Creek Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Ms. Litwin:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the Cross Creek Community Development District (the "District"). The agreement in place between our firm and the District dated January 22, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from \$33,000 to \$36,300 for Fiscal Year 2026.

Please note this change will be effective on the billing for October 2025, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,
PFM GROUP CONSULTING LLC

Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)

Cross Creek Community Development District

**Ratification of Pool Repair Proposal with
Mend and Manage LLC**



Mend & Manage LLC

941-527-9896 | mendandmanage@gmail.com | www.MendandManage.com

RECIPIENT:

Cross Creek CDD (Venessa Ripoll)

4000 Creekside Park Drive
Parrish, Florida 34219

Quote #810

Sent on May 02, 2025

Total **\$1,360.00**

Product/Service	Description	Qty.	Unit Price	Total
Repair damaged concrete at the side of the pool	Cut, chisel, and remove cracked concrete. Repair concrete. Labor only.	1	\$920.00	\$920.00
Paint touch ups	Paint repaired areas with best matched paint, matched based on broken pieces. Labor only	1	\$265.00	\$265.00
Materials and paint estimated cost		1	\$175.00	\$175.00

Total **\$1,360.00**

This quote is valid for the next 10 days, after which values may be subject to change.

Signature: VLR

Date: 5.5.25

Cross Creek Community Development District

Consideration of Safe Touch Proposal for Security Services



Cross Creek CCTV upgrade

Cross Creek CDD

4000 Creekside Park Dr
Parrish, FL 34219
+1 407 723 5900

Prepared by:

Javier Rosario
Commercial Sales Representative
jrosario@safetouch.com
813-833-3120



Florida = EF-20002049/ EC-13003427
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701



Why Safetouch

At Safetouch, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

- 18th Largest Electronic Security Company in the USA
- Over 60K Clients
- Offices throughout the southeast US.
- National Deployment Capability
- Redundant Monitoring Centers with 45 Second or less Response time.
- Dedicated Enterprise Solutions Team with experience completing projects over \$3M

Capabilities

- Virtual Security Guard Services, including onsite guard replacement or supplementation
- Commercial Audio
- Access Control, Surveillance, Communications Systems
- Public Display Monitors, Meeting Room Booking, AV Distribution and other technology-based solutions.
- Cloud-based multi-location management
- Sophisticated ai-based business analytics.

Virtual Gate Guard



Remote Video Monitoring

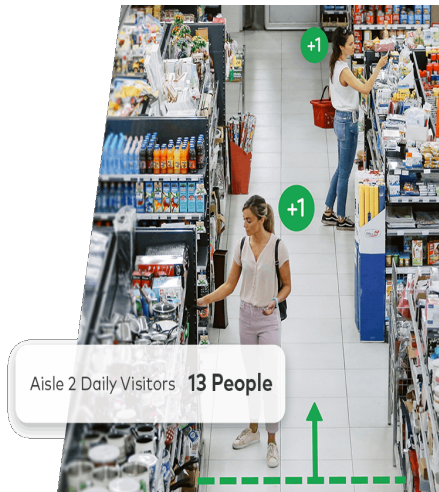


Ai Based Business Analytics

Heat Mapping



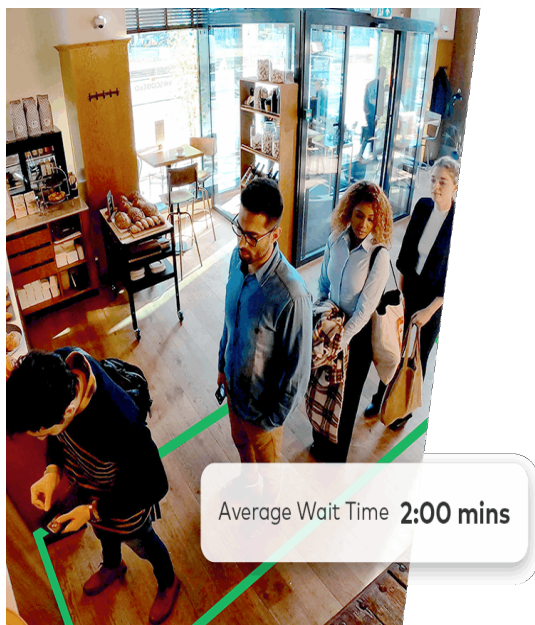
People Counting



Occupancy Tracking



Queue Monitoring



Crowd Gathering



Cross Creek CDD

Cross Creek CCTV upgrade

CCTV Upgrade

\$9,576.50

1	SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge
1	10 Terabyte Surveillance Grade Hard Drive
10	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
10	SMART Series Turret & Fixed Dome Junction Box, White
1	220 Series Single-WAN Multi-Gigabit VPN Router
1	Araknis 220 Series Managed Gigabit Switch
0.25	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket
1	Araknis 220 Series Managed Gigabit Switch
1	Network Horn Speaker

Access Control Upgrade

\$8,972.00

1	Protege GX Pre-Wired Kit - 4 Doors
1	12-Volt 7AH Battery with F2 Connector
1	Magnalock 500lb
4	tSec 13.56MHz/125kHz/BT Reader Wall Switch Black
1	Lenovo ThinkCentre Neo 50q

Optional Access Control Door for rear entry

\$7,849.25

1	Protege Half DIN Rail 2 Door Reader Expander
1	tSec 13.56MHz/125kHz/BT Reader Wall Switch Black
1	Magnalock 500lb
0.25	18 AWG 6 Conductor Bare Copper, Shielded Plenum
0.25	18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum Black
1	Misc. Cable and Hardware
15	3 4 PVC Conduit - 10FT
1	4-8 Aluminum Mounting Post - Custom Powder Coat includes footer
1	Enforcer Illuminated Request Exit to button with timer

Bluetooth Credentials

\$700.00

100	Mobile Credential - Permanently Issued
-----	--

** Recurring service charges not included in the total install price.*

Project Summary

TOTAL: \$27,097.75

Internet service required for remote connection

50% down and balance upon substantial completion or
Finance / Lease options available upon request.

Event Based Video Monitoring \$500 per month
Optional Credential admin service \$200 per month
Optional Safetouch ONE Plus Repair Service \$225.81 per month

Lease options- \$700 down Includes Event Based Video Monitoring, and Safetouch ONE Plus Plan

36 months \$1516.98
60 months \$1223.97
72 months \$1150.95

Safetouch ONE Plus Plan

- *System equipment and installation
- *Repair service labor
- *Defective parts replaced
- *Remote diagnostics & troubleshooting
- *Repairs due to normal wear & tear
- *Average response time 24 hours

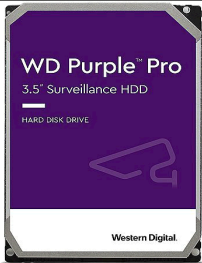
Installation and/or service taxes not included, if applicable.

** Recurring service charges not included in the total install price.*



SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud
First-Year Free Turing Vision Cloud AI Feature Access
Support Ultra265/H.265/H.264 video formats
32-channel input; 16 POE Ports
Up to 8MP input and 4K output
8TB Included; 4 SATA Max, up to 10TB for each HDD
Best used with Turing SMART series IP Cameras
Turing cloud-ready with Smart NVR series and Turing bridge/servers
Support cloud upgrade



10 Terabyte Surveillance Grade Hard Drive

Specially designed and optimized for high demand surveillance applications



SMART 4MP TwilightVision IR Turret IP Camera 2.8mm

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
Max. 4MP (2688x1520) resolution @30/25fps
2.8mm fixed lens
TwilightVision allows for optimal image clarity in low light
Smart IR up to 30m (98ft)
Support 256 G microSD card
IP67, WDR, PoE



SMART Series Turret & Fixed Dome Junction Box, White

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White



220 Series Single-WAN Multi-Gigabit VPN Router

The Araknis Networks® 220-series router with OvrC Pro is a versatile router designed to support modern network demands. It features a multi-Gigabit LAN and single WAN interface for high bandwidth installs, housed in a compact form factor to fit racks, wiring cans, walls, or tabletops. The router's embedded firewall keeps your client's network secure and supports numerous VPN technologies. Every Araknis router is coupled with OvrC Pro, so you can remotely monitor and manage the entire network.



Araknis 220 Series Managed Gigabit Switch

For installs that require PoE on a budget, opt for the Araknis 220 series switch. With it, you get a sizable power budget and full PoE+ capability on all ports, up to 30W. 1Gbps speed across all ports allows for powerful connectivity, while a user-friendly GUI and multiple mounting options ensure a quick and easy install. As with all Araknis switches, you have remote management capability via OvrC®. When it comes to operation, this switch has it all, including plug and play capability, multiple mounting options, and a sleek, 1U design. See how the 48-port, 24-port, 16-port, and 8-port models compare to the competition.



23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket



Araknis 220 Series Managed Gigabit Switch

For installs that require PoE on a budget, opt for the Araknis 220 series switch. With it, you get a sizable power budget and full PoE+ capability on all ports, up to 30W. 1Gbps speed across all ports allows for powerful connectivity, while a user-friendly GUI and multiple mounting options ensure a quick and easy install. As with all Araknis switches, you have remote management capability via OvrC®. When it comes to operation, this switch has it all, including plug and play capability, multiple mounting options, and a sleek, 1U design. See how the 48-port, 24-port, 16-port, and 8-port models compare to the competition.



Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages or security personnel can respond to notifications with live speak. Digital signal processing DSP ensures clear sound. Open standards support easy integration with network video access control analytics and VoIP supporting SIP. AXIS C1310-E is a standalone unit that can be placed almost anywhere which supports a flexible scalable and cost-effective approach to system design.

Protege GX Pre-Wired Kit - 4 Doors



Magnalock 500lb

Securitron M34R Recessed Magnalock for Traffic Control on a Sliding Door., 500 lb. Holding Force.

The M34R secures single sliding doors with Magnalock strength for traffic control applications within a monitored perimeter. The recessed design on the edge of the door that comes against the frame when the door is closed conceals the maglock for hidden protection that blends with the aesthetics of the opening. Works great on automatic single sliding doors or on sliding doors for patios, storage closets and more.

tSec 13.56MHz/125kHz/BT Reader Wall Switch Black



Lenovo ThinkCentre Neo 50q

Office space can be an issue for any business. Thankfully, the ThinkCentre Neo 50q Gen 4 1L desktop is compact and durable enough to be housed almost anywhere, even in the smallest places. It's portable, too, so ideal for hybrid working. Yet, this tiny, energy-efficient PC boasts up to 13th Gen Intel® Core™ i5 H-series mobile processing power, can run Windows 11 Pro, and has multiple ports, including USB-C and HDMI. It also comes with an optional port that can be customized to meet your particular needs.



Protege Half DIN Rail 2 Door Reader Expander

tSec 13.56MHz/125kHz/BT Reader Wall Switch Black



Magnalock 500lb

Securitron M34R Recessed Magnalock for Traffic Control on a Sliding Door., 500 lb. Holding Force.

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18 AWG 6 Conductor Bare Copper, Shielded Plenum

18 AWG 6 Conductor Bare Copper, Shielded Plenum



18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum Black

18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum



Misc. Cable and Hardware



3 4 PVC Conduit - 10FT



4-8 Aluminum Mounting Post - Custom Powder Coat includes footer

4-5 Feet above ground. Cement footer. Powdercoat finish with custom color. 3 square. Ideal for readers or other low height devices



Enforcer Illuminated Request Exit to button with timer

Piezoelectric pushbuttons for indoor or outdoor use IP65 . No moving parts for heavy duty use. LED ring around button changes from green to red or red to green when the button is pressed. Timed or toggle output. SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.

Mobile Credential - Permanently Issued

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Name

Safetouch

Date

Name

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Cross Creek Community Development District

**Lighting Presentation with Fonroche
Lighting America**

APPLICATION DESIGN

Crosscreek Creekside Park Drive Road Parrish, FL



Project Number:

G9341

Date:

4/24/2025

Written by:

Michael ZERMANI

Version :

A



The global leader in solar lighting



Fonroche Lighting America is proud to be part of Fonroche Lighting, the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the State Treasury in Salem, Oregon to the West African Republic of Senegal. Over 150,000 Fonroche SmartLight systems have been deployed worldwide.

With five offices in the USA and installations across the country, Fonroche is never far away. Some solution providers enter the solar lighting market—then move on. We're a reliable partner that sticks around. You get the responsive support and smart answers that you need now—and the confidence that we'll be here for you far in the future. And we can take on projects of any size, from local to national. That's why so many municipalities, military and federal facilities, tribes, commercial properties, and developers trust us to deliver the full promise of solar lighting.



The **3** key benefits for your project

- OFF-GRID

100% solar, not connected to the utility grid. No outages.

365 nights of light a year – guaranteed.

- POWERFUL

Powerful illumination, on a par with grid-connected systems.

- COST-EFFICIENT

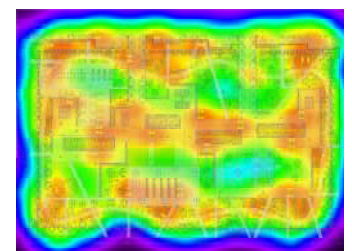
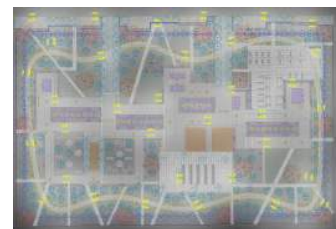
No maintenance for the first 10 years. Rapid installation. No operating costs.

Feasibility of your solar lighting project

To guarantee powerful, cost-effective off-grid lighting, Fonroche operates its own **design offices**.

We assess the feasibility of each project in four stages:

1. First, we define your **lighting requirements**.
2. Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.
3. On this basis, we **calculate** what size and how many products we need to install.
4. Finally, our sales team draws up a **cost estimate**.



1 Project = 1 Study



✓1



10-Year Analysis of local weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

✓2



Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

✓3



Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

✓4



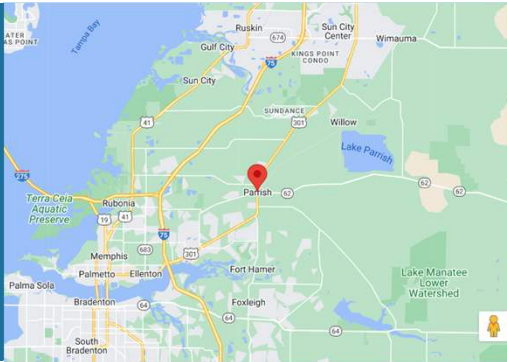
Results

Based on our experience, we propose the **optimal solution** in terms of lighting **performance** and **cost effectiveness**.

Autonomy of
365
nights of lighting /year

Analyzing your lighting project

Your Project location



Parrish, FL

USA

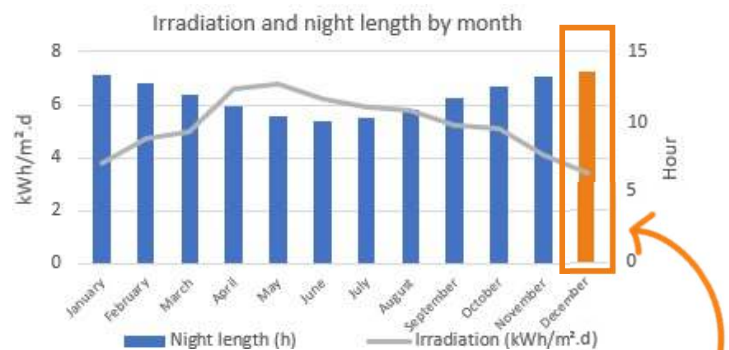
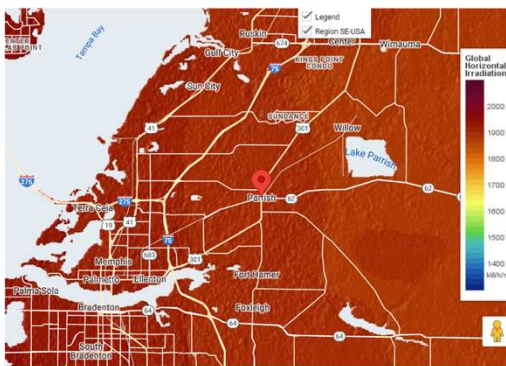
GPS COORDINATES

Latitude: 27.5877° N

Longitude: -82.4255° E

Your Solar Potential

We have analyzed the weather data for the last 10 years at your project location so that we can guarantee constant lighting every night of the year.



Average annual irradiation : .21kWh/m².d

Sizing takes account of the month with the lowest irradiation and the longest night.

Your Lighting Application



Residential Development Streets

Compliance with public lighting standards

Your project has been designed in compliance with:

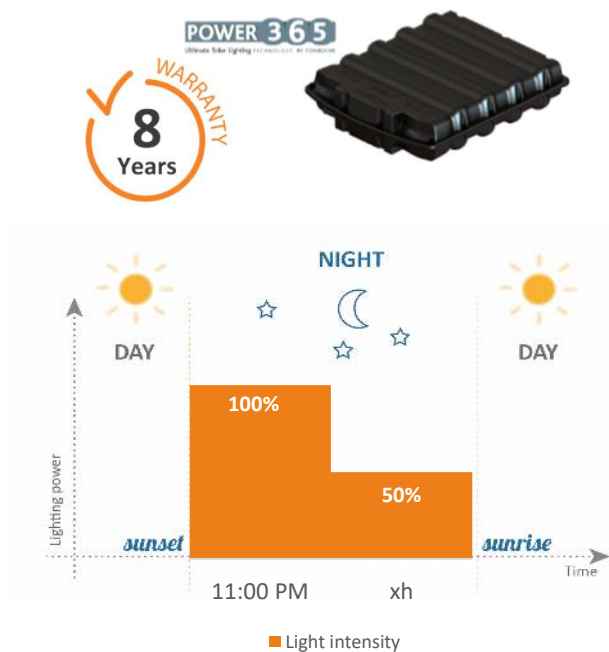
- AASHTO standard



Belle Epoque

Inspired by “traditional” lighting, the BELLE EPOQUE lantern for solar streetlights aims to echo the past by keeping the shape of the lanterns of yesteryear. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while keeping a refined and distinctive shape.

SmartLight System Configuration



Photovoltaic Module		30 years SERVICE LIFE
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		10 years SERVICE LIFE
Battery Capacity	624 Wh	
LED Luminaire		20 years SERVICE LIFE
Lighting Power	23 W nominal	
Fixture Specification	3000K - 187 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	14' Anchor Base	
Finish	Powder Coated	



Grapevine, TX

Photometric survey results

Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Quantity
Creekside Park Drive Rd	0.92	0.1	9.20	Per Existing Poles	31
TOTAL					31

Design Targets: Pole-for-pole replacements in existing locations

Eco-friendly lighting

Choose Fonroche — and we will reduce your environmental footprint.

A standard streetlight consumes in average 80 W during 4200 h per year which represents 0.08x4200 x number of solar streetlight = X kWh of energy saving.



Once installed, solar lighting reduces
CO₂ emissions by 1kWh = 0.99 lbs CO₂
compared to a grid-connected installation. (<https://www.eia.gov/>)



Recycling our components

Long product service life and component recyclability are key aspects of Fonroche Lighting's environmental commitments. Our solar streetlights are over 90% recyclable.

Unlike lead-acid batteries, **NiMH batteries** do not contain any toxic chemicals. They are 98% recyclable — the nickel is extracted and used to make various materials, mostly stainless steel.

The **solar panels** have an extremely long service life. Even after 25 years, they will still be producing at least 80% of their initial peak power. So they can continue to be used. Alternatively, about 96% of their component materials can be recycled to make new panels.

PHOTOMETRIC STUDY

**Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

Parrish, FL - Creekside Park Drive Rd - Full

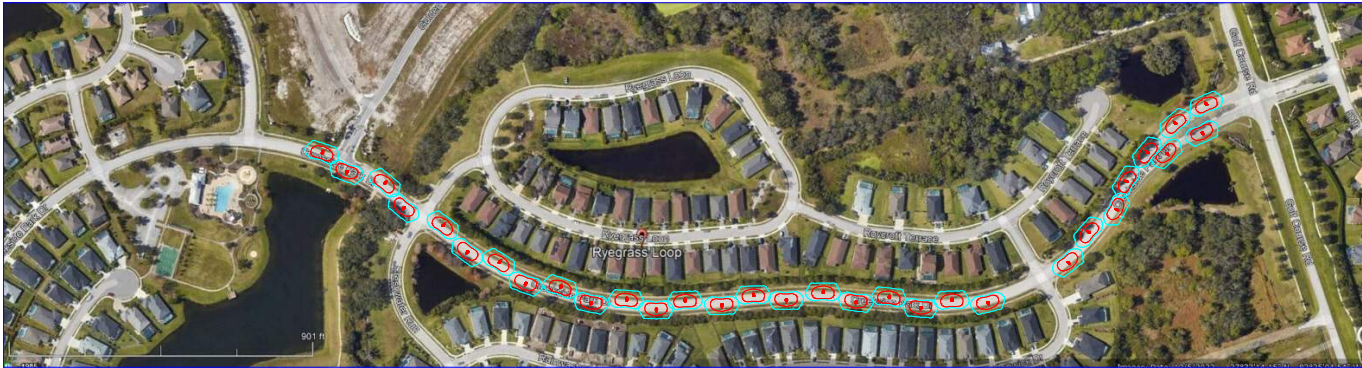


FONROCHE
lighting AMERICA

Lighting Plan Rev A
Project Number: G9341

By: Michael Zermani
michael.zermani@fonroche.us
Date:4/24/2025

2224 SE Loop 820, Building C
Forest Hill, TX 76119
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	31	T3-BEpoque-3000K-23W	SINGLE	4301

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min

Parrish, FL - Creekside Park Drive Rd - Full



FONROCHE
lighting AMERICA

Lighting Plan Rev A

Project Number: G9341

By: Michael Zermani

michael.zermani@fonroche.us

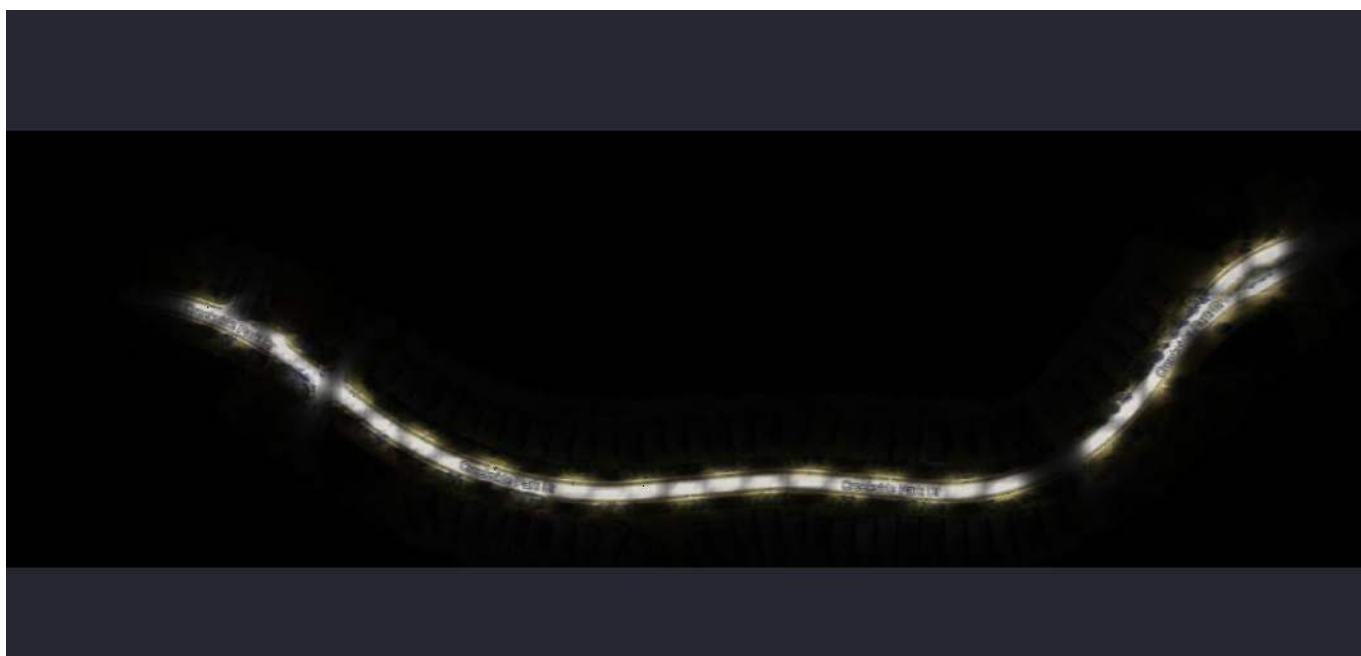
Date: 4/24/2025

2224 SE Loop 820, Building C

Forest Hill, TX 76119

Phone Number: (339) 225 4530

www.fonrochesolarlighting.com



Parrish, FL - Creekside Park Drive Rd - Full



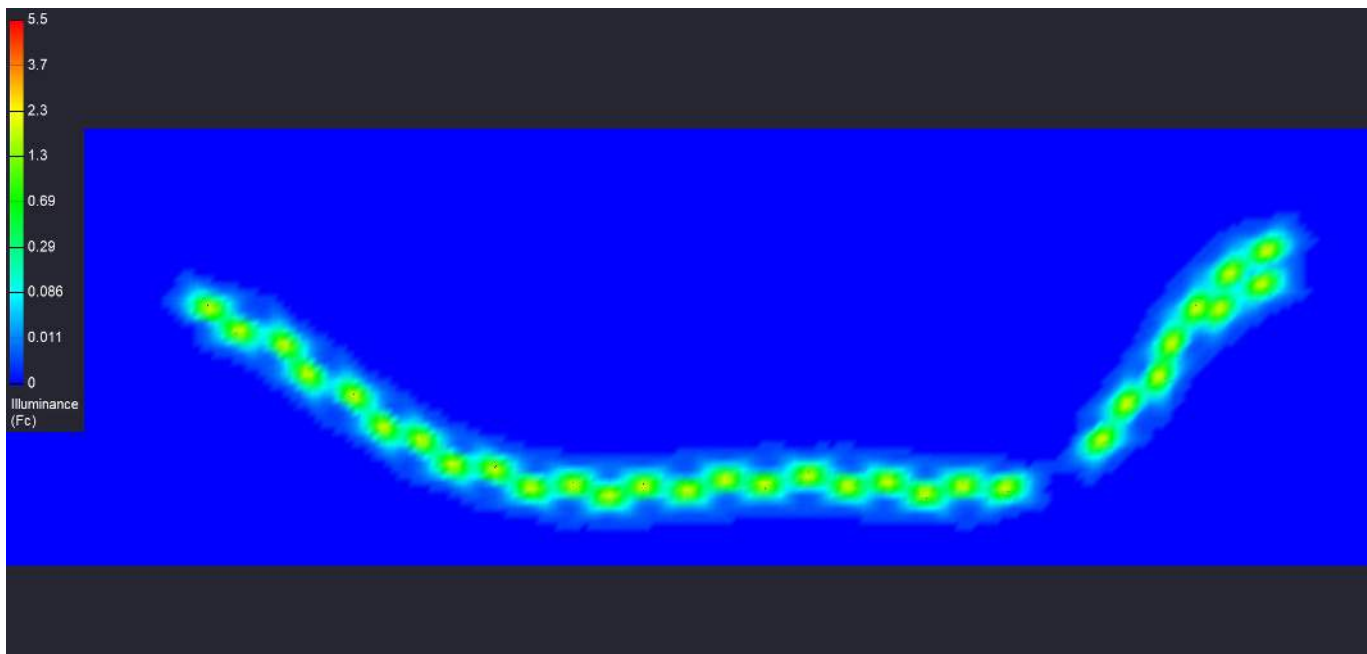
FONROCHE
lighting AMERICA

Lighting Plan Rev A

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Parrish, FL - Creekside Park Drive Rd - Template



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lighting AMERICA

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Lighting Plan Rev A

Project Number: G9341

By: Michael Zermani
michael.zermani@fonroche.us
Date:4/24/2025



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	5	T3-BEpoque-3000K-23W	SINGLE	4301

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Template	Illuminance	Fc	0.92	4.4	0.1	9.20

A few examples





Solar lighting

Your commitment to sustainability

Contact us

Michael Montenaro

Regional Manager

P: (339) 225-4530 x217

E: michael.montenaro@fonroche.us

FIND OUT MORE AT

www.FonrocheSolarLighting.com

FONROCHE LIGHTING AMERICA | 2224 SE Loop 820 Building C
Fort Worth TX 76140
Telephone : 339-225-4530

Contract ID TIPS:Contract number: 24020101

Opportunity Owner	Michael Montenaro	Quote Number	00085514
Payment Terms	100% Net 30 from Ship Date-contingent on credit approval	Quote Name	G9341-ParrishFL-CreeksideParkDriveRd-RevA
Shipping Terms	Prices are FOB Origin	Quote Date	4/24/2025
Notes to the customer	Fixture run at 27W then dims to 50% at 11:00 PM for the rest of the night.	Quote Expiration Date	7/24/2025
		Est. Lead Time	Within 6 Weeks

Fonroche Lighting America is only responsible for the structural integrity of the solar equipment provided. While we will work to support and provide calculations, Fonroche cannot be held responsible for the integrity of the existing foundations.

Ship To Name	Manatee County Community Development District
Ship To	United States

Shipping estimated; final cost determined on day of shipping and added to invoice.

Beware of Fraud: Any advance payment request will only be made on the basis of a proforma invoice sent by Fonroche Lighting America.

Fonroche Model Number	Fonroche Product Description	Price System	Quantity	Amount
[Belle-3K-T3] [P190F-2P]HW-MC Fixture Color: BK POLE: 14Ft. Round Tapered Pole-Anchor Base CBP-1-3.6FT Arm -Arm Color: Black -Pole Color:	SmartLight Assembly with 624Wh-24V NiMH Battery , special extreme temperature (from -40F to +158F), 1 x 190W solar module with Top of Pole assembly and Intelligent management/control system. Provisioned for Single Fixture configuration. Single Belle Epoque Fixture 3K Color Temp.-Type 3 Fixture Color: BK - . Power Assembly color is black. Mount: High wind and enhanced marine coating. 14Ft. Round Tapered Pole-Anchor Base CBP-1-3.6FT Arm -Arm Color: Black -Pole Color is 8 Year Warranty All Night Lighting 365 Days a Year - Full Battery Replacement Assumes No Shading Assumes little or no snow 10 Degrees Tilt See Notes	USD 3,347.00	31.00	USD 103,757.00
Total Line Items				USD 103,757.00
Shipping and Handling				USD 14,043.00
Quote Total				USD 117,800.00

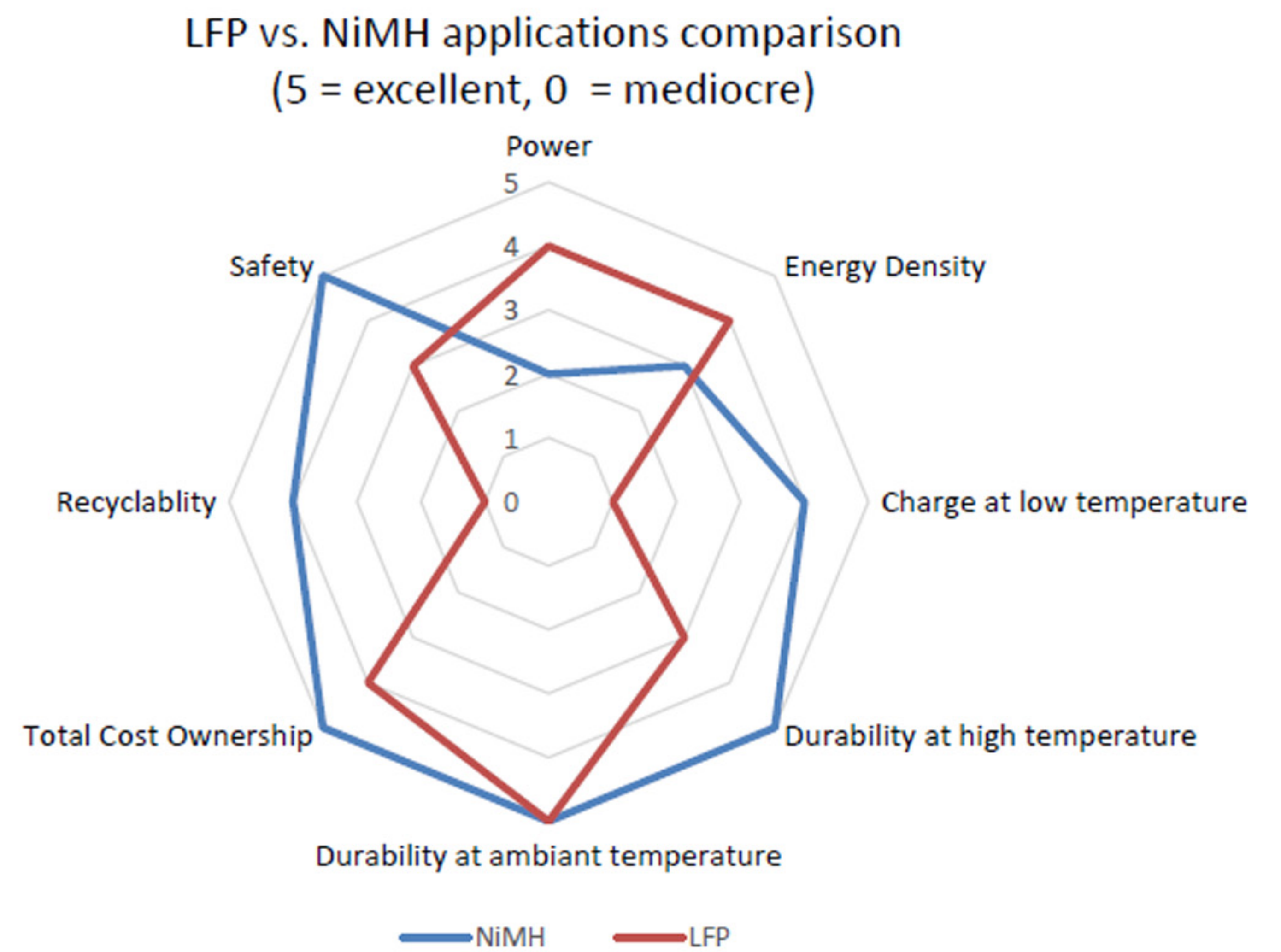
This quotation is subject to the following terms and conditions

Seller's Terms and Conditions of Sale in effect on the date of this order shall apply to this quote and are hereby incorporated by reference.

Seller's Terms and Conditions of Sale may be viewed at <https://www.fonrochesolarlighting.com/about-us/terms/>.

Pricing is based on Fonroche Lighting America's Standard Terms & Conditions and any additional terms stipulated herein. It is the Representative's responsibility to convey these terms to the customer. Without prior written approval from Fonroche Lighting America's Sales Director, any deviation from these terms may constitute a change in this pricing at the time of order. In the event that Fonroche Lighting America is unable to recoup the difference in pricing from the end customer, it may deduct the difference from the representative's commission.

>12 YEARS BETWEEN MAINTENANCE CYCLES, 8 FULL YEAR PARTS AND LABOR WARRANTY



Exposed to strong winds, extreme temperatures, temperature fluctuations, corrosion and humidity, it's safe to say that Fonroche Lighting street lights are really put to the test! To ensure that our solutions remain highly resistant and efficient, we have made use of our expertise in storage systems and invested in a battery testing center for solar-powered lighting, the only one of its kind in the world. The test center is equipped with 12 climatic chambers to simulate all the climates on the planet. We also offer custom battery test simulations to replicate the climate where your project will be based.

WE SIMULATE ALL CLIMATES

TO GUARANTEE RELIABILITY, RESISTANCE AND LONGEVITY OF OUR SYSTEMS

The Power Room allows us to put all our batteries and cells through rigorous tests to guarantee 365 nights of lighting a year, anywhere in the world:



Characterization of battery behavior in all climates.

Accelerated aging, lifespan.

Thermal shocks, temperature fluctuations (10 °C/min).

Watertightness.





Autonomous Solar Street Light

SMARTLIGHT

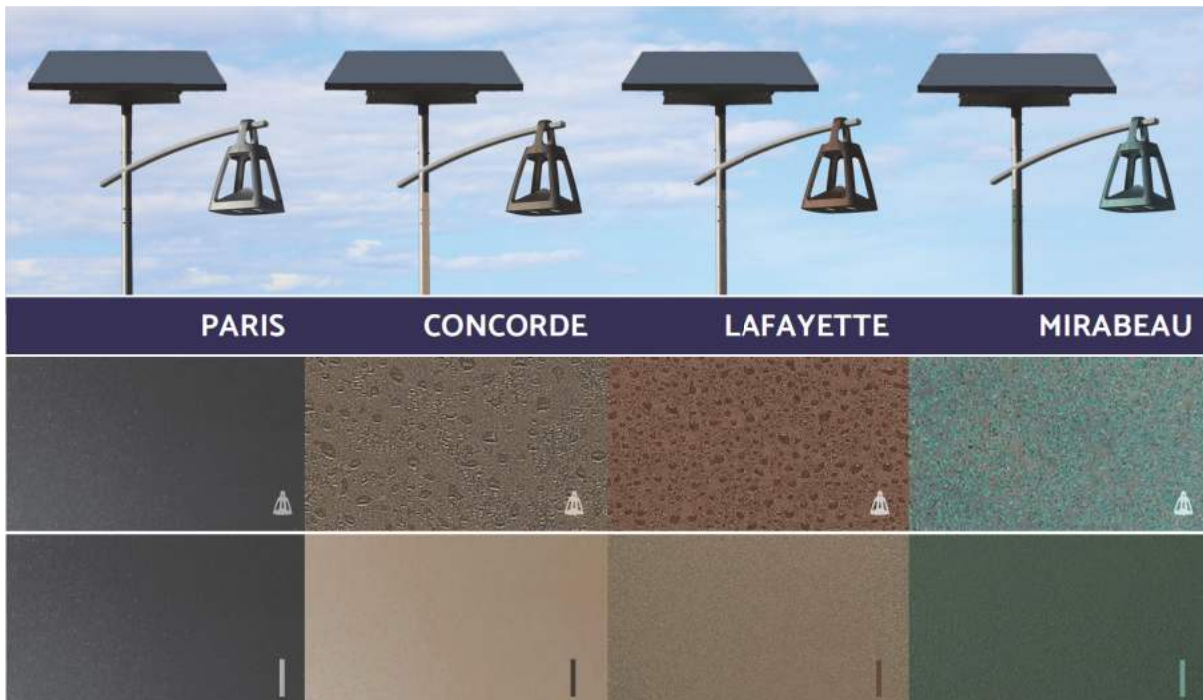
BELLE EPOQUE SINGLE

Project: Parrish, FL - Crosscreek Creekside Park Drive Road

Notes:

[	Belle	-	3K	-	T3	]-[	P190F	-	2P	]-	HW-MC	-
	Fixture		Temp		Type		Solar		Power Center		Option	

14Ft. Round Tapered Pole-Anchor Base-1-3.6FT Arm	-	TBD	-	TBD	-	10
Pole		Color (Pole)		Color (Fixture)		Tilt Panel



BELLE EPOQUE SINGLE SMARTLIGHT

LUMINAIRE PRODUCT CODE	FIXTURE NAME	COLOR TEMP	DISTRIBUTION	COLOR SCHEMES	WEIGHT LBS EA.	EPA Ft ²
Belle	Belle Epoque	2700K, 3000K, 4000K, AMBER	T2,T3,T4,CW (Crosswalk)	4 Color Schemes - See Chart Page 1	21	1.61

SOLAR ASSEMBLY/ PRODUCT CODE	DESCRIPTION	DIMENSIONS SOLAR MODULE (INCHES)	MODULE BACK SHEET/FRAME FINISH
P190F	190W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2017	44.29 x 37.6 x 1.37	Black/Black Adonized Aluminum
P310F	310W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2018	64.76 x 37.6 x 1.37	Black/Black Adonized Aluminum
P410F	410W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2019	67.8 x 44.65 x 1.37	Black/Black Adonized Aluminum

Heavy Duty Mount Adder (Required with 45 degree tilt)	
HW-MC	Heavy Duty Mount Galvanized with Marine Powder Coat Upgrade

POWER 365 ASSEMBLY PRODUCT CODE / DESCRIPTION	CHEMISTRY	OPERATING TEMPERATURE	CHARGING TEMPERATURE
2P Power 365 Power Center with 624 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
3P Power 365 Power Center with 936 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
4P Power 365 Power Center with 1248 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
6P Power 365 Power Center with 1935 Wh Battery Capacity-IP65	Lithium Iron Phosphate (LFP)	14°F to + 140°F (-10°C to +60°C)	32°F to +113°F (-0°C to +45°C)

Controller	
Battery Management System (BMS) Anti-Black Out Control 3-Level Programmable Lighting Profiles	

FULL SYSTEM WARRANTY	SOLAR PANEL PERFORMANCE WARRANTY	SYSTEM CERTIFICATION
8 Years Parts and Labor / No Pro-Rating	25 Years	CE

POLE SELECTED BASED ON PROJECT CONDITIONS		ARM		
PRODUCT CODE / DESCRIPTION	NOMINAL HEIGHT AG/MOUNTING HEIGHT	ARM LENGTH/FINISH	ARM WEIGHT	ARM EPA
14Ft. Round Tapered Pole-Anchor Base	14'/15'	3.6'/ Black Powder Coat	26.67 LBS	0.88
20Ft. Round Tapered Pole-Anchor Base	20'/21'	3.6'/ Black Powder Coat	26.67 LBS	0.88
25Ft. Round Tapered Pole-Anchor Base	25'/26'	3.6'/ Black Powder Coat	26.67 LBS	0.88
30Ft. Round Tapered Pole-Anchor Base	30'/31'	3.6'/ Black Powder Coat	26.67 LBS	0.88
14Ft. Round Tapered Pole-Direct Burial	14'/15'/Embed Depth 3' 9-1/4"	3.6'/ Black Powder Coat	26.67 LBS	0.88
20Ft. Round Tapered Pole-Direct Burial	20'/21'/Embed Depth 4' 5-1.4"	3.6'/ Black Powder Coat	26.67 LBS	0.88
25Ft. Round Tapered Pole-Direct Burial	25'/26'/Embed Depth 5' 0"	3.6'/ Black Powder Coat	26.67 LBS	0.88
30Ft. Round Tapered Pole-Direct Burial	30'/31'/Embed Depth Contact Rep.	3.6'/ Black Powder Coat	26.67 LBS	0.88
CST - Pole				

[	Belle	-	3K	-	T3	]-[	P190F	-	2P	]-	HW-MC	-
	Fixture		Temp		Type		Solar		Power Center		Option	

14Ft. Round Tapered Pole-Anchor Base-1-3.6FT Arm	-	TBD	-	TBD	10
Pole		Color (Pole)		Color (Fixture)	Tilt Panel

**Top of Pole Assembly
Includes Solar Module, Power Center
and Mounting Hardware
See Table Below for EPA and Weight**

Solar Module

190W Rated Capacity
44.29 x 37.6 x 1.37 in.
Weight Panel: 25.35 Lbs.

Specified Tilt 10 Degrees

**365 Power Center with Mount
Mount - Galvanized and
Powder Coated Black**

2P - 624Wh-24V NiMH Battery
Intelligent Controls with Anti-Blackout

High Wind - Marine Coated Mount

**Arm Assembly
Weight 26.27 LBS / EPA 0.88FT²**

**BELLE EPOQUE Luminaire
20.5" H x 17.5" W x 17.5" D
Weight 21 LBS / EPA 1.61FT²
Nominal 80W
(See Application Design Report for
Lighting Profile Details)**

Fixture Color is TBD

Distribution Type 3

Color Temperature 3000K

Round tapered anchor base powder coated pole
provisioned with mounting tenon and 3.6' Decorative
Arm.

Pole Color is TBD

Anchor Bolts Included

Concrete Footing by Others
Design by Professional Engineer
(Not Included)



Line Drawing
SmartLight Solar
Lighting System
Overview

Fonroche Lighting America
2224 SE Loop, Bldg C
Fort Worth, Tx 76140

Scale:

Not to Scale

Date:

March 26, 2025

By:

IG

Notes: Powder Coat Finish Color

SOLAR ASSEMBLY	BATTERY ASSEMBLY				EPA (Sq.Ft.)	
	2P	3P	4P	6P	10° Tilt	45° Tilt
P190F-HW-MC	113.76	124.34	134.93	130.52	2.82	9.32
P310F-HW-MC	131.40	141.98	152.57	148.16	3.98	14.19
P410F-HW-MC	136.25	146.83	157.42	153.00	4.88	17.13



[Belle - 3K - T3] - [P190F - 2P] - HW-MC -
 Fixture Temp Type Solar Power Center Option

14Ft. Round Tapered Pole-Anchor Base-1-3.6FT Arm - TBD - TBD 10
 Pole Color (Pole) Color (Fixture) Tilt Panel

SOLAR IS THE NEW STANDARD

FONROCHE LIGHTING OFF-GRID SOLAR STREETLIGHTS



**ILLUMINATION
TIME**



COST SAVINGS



SMART



POWERFUL



DEPENDABLE



ECOFRIENDLY



PV module

- Composed of **high-efficiency** poly or monocrystalline cells.
- Optimal light capture in all weathers, **even when sunlight levels are low**.
- Features durable **water-repellent glass**.



LED light unit

- Lighting performance **over 190 Lm/W**.
- Low energy consumption.
- From **40 to 80 watts nominal**.
- **Integral heat dispersion**.



POWER 365 technology

ENERGY STORAGE

- Designed to withstand **extreme temperatures** (−40°F to +158°F).
- **Compact, lightweight battery** (from 8 kg) installed under the solar panel.
- **Long life** (4,000 charge-discharge cycles, or 10–12 years).
- High **recyclability**.

SMART ENERGY MANAGEMENT

- **365 nights of light a year – guaranteed**.
- Fitted with a specially developed BMS (**smart energy management system**).
- **Anti-blackout security**.



8-YEAR MANUFACTURER'S WARRANTY
for the complete kit (battery included)



Cross Creek Community Development District

Discussion of Lift Station

Cross Creek Community Development District

Discussion Regarding the Playground and Splashpad Estimate



ESTIMATE	#560
ESTIMATE DATE	May 21, 2024

Lianna Litwin
Cross Creek Community
4100 Creekside Park Dr
Parrish, FL 34219

 (941) 544-6779
 llitwincrosscreekcdd@gmail.com

CONTACT US

5130 S Pine Ave
Ocala, FL 34480

 (352) 261-1102
 ocala@softroc.com

ESTIMATE

Splash Pad

Services	amount
Uncategorized - Softroc EPDM Installation EPDM Installation	\$19,314.00
Location: Splash Pad 1,332sqft	
Surface Preparation and Installation of Rubber Safety Surfacing Material.	
Colors: Client can Choose up to Three (3) Colors to Mix.	
UV Resin	
UV Primer	
Softroc - Supply and Disposal Fee Supply and Disposal Fee	\$500.00
Uncategorized - Material Tax	\$502.51
Services subtotal: \$20,316.51	

Subtotal	\$20,316.51
Tax (Ocala Sales Tax 7%)	\$0.00
Total	\$20,316.51

Playground

Services	amount
Uncategorized - Softroc EPDM Installation EPDM Installation Location: Playground Park 1,225sqft Surface Preparation and Installation of Rubber Safety Surfacing Material at 1/2in Thickness over Existing Black SBR Buffing's. Colors: Client can Choose up to Three (3) Colors to Mix. UV Resin UV Primer	\$19,600.00
Softroc - Supply and Disposal Fee Supply and Disposal Fee	\$500.00
Uncategorized - Material Tax	\$486.77
Services subtotal: \$20,586.77	

Subtotal	\$20,586.77
Tax (Ocala Sales Tax 7%)	\$0.00
Total	\$20,586.77

Under Waterslide

Services	amount
Uncategorized - Softroc SBR Installation	\$15,070.00

SBR Installation

Location: Under Water Slide 1,507sqft

Surface Preparation and Installation of Rubber Safety Surfacing Material at 1/2in Thickness to Create a Substrate to Install EPDM Rubber.

Colors: Black SBR 100% to Fill Dirt Area to Build Base

Standard Resin

Standard Primer

Uncategorized - Softroc EPDM Installation	\$21,098.00
EPDM Installation	

Location: Under Waterslide 1,507sqft

Surface Preparation and Installation of Rubber Safety Surfacing Material.

Colors: Client can Choose up to Three (3) Colors to Mix.

UV Resin

UV Primer

Softroc - Supply and Disposal Fee	\$500.00
Supply and Disposal Fee	

Uncategorized - Material Tax	\$850.56
------------------------------	----------

Services subtotal: \$37,518.56

Subtotal	\$37,518.56
----------	-------------

Tax (Ocala Sales Tax 7%)	\$0.00
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Total	\$37,518.56
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**Cross Creek
Community Development District**

**Ratification of Payment Authorization No.
294**

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 294
4/4/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	Landscape Maintenance Professionals Landscape Maintenance: April 2025	324304	\$ 13,085.00
2	Peace River Electric Cooperative 4100 CREEKSIDE PARK DR; 02/21/25-03/23/25 4000 CREEKSIDE PARK DR; 02/21/25-03/23/25	Acct:158231004 Acct:158231006	\$ 1,411.52 \$ 931.72
3	Persson, Cohen, Mooney, Fernandez & Jackson District Counsel: March 2025	5865	\$ 454.50
4	VenturesIn.com, Inc. Website Maintenance: April 2025	47493	\$ 80.00
TOTAL			\$ 15,962.74

Vivian Carvalho

Secretary / Assistant Secretary

Lianna Litvin

Chairman / Vice Chairman

Cross Creek Community Development District

Review of District Financial Statements



Cross Creek CDD

April 2025 Financial Package

April 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Cross Creek CDD
Statement of Financial Position
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$359,166.64				\$359,166.64
Assessments Receivable	5.75				5.75
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		\$343.48			343.48
Debt Service Reserve 2007A Bond		15,930.11			15,930.11
Debt Service Reserve 2007B Bond		9,531.00			9,531.00
Debt Service Reserve 2016AB Bond		237,356.68			237,356.68
Revenue 2007AB Bond		21,439.98			21,439.98
Revenue 2016AB Bond		14,931.09			14,931.09
Interest 2016AB Bond		9,388.19			9,388.19
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		20,018.48			20,018.48
Total Current Assets	\$360,519.26	\$329,939.19	\$0.00	\$0.00	\$690,458.45
<u>Investments</u>					
Amount Available in Debt Service Funds				\$329,595.71	\$329,595.71
Amount To Be Provided				80,404.29	80,404.29
Total Investments	\$0.00	\$0.00	\$0.00	\$410,000.00	\$410,000.00
Total Assets	\$360,519.26	\$329,939.19	\$0.00	\$410,000.00	\$1,100,458.45
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$23,229.86				\$23,229.86
Deferred Revenue	5.75				5.75
Total Current Liabilities	\$23,235.61	\$0.00	\$0.00	\$0.00	\$23,235.61
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$410,000.00	\$410,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$410,000.00	\$410,000.00
Total Liabilities	\$23,235.61	\$0.00	\$0.00	\$410,000.00	\$433,235.61
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Current Year Net Assets, Unrestricted	(1,086.71)				(1,086.71)
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	278,938.46				278,938.46
Fund Balance - Unreserved		(\$1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,792,089.14			4,792,089.14
Current Year Net Assets, Unrestricted		41,108.05			41,108.05
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	\$337,283.65	\$329,939.19	\$0.00	\$0.00	\$667,222.84
Total Liabilities and Net Assets	\$360,519.26	\$329,939.19	\$0.00	\$410,000.00	\$1,100,458.45



Cross Creek CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$534,240.02				\$534,240.02
Inter-Fund Transfers In	(1,086.71)				(1,086.71)
On-Roll Assessments		\$45,300.35			45,300.35
Inter-Fund Group Transfers In		1,086.71			1,086.71
Total Revenues	<u>\$533,153.31</u>	<u>\$46,387.06</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$579,540.37</u>
<u>Expenses</u>					
Public Officials' Insurance	\$4,053.00				\$4,053.00
Trustee Services	5,387.51				5,387.51
District Management	16,500.00				16,500.00
Annual Disclosure	500.00				500.00
District Counsel	7,145.57				7,145.57
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Postage & Shipping	6.12				6.12
Legal Advertising	311.05				311.05
Office Supplies	158.00				158.00
Web Site Maintenance	560.00				560.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,517.93				13,517.93
Water	5,798.48				5,798.48
Pool Maintenance	21,500.00				21,500.00
Amenity - Camera/Monitoring (Envera)	5,119.94				5,119.94
Amenity - Janitorial	6,318.00				6,318.00
General Liability Insurance	4,237.00				4,237.00
Property & Casualty	15,672.00				15,672.00
Lake Maintenance	9,682.00				9,682.00
Landscaping Maintenance & Material	91,595.00				91,595.00
Landscape Improvements	8,609.00				8,609.00
Major Repair & Replacements	34,510.99				34,510.99
Pest Control	563.46				563.46
Miscellaneous	75.00				75.00
Interest Payments		\$11,480.00			11,480.00
Total Expenses	<u>\$261,080.05</u>	<u>\$11,480.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$272,560.05</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$5,778.49				\$5,778.49
Interest Income		\$6,212.05			6,212.05
Net Increase (Decrease) in FV of Inv		(11.06)			(11.06)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5,778.49</u>	<u>\$6,200.99</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$11,979.48</u>
Change In Net Assets	\$277,851.75	\$41,108.05	\$0.00	\$0.00	\$318,959.80
Net Assets At Beginning Of Year	<u>\$59,431.90</u>	<u>\$288,831.14</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$348,263.04</u>
Net Assets At End Of Year	<u><u>\$337,283.65</u></u>	<u><u>\$329,939.19</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$667,222.84</u></u>



Cross Creek CDD
Budget to Actual
For the Month Ending 4/30/2025

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 534,240.02	\$ 311,642.92	\$ 222,597.10	\$ 534,245.00	100.00%
Carry Forward	11,855.67	11,855.67	-	20,324.00	58.33%
Net Revenues	\$ 546,095.69	\$ 323,498.58	\$ 222,597.10	\$ 554,569.00	98.47%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 4,053.00	\$ 2,467.50	\$ 1,585.50	\$ 4,230.00	95.82%
Trustee Services	5,387.51	3,500.00	1,887.51	6,000.00	89.79%
District Management	16,500.00	19,250.00	(2,750.00)	33,000.00	50.00%
Engineering	-	291.67	(291.67)	500.00	0.00%
Annual Disclosure	500.00	583.33	(83.33)	1,000.00	50.00%
Property Appraiser	-	291.67	(291.67)	500.00	0.00%
District Counsel	7,145.57	9,333.33	(2,187.76)	16,000.00	44.66%
Assessment Administration	5,000.00	2,916.67	2,083.33	5,000.00	100.00%
Reamortization Schedule	-	291.67	(291.67)	500.00	0.00%
Audit	4,085.00	2,382.92	1,702.08	4,085.00	100.00%
Arbitrage Calculation	-	291.67	(291.67)	500.00	0.00%
Postage & Shipping	6.12	58.33	(52.21)	100.00	6.12%
Copies	-	14.58	(14.58)	25.00	0.00%
Legal Advertising	311.05	262.50	48.55	450.00	69.12%
Office Supplies	158.00	87.50	70.50	150.00	105.33%
Web Site Maintenance	560.00	560.00	-	960.00	58.33%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Total General & Administrative Expenses	\$ 43,881.25	\$ 42,685.42	\$ 1,195.83	\$ 73,175.00	59.97%
<u>Field Expenses</u>					
Electric	\$ 13,517.93	\$ 23,333.33	\$ (9,815.40)	\$ 40,000.00	33.79%
Water	5,798.48	8,750.00	(2,951.52)	15,000.00	38.66%
Pool Maintenance	21,500.00	23,333.33	(1,833.33)	40,000.00	53.75%
Amenity - Camera/Monitoring (Envera)	5,119.94	5,250.00	(130.06)	9,000.00	56.89%
Amenity - Janitorial	6,318.00	4,200.00	2,118.00	7,200.00	87.75%
General Liability Insurance	4,237.00	2,625.00	1,612.00	4,500.00	94.16%
Property & Casualty	15,672.00	6,416.67	9,255.33	11,000.00	142.47%
Lake Maintenance	9,682.00	8,750.00	932.00	15,000.00	64.55%
Landscaping Maintenance & Material	91,595.00	91,595.00	-	157,020.00	58.33%
Landscape Improvements	8,609.00	11,666.67	(3,057.67)	20,000.00	43.05%
Major Repair & Replacements	34,585.99	93,983.17	(59,397.18)	161,114.00	21.47%
Pest Control	563.46	910.00	(346.54)	1,560.00	36.12%
Total Field Expenses	\$ 217,198.80	\$ 280,813.17	\$ (63,614.37)	\$ 481,394.00	45.12%
Total Expenses	\$ 261,080.05	\$ 323,498.58	\$ (62,418.53)	\$ 554,569.00	47.08%
Income (Loss) from Operations	\$ 285,015.64	\$ -	\$ 285,015.64	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,778.49	\$ -	\$ 5,778.49	\$ -	
Total Other Income (Expense)	\$ 5,778.49	\$ -	\$ 5,778.49	\$ -	
Net Income (Loss)	\$ 290,794.13	\$ -	\$ 290,794.13	\$ -	