

Cross Creek Community Development District

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The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, August 19, 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** (*where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person*)

Administrative Matter

1. Review and Consideration of the July 15, 2025, Board of Supervisors Meeting Minutes
2. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of **Resolution 2025-04, Adopting the Fiscal Year 2025 Budget and Appropriating Funds**
3. Public Hearing on the Imposition of Special Assessments
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of **Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll**
4. Consideration of **Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026**
5. Consideration of **Resolution 2025-07, Adopting Goals, Objectives, And Performance Measures And Standards; Providing A Severability Clause; And Providing an Effective Date**

Old Business Matters

6. Discussion of Pool Slide
7. Discussion of Dog Park
8. Irrigation System Cut-Off Status to Non-CC CDD Areas
9. Discussion of New Security System Vendor

10. Discussion of Lighting Proposal – Fonroche Lighting America
11. Discussion of Splash Pad

New Business Matters

12. Discussion of Board Members Projected Project Expenses
13. Discussion of Amenity Center Projects
 - Power Wash
 - Paint Interior and Exterior of Amenity Center
 - Repair Amenity Center Kitchen
 - Amenity Center Exterior Areas Rocks or Mulch Bare Areas
 - Landscaping Interior and Exterior Areas
 - Sidewalks Repairs Around the Amenity Center
 - Basketball Court Repair
14. Ratification of Payment Authorization Nos. 300 – 306
15. Review of District Financial Statements

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - LMP Quote
 - No Fishing Signs
 - Amenity Center Interior Rocks Status

Supervisor Requests & Comments

Adjournment



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of the July 15, 2025,
Board of Supervisors Meeting Minutes

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

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

4000 Creekside Park Dr.

Parrish, FL, 34219

Board Members Present were:

Lianna Litwin
Bruce Stolarz
Mike DiPhilippo
John Free

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Venessa Ripoll
Gazmin Kerr
Jennifer Glasgow
Kiara Cuesta
Andy Cohen
Jeff Sprouse
Chris Berry
Robert Lindsey
David Bairdi
Various Residents in audience and via phone

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

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:01 a.m. and confirmed quorum.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Review and Consideration of the May 20, 2025, Board of Supervisors Meeting Minutes

The Board reviewed the minutes.

Ms. Ripoll noted the minutes are available on the District's website.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the minutes of the May 20, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Business Matters

Discussion of Dog Park

Mr. Cohen gave an update on the dog park. He noted that Medallion has no objection, and they have agreed that the property needs to be transferred properly. He has prepared the proposed deed and an affidavit of no liens. He will be sending this to Medallion Homes, the Chair, and District Management for review.

Update on Suburban Propane Account

Mr. Stolarz gave an update. According to the local office, there is no balance owed to the CDD.

Review and Consideration of Pool Slide Quote

Ms. Ripoll noted that the District Engineer inspected the pool slide, along with Vermana. They have provided a quote for the repair. Vermana gave an overview of the issues with the slide and the proposal. It was noted the lower part of the slide needs the most repair.

There was discussion regarding the removal of the slide, the items included in the proposal, and the condition of the slide. Ms. Litwin noted there has been a lack of maintenance that has caused the current issues. Consistent maintenance is needed for the seals and joints, which will be an ongoing cost. Vermana stated they have a maintenance service program as well.

It was noted the slide would need to be re-sanded and refinished in a couple of years, which would cost approximately \$15,000.00 - \$20,000.00. Discussion continued on the actual use of the slide and the cost of the proposal.

It was noted the basketball court is already cracked as it was a temporary fix. The slide being fixed would have the same issue. Several residents commented on using funds for luxury versus necessity. Vermana noted that the slide being repaired would make it fully functional and would only require normal maintenance.

It was noted there should be a priority project list for the Board to reference. Ms. Litwin noted the safety of the slide is a priority. She noted that slide removal would take multiple vendors and layers of repair as well, including plumbers, electricians, etc. There was discussion regarding the removal.

The repair proposal from Vermana was for \$55,000.00. They can provide a maintenance overview with a timeline and the costs associated with it. Vermana can also provide a quote for complete removal. There was discussion on the repair cost and how that would affect residents.

Mr. Stolarz reviewed several projects that the Board has discussed in the past. This included security, the splash pad, rocks in the community, and the playground. It was noted that security should be more of a priority than the slide. There was discussion on the projects and the priority list. Ms. Ripoll recommended having a workshop to discuss and create a 5-year plan.

Ms. Litwin requested a removal quote from Vermana in order to compare the repair cost. It was noted that any open areas and electrical will have to be capped. There will also have to be discussion on how this will affect pool circulation and chemicals.

There was continued discussion on the census of the residents to keep or remove the slide. Mr. Cohen recommended holding a workshop for the Board to create a priority list, and a second workshop for residents to provide their feedback on the list. A resident recommended creating an online poll or sending an email survey via the HOA.

Ms. Litwin recommended repairing the slide and noted it is a selling point for homes in the community.

Vermana will send an annual maintenance cost, the cost of waxing and repainting in a few years, and the proposal for removal. This will be sent by the end of the week.

There was continued discussion regarding what projects the Board is trying to take care of and the priority list.

This will be kept on the agenda for the next meeting on August 19, 2025, at 10:00 a.m., at the same location.

Mr. Cohen noted what other Districts have done for major projects. He stated the District could do a bond issuance if desired.

Mr. Sprouse gave an overview of the issues he found with the slide and the process of removal.

There was discussion regarding the ongoing maintenance costs and possible future repair costs associated with the slide. This included brief discussion on what was included in the current repair proposal.

Ms. Ripoll noted there have been notices posted and there is caution tape in the area. Once the Vermana quotes are received, she will send them out to the Board.

There was brief discussion regarding setting up the workshops and the cost of giving notice for those workshops.

A resident had a question regarding the District's reserves for unexpected repairs or projects. Ms. Litwin gave an overview of the budget line items and noted the District does

not carry reserves at this time. She noted that preventative maintenance plans are being added to items as the Board reviews.

Mr. Sprouse gave an update regarding the irrigation issues with Medallion. He has provided an estimate to cap the valve completely that was previously discussed. This estimate has been approved.

A resident had a comment regarding 1C. It was noted that 1C is owned by Cross Creek Irrigation, not the CDD. There was brief discussion regarding the valves in that area.

There was discussion regarding the areas of CDD irrigation and Medallion Homes irrigation. This included how to control those areas. A schematic of the irrigation system will be provided to the Board.

There was also brief discussion regarding the meeting with Southwest Florida Management District and the irrigation reporting. It was noted that Southwest Florida Management District stated everything looked good. Ms. Litwin noted she has received emails regarding the permitting. Ms. Ripoll stated any emails regarding permitting can be sent to Mr. Sprouse. The permitting will allow everything to be separated.

There was discussion regarding the valves in the 1A and 1C areas. The Board requested the valve be capped in that area.

Another resident had a comment regarding the reserves. Mr. Cohen noted that a CDD can have reserves, but it is not a requirement. The District can decide to do a reserve study for future projects. There was brief discussion regarding contingency and reserves. It was noted the Board is trying to not raise assessments.

There was also a comment regarding the decorative street signs and Ms. Litwin noted the County is taking care of them, along with the cost.

It was recommended to put a Master Reserve plan on the project list. Ms. Litwin noted the Repairs and Maintenance line item acts as the reserves. Ms. Ripoll gave an overview of the process of doing a reserve study which creates the project list. It was noted there is no plan to do a special assessment at this time.

Discussion on Installing Lending Library Book Box

A homeowner gave an overview of her request for a lending library book box. This would be for residents to take a book and/or leave a book. She noted the price options and would take care of painting and installing. The total price was approximately \$160.00. She will gather donations. This would not require any additional fees to the District.

The Board agreed it would be good to place near the Amenity Center and mailboxes.

Ms. Litwin recommended working with Mr. DiPhillipo on the location.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board approved the Installing of the Lending Library Book Box.

Ratification of Payment Authorization Nos. 295 – 299

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.

There was brief discussion regarding the common area maintenance payment authorization. Ms. Litwin gave an overview. She noted she would like a quote from LMP to take over the landscaping in that area. She also gave an overview of the pond maintenance issue in that area, as it is owned mostly by Medallion Homes. Mr. Sprouse noted it is a requirement for whoever has ownership to do proper maintenance and trash disposal. Mr. Cohen recommended following up with Southwest Florida Management District to find out who the operation and maintenance entity is for that pond.

Ms. Ripoll will get the quote from LMP to maintain the area that belongs to the CDD. She stated that Kenny has been advised his services are not up to standard.

It was noted the rocks have not been installed. There was brief discussion regarding the location of the rocks and getting other quotes. Mr. Berry recommended installing concrete curbing instead.

Mr. Stolarz gave an update on the grate cleaning. He noted some of them have roots inside. Mr. Berry noted he can take a look at the drainage and the insulation could be changed, if desired, to make cleaning and maintenance easier.

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo with all in favor, the Board ratified Payment Authorization Nos. 295 – 299.

Review of Districts Financials

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

The Board reviewed the financials. Ms. Glasgow gave an overview of the District's bank balance.

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

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- Mr. Cohen noted that the Public Hearing will be held in August, and the required advertisement has been placed.

District Engineer- Ms. Litwin will forward the permitting emails from Southwest Florida Management District to Mr. Sprouse.

There was brief discussion regarding what areas are CDD property and how the work on Fort Hamer will affect the CDD. Mr. Cohen recommended having the District Engineer create a boundary map.

There was discussion regarding the electricity at the monuments. Ms. Litwin noted there are no meters, but solar lighting can be used.

District Manager- Ms. Ripoll noted the next meeting is August 19, 2025, at the same location, which will be the budget meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz gave an update on the District projects. He requested an update on Safe Touch and the termination clause. Mr. Cohen stated he had not heard back from them. He noted other Districts have had issues with that vendor. Ms. Ripoll is working on other vendors and quotes.

Ms. Ripoll will follow up with the lighting company for an updated quote for the poles on basketball court and removal of additional poles.

Ms. Ripoll noted the original fencing security deposit check went to the wrong location as they have moved. It has since been updated and sent to the correct address.

Mr. Stolarz gave an update on the BBQ grill area. He noted that the wall granite has been taken off, the base has been updated, and it has been repaired. He will paint the areas that need to be touched up.

Mr. Stolarz noted the grate cleaning came to \$300.00.

Ms. Ripoll will send the quotes for the rocks to Mr. Stolarz.

The workshop dates will be discussed at the next meeting.

There was brief discussion regarding the new trash collection. It was noted it should not affect the residents. It was also noted the location may have to be moved based on the truck. This will be looked at when building the new enclosure.

There were no further supervisor requests or audience comments.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board adjourned the July 15, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:55 a.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the District's
Annual Budget

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of **Resolution 2025-04,
Adopting the Fiscal Year 2025 Budget
and Appropriating Funds**

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Cross Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 19, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cross Creek Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2016A)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A:
Fiscal Year 2025/2026 Budget



Cross Creek CDD

Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated Total to Sept 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
On-Roll Assessments	\$ 534,800.57	\$ -	\$ 534,800.57	\$ 534,245.00	\$ 534,245.00
Carry forward	-	20,324.00	20,324.00	20,324.00	20,324.00
Net Revenues	\$ 534,800.57	\$ 20,324.00	\$ 555,124.57	\$ 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	27,500.00	5,500.00	33,000.00	33,000.00	36,300.00
Engineering	4,228.22	-	4,228.22	500.00	7,000.00
Engineering Reserve	-	-	-	-	3,000.00
Annual Disclosure	750.00	250.00	1,000.00	1,000.00	1,000.00
Property Appraiser	-	500.00	500.00	500.00	500.00
District Counsel	10,251.32	3,075.40	13,326.72	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	7.96	2.65	10.61	100.00	100.00
Copies	-	6.25	6.25	25.00	-
Legal Advertising	311.05	62.21	373.26	450.00	500.00
Office Supplies	158.00	158.00	316.00	150.00	150.00
Web Site Maintenance	2,510.00	370.00	2,880.00	960.00	4,920.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 64,417.06	\$ 10,674.51	\$ 75,091.57	\$ 73,175.00	\$ 89,373.00
Field Expenses					
Electric	\$ 21,910.19	\$ 9,737.86	\$ 31,648.05	\$ 40,000.00	\$ 25,000.00
Solar Power	-	-	-	-	15,000.00
Water	10,664.08	4,739.59	15,403.67	15,000.00	13,000.00
Pool Maintenance	31,266.05	6,000.00	37,266.05	40,000.00	40,000.00
Amenity - Camera/Monitoring (Envera)	7,206.59	695.55	7,902.14	9,000.00	12,000.00
Janitorial Service	9,120.20	1,520.40	10,640.60	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	12,126.00	2,444.00	14,570.00	15,000.00	15,000.00
Landscaping Maintenance & Material	130,975.00	26,170.00	157,145.00	157,020.00	160,945.50
Landscape Improvements	12,359.00	2,500.00	14,859.00	20,000.00	15,000.00
Repair & Maintenance	-	-	-	-	5,000.00
Major Repair & Replacements	50,623.70	10,124.74	60,748.44	161,114.00	128,497.50
Pest Control	894.09	298.03	1,192.12	1,560.00	1,560.00
Total Field Expenses	\$ 307,053.90	\$ 64,230.17	\$ 371,284.07	\$ 481,394.00	\$ 465,196.00
Total Expenses	\$ 371,470.96	\$ 74,904.68	\$ 446,375.64	\$ 554,569.00	\$ 554,569.00
Income (Loss) from Operations	\$ 163,329.61	\$ (54,580.68)	\$ 108,748.93	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ 8,085.58	\$ -	\$ 8,085.58	\$ -	\$ -
Total Other Income (Expense)	\$ 8,085.58	\$ -	\$ 8,085.58	\$ -	\$ -
Net Income (Loss)	\$ 171,415.19	\$ (54,580.68)	\$ 116,834.51	\$ -	\$ -



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

	<u>Proposed FY 2026</u> <u>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

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 COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the Imposition
of Special Assessments

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of **Resolution 2025-05,
Imposing Special Assessments and
Certifying an Assessment Roll**

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cross Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”**, and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Manatee County Property Appraiser (“**Property Appraiser**”) and Manatee County Tax Collector (“**Tax Collector**”) for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll related to certain property (“**Tax Roll Property**”) to the Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the **Assessment Roll**.

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A” and the Assessment Roll** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A” and the Assessment Roll**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A” and the Assessment Roll**.

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A” and the Assessment Roll**. Operations and maintenance assessments directly collected by the District are due according to the following schedule: 25% due no later than October 15, 2025, 25% due no later than January 15, 2026, 25% due no later than April 15, 2026, and 25% due no later than July 15, 2026. Debt service assessments directly collected by the District are due no later than April 15, 2026, and October 15, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the Tax Collector and shall be collected by the Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2025-2026 Budget/ Debt Service

Exhibit B: Assessment Roll

EXHIBIT A



Cross Creek CDD

Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual thru 7/31/25	FY 2025 Anticipated Aug-Sept	Anticipated Total to Sept 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
On-Roll Assessments	\$ 534,800.57	\$ -	\$ 534,800.57	\$ 534,245.00	\$ 534,245.00
Carry forward	-	20,324.00	20,324.00	20,324.00	20,324.00
Net Revenues	\$ 534,800.57	\$ 20,324.00	\$ 555,124.57	\$ 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	27,500.00	5,500.00	33,000.00	33,000.00	36,300.00
Engineering	4,228.22	-	4,228.22	500.00	7,000.00
Engineering Reserve	-	-	-	-	3,000.00
Annual Disclosure	750.00	250.00	1,000.00	1,000.00	1,000.00
Property Appraiser	-	500.00	500.00	500.00	500.00
District Counsel	10,251.32	3,075.40	13,326.72	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	7.96	2.65	10.61	100.00	100.00
Copies	-	6.25	6.25	25.00	-
Legal Advertising	311.05	62.21	373.26	450.00	500.00
Office Supplies	158.00	158.00	316.00	150.00	150.00
Web Site Maintenance	2,510.00	370.00	2,880.00	960.00	4,920.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 64,417.06	\$ 10,674.51	\$ 75,091.57	\$ 73,175.00	\$ 89,373.00
Field Expenses					
Electric	\$ 21,910.19	\$ 9,737.86	\$ 31,648.05	\$ 40,000.00	\$ 25,000.00
Solar Power	-	-	-	-	15,000.00
Water	10,664.08	4,739.59	15,403.67	15,000.00	13,000.00
Pool Maintenance	31,266.05	6,000.00	37,266.05	40,000.00	40,000.00
Amenity - Camera/Monitoring (Envera)	7,206.59	695.55	7,902.14	9,000.00	12,000.00
Janitorial Service	9,120.20	1,520.40	10,640.60	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	12,126.00	2,444.00	14,570.00	15,000.00	15,000.00
Landscaping Maintenance & Material	130,975.00	26,170.00	157,145.00	157,020.00	160,945.50
Landscape Improvements	12,359.00	2,500.00	14,859.00	20,000.00	15,000.00
Repair & Maintenance	-	-	-	-	5,000.00
Major Repair & Replacements	50,623.70	10,124.74	60,748.44	161,114.00	128,497.50
Pest Control	894.09	298.03	1,192.12	1,560.00	1,560.00
Total Field Expenses	\$ 307,053.90	\$ 64,230.17	\$ 371,284.07	\$ 481,394.00	\$ 465,196.00
Total Expenses	\$ 371,470.96	\$ 74,904.68	\$ 446,375.64	\$ 554,569.00	\$ 554,569.00
Income (Loss) from Operations	\$ 163,329.61	\$ (54,580.68)	\$ 108,748.93	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ 8,085.58	\$ -	\$ 8,085.58	\$ -	\$ -
Total Other Income (Expense)	\$ 8,085.58	\$ -	\$ 8,085.58	\$ -	\$ -
Net Income (Loss)	\$ 171,415.19	\$ (54,580.68)	\$ 116,834.51	\$ -	\$ -



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

	<u>Proposed FY 2026</u> <u>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

EXHIBIT B

(provided under separate cover)



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

**Consideration of Resolution 2025-06,
Adopting the Annual Meeting Schedule for
Fiscal Year 2025-2026**

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CROSS CREEK COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2025-2026**

WHEREAS, the Cross Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Florida Chapter 190, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2025.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

All meetings will convene at the Cross Creek CDD Amenity Center 4000 Creekside Park Dr,
Parrish, FL 34219 at 10:00 a.m.



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

**Consideration of Resolution 2025-07,
Adopting Goals, Objectives, And
Performance Measures And Standards;
Providing A Severability Clause; And
Providing an Effective Date**

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cross Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19TH day of AUGUST, 2025.

ATTEST:

**CROSS CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Pool Slide

Electro Mechanic Industries,
Inc. DBA Vermana
2909 Fairgreen Street



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
916888	6/25/2025	

Sales Rep

DB

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Activity	Qty	Rate	Amount
WELDING AND FABRICATION OF (8) YOKE PLATES THAT FASTEN THE FLANGE OF THE FIBERGLASS SLIDE TO METAL BEAMS - -- 4-5 BIG METAL ARMS REMOVED AND REFABRICATED THAT ARE BROKEN -- 4-5 BIG METAL 4X4 TUBING SUPPORTING THE YOKE PLATE SCOPE OF WORK: -- WELDING -- CUTTING NEW PLATES -- FABRICATING NEW ARMS -- AND TUBING	1	19,285.00	19,285.00

Total

Accepted By:

Accepted Date:

**Electro Mechanic Industries,
Inc. DBA Vermana**
2909 Fairgreen Street



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
916888	6/25/2025	

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DB

Activity	Qty	Rate	Amount
STRUCTURE/STAIRCASE-	1	28,595.00	28,595.00
SCOPE OF WORK:			
-- NEEDLE GUNNING THE RUST OF THE BOLTS AND SEMI RUSTED AREAS			
-- GRINDING BACK ANY LOOSE PAINT			
-- APPLYING RUST TREATMENT			
-- SANDING ENTIRE STRUCTURE AND STAIRCASE			
-- APPLY PRIMER TO ALL NEW STEEL THAT IS FABRICATED AND THEN TWO COATS OF TOPCOAT TO PROTECT METAL FROM RUSTING			

Total

Accepted By:

Accepted Date:

**Electro Mechanic Industries,
Inc. DBA Vermana**
2909 Fairgreen Street



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

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Estimate #	Date	P.O Num #
916888	6/25/2025	

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FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DB

Activity	Qty	Rate	Amount
SLIDE-	1	7,315.00	7,315.00
SCOPE OF WORK:			
-- REPAIR A FEW CHIPS AND SPOT SPRAY AREAS AS NEEDED			
-- REMOVE ALL CAULKING AND OPEN SEAMS WITH DIAMOND WHEEN AND CLEAN SEAMS			
-- RECAULK ALL SEAMS			
-- SAND OXIDATION/ CALCIUM BIULD UP OFF WITH FINE SAND PAPER			
-- BUFF WITH A CUTTING COMPOUND AND FINSIH WITH A POLISHING COMPOUND			
Non-Taxable Sales Tax		0.00%	0.00

Total

\$55,195.00

Accepted By:

Accepted Date:

**Electro Mechanic Industries
LLC. Vermana**
2909 Fairgreen Street,
Orlando, FL 32803



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
917253	8/12/2025	

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DB

Activity	Qty	Rate	Amount
LOCATION: MAIN POOL (DEMOLITION OF SLIDE) SCOPE OF WORK: - DEMO SLIDE - TAKE DOWN & REMOVE OLD SLIDE - CUT UP INTO SMALLER PIECES AND REMOVE FROM PROPERTY - CAP OLD PLUMBING LINES DISCLAIMER: COSTS OF LANDSCAPING WHERE CURRENT SLIDE IS LOCATED IS NOT INCLUDED	1	21,000.00	21,000.00T

Total

Accepted By:

Accepted Date:

**Electro Mechanic Industries
LLC. Vermana**
2909 Fairgreen Street,
Orlando, FL 32803



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
917253	8/12/2025	

Sales Rep

DB

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Activity	Qty	Rate	Amount
LOCATION: MAIN POOL (DEMOLITION OF SLIDE)	1	11,000.00	11,000.00T
SCOPE OF WORK: - EXCAVATE THE OLD COLLECTOR TANK THAT HOLDS WATER FOR THE SLIDE PIT - REMOVAL OF OLD PUMP AND ELECTRICAL - WE WILL NEED TO PLUG THE MAIN DRAIN LINE TO DO THIS WORK (A SMALL EXCAVATOR WILL BE USED HERE)			
LOCATION: MAIN POOL (DEMOLITION OF SLIDE)	1	8,500.00	8,500.00
•AQUATIC ENGINEERING IS NEEDED. THE REMOVAL OF THE 15 HP PUMP FOR THE SLIDE COULD CHANGE THE DESIRED FLOW RATE ON THE PERMIT. THIS WOULD TRIGGER A MODIFICATION OF THE POOL PERMIT			

Total

Accepted By:

Accepted Date:

**Electro Mechanic Industries
LLC. Vermana**
2909 Fairgreen Street,
Orlando, FL 32803



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
917253	8/12/2025	

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DB

Activity	Qty	Rate	Amount
LOCATION: MAIN POOL (DEMOLITION OF SLIDE)	1	19,500.00	19,500.00T
•IF NEW PUMP MOTOR IS NEEDED TO MAKE UP FOR THE LOSS OF THE 15 HP SLIDE PUMP, THE NEW HIGHER HORSE POWER PUMP IS A 7.5 HP AND WILL NEED A VFD (VARIABLE FREQUENCY DRIVE)			
LOCATION: MAIN POOL (DEMOLITION OF SLIDE)	1	5,000.00	5,000.00T
•IF THE DECK NEEDS TO BE WIDENED UNDERNEATH THE SLIDE TO MEET CURRENT CODE			
DISCLAIMER: COSTS OF LANDSCAPING WHERE CURRENT SLIDE IS LOCATED IS NOT INCLUDED			
Manatee County FL Sales Tax		3,955.00	3,955.00

Total

\$68,955.00

Accepted By:

Accepted Date:

**Electro Mechanic Industries
LLC. Vermana**
2909 Fairgreen Street,
Orlando, FL 32803



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
917255	8/12/2025	

Sales Rep

DB

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Activity	Qty	Rate	Amount
LOCATION: MAIN POOL (SLIDE) SCOPE OF WORK: - 2/3 YEARS FROM NOW NEED TO FULLY SAND DOWN GELCOAT - REMOVE ALL OLD CAULKING - REOPEN SEAMS WITH A GRINDER AND CUT OFF WHEEL - MAKE ANY REPAIRS AS NEEDED CRACKS, CHIPS, AND BLISTERS - ONCE SANDED AND REPAIRED PRESSURE WASH CLEAN - SPRAY WITH GEL-COAT - BUFF AND WAX WITH COMPOUND - RECAULK ALL SEAMS	1	20,615.00	20,615.00T

Total

Accepted By:

Accepted Date:

**Electro Mechanic Industries
LLC. Vermana**
2909 Fairgreen Street,
Orlando, FL 32803



4076013943
www.vermana.com

Estimate

Name / Address
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Ship To
Cross Creek CDD 4000 Creekside Park Drive Parrish, FL 34219 USA

Estimate #	Date	P.O Num #
917255	8/12/2025	

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DB

Activity	Qty	Rate	Amount
LOCATION: MAIN POOL (SLIDE)	1	3,000.00	3,000.00T
1X/YEAR			
SCOPE OF WORK:			
- INSPECT HARDWARE AND ALL CAULKING JOINTS			
- REMOVE AND REPLACE CAULKING AS NEEDED			
- LIGHTLY SAND RIDE PATH OF WATER SLIDE TO REMOVE CHLORINE OXIDATION BUILDUP WITH A CUTTING COMPOUND			
- FOLLOW THAT WITH A POLISHING COMPOUND			
- FINISH BY WIPING SLIDE OUT CLEAN WITH A SPRAY WAX			
Manatee County FL Sales Tax		1,653.05	1,653.05

Total

\$25,268.05

Accepted By:

Accepted Date:



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Dog Park



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Irrigation System Cut-Off Status to
Non-CC CDD Areas



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of New Security System Vendor



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Lighting Proposal – Fonroche
Lighting America



FONROCHE
lighting AMERICA

APPLICATION DESIGN

Crosscreek Creekside Park Drive Road V2 Parrish, FL



Project Number:

G9885

Date:

8/12/2025

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

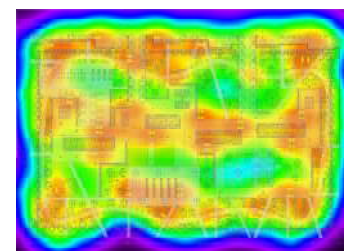
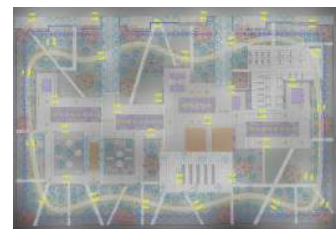
No maintenance for the first 10 years. Rapid installation. No operating costs.

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



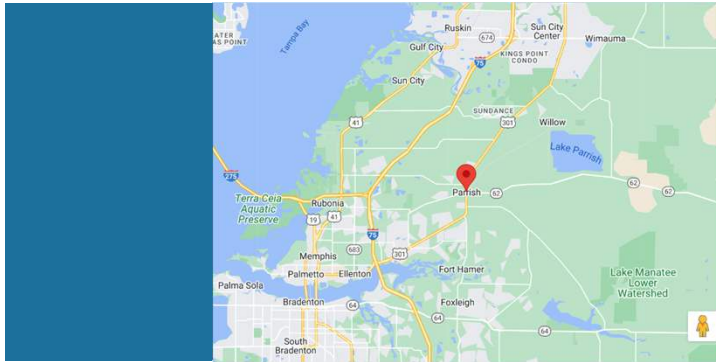
Results

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

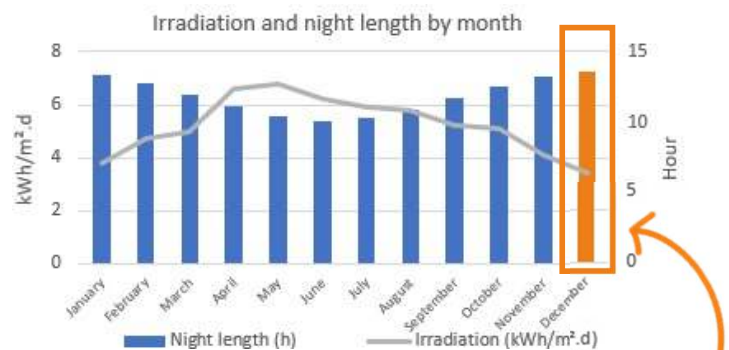
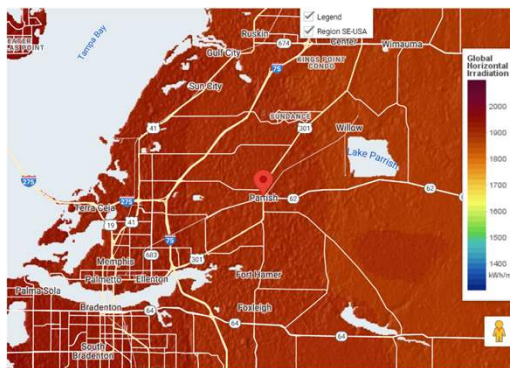
GPS COORDINATES

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

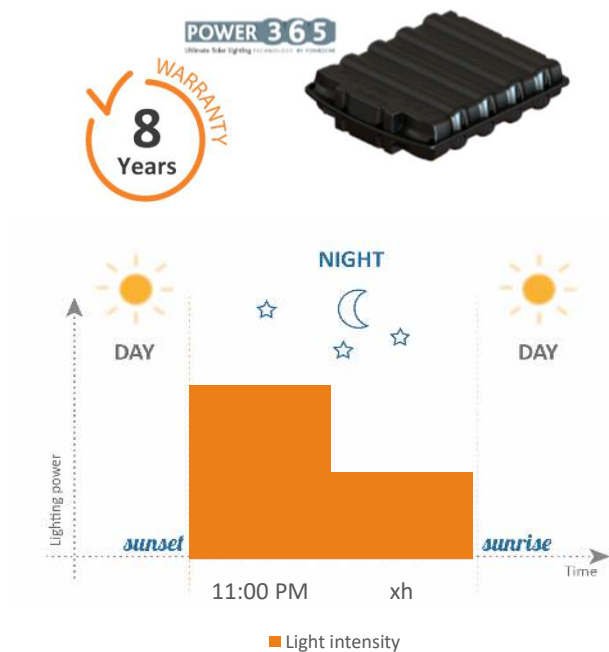
Your project has been designed in compliance with:
AASHTO standard



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

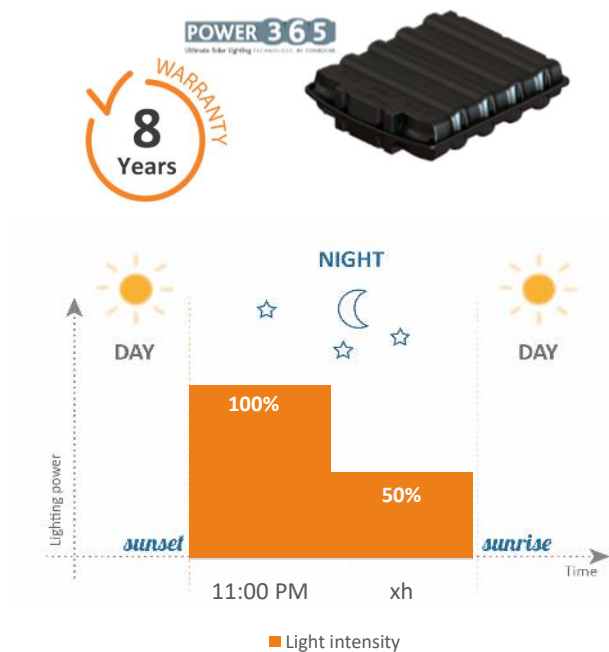


Grapevine, TX

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 Gateway Unit



Photovoltaic Module		
PV Panel Power Rating	190 Wp	
PV Panel Tilt Angle	10°	
Power 365: Smart Storage and Management		
Battery Capacity	936 Wh	
LED Luminaire		
Lighting Power	23 W nominal	
Fixture Specification	3000K - 187 Lm/w	
Pole and Arm Assembly		
Pole Height/Base Type	20' Direct Burial	
Finish	Powder Coated	



Grapevine, TX

Photometric survey results

Zone	Average lighting level (fc)	Minimum	Uniformity (Avg/Min)	Spacing	Quantity
Creekside Park Drive Rd	0.31	0.0	NA	300' between poles	13
TOTAL					13

Design Targets: 300' spacing between poles on the street
Photometric results above are based on the 2-pole template below.

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 $0.08 \times 4200 \times$ 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 v2 - Full



FONROCHE
lighting AMERICA

Lighting Plan Rev A
Project Number: G9885

By: Michael Zermani
michael.zermani@fonroche.us
Date:8/12/2025

2224 SE Loop 820, Building C
Fort Worth, TX 76140
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



Luminaire Schedule

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

Parrish, FL - Creekside Park Drive Rd v2 - Full



FONROCHE
lighting AMERICA

Lighting Plan Rev A

Project Number: G9885

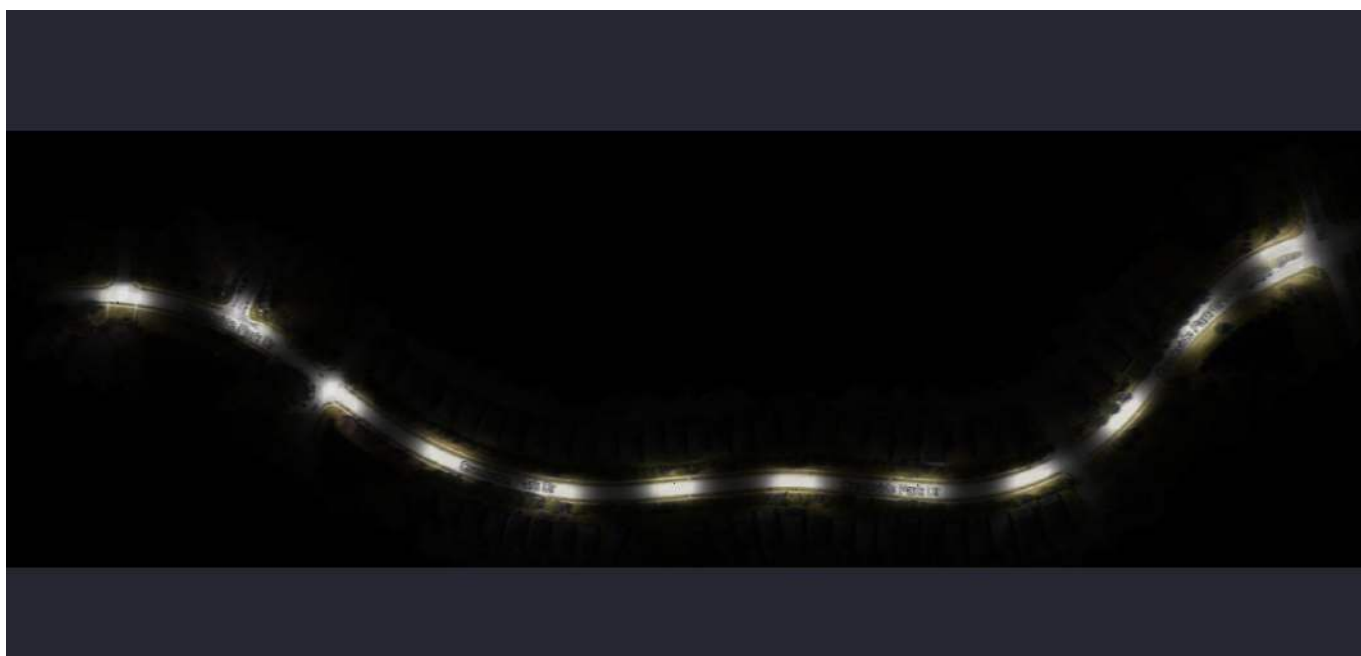
By: Michael Zermani
michael.zermani@fonroche.us
Date: 8/12/2025

2224 SE Loop 820, Building C

Fort Worth, TX 76140

Phone Number: (339) 225 4530

www.fonrochesolarlighting.com



Parrish, FL - Creekside Park Drive Rd v2 - Full



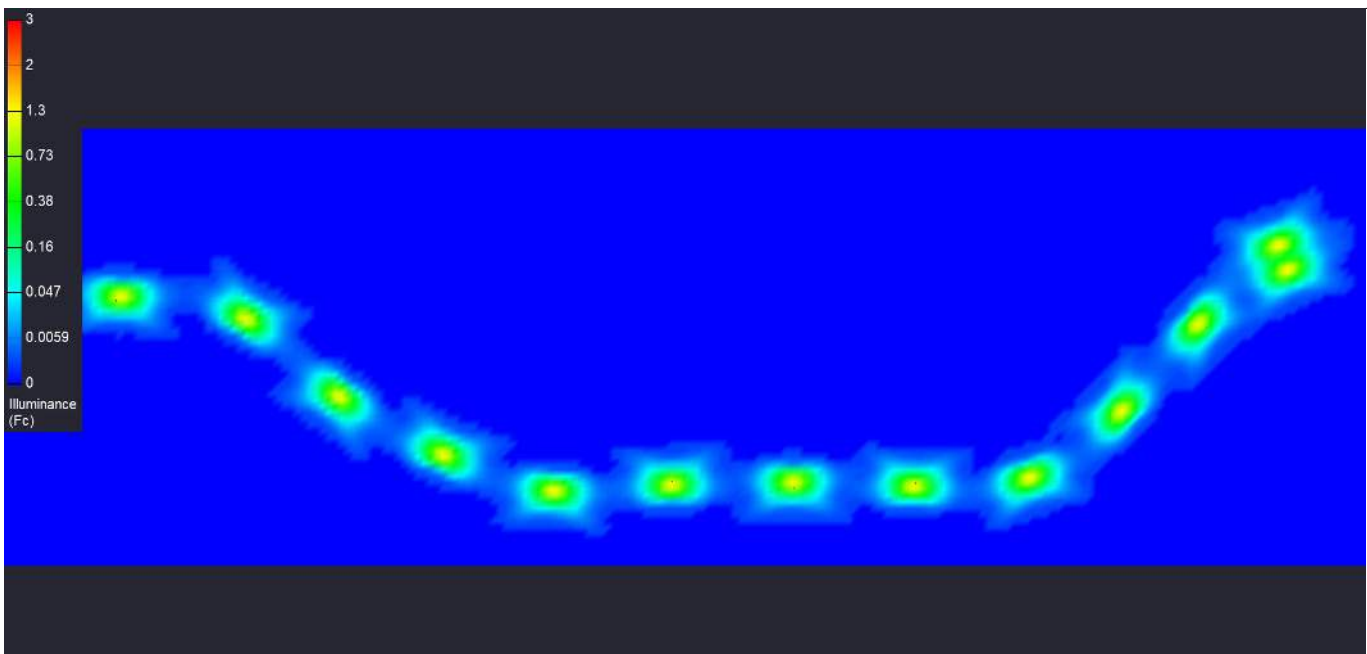
FONROCHE
lighting AMERICA

Lighting Plan Rev A

Project Number: G9885

By: Michael Zermani
michael.zermani@fonroche.us
Date: 8/12/2025

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Parrish, FL - Creekside Park Drive Rd V2 - Template



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lighting AMERICA

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Lighting Plan Rev A

Project Number: G9885

By: Michael Zermani
michael.zermani@fonroche.us
Date: 8/12/2025



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

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Template	Illuminance	Fc	0.31	2.2	0.0	N.A.

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

Opportunity Owner	Michael Montenaro	Quote Number	00086365
Payment Terms	50% deposit, 50% Net 30 from Ship Date-contingent on credit approval	Quote Name	G9885-ParrishFL-CreeksideParkDriveRdV2-Rev/
Shipping Terms	Prices are FOB Origin	Quote Date	8/12/2025
Notes to the customer	Systems run at full power until 1:00 PM then dim to 50% for the rest of the night.	Quote Expiration Date	11/12/2025
		Est. Lead Time	Within 6 Weeks
		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.

Shipping fees do not include offloading at the delivery site. It is the customer's responsibility to arrange for any necessary equipment or personnel to unload the shipment upon arrival.

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: TBD POLE: 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color: TBD	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: TBD - . System color is black. Mount: High wind and enhanced marine coating. 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color is TBD 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 3,506.00	12.00	USD 42,072.00
[Belle-3K-T3] [P190F-3P]HW-MC-Fixture Color: TBD POLE: 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color: TBD	SmartLight Assembly with 936Wh-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: TBD - . System color is black. Mount: High wind and enhanced marine coating. 20Ft. Round Tapered Pole-Direct Burial-1-3.6 FT Arm -Arm Color: Black -Pole Color is TBD 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 3,942.00	1.00	USD 3,942.00
GATEWAY	Fonroche Connect Gateway enables optional wireless networking and customer portal access. With long-range LoRA communication, you can connect one or	USD	1.00	USD

more SmartLight Projects for monitoring and reporting. Communications included, NO MONTHLY FEES.	1,377.00	1,377.00
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Total Line Items	USD 47,391.00
Shipping and Handling	USD 8,535.00
Quote Total	USD 55,926.00

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.



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Splash Pad



ESTIMATE	#560
ESTIMATE DATE	May 21, 2024

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

CONTACT US

5130 S Pine Ave
Ocala, FL 34480

 (941) 544-6779
 llitwincrosscreekcdd@gmail.com

 (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
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Services subtotal: \$37,518.56

Subtotal	\$37,518.56
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Tax (Ocala Sales Tax 7%)	\$0.00
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Total	\$37,518.56
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CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Board Members
Projected Project Expenses

Cross Creek CDD Project Projected Expenses	
as of August 2025	
Description	Amount
LMP Tree Dead Tree Removal by Resident's Home (Approved 04/15/25)	\$ 2,500.00
Safe Touch or Similar Security Company Cameras, Gates, etc.	27,097.75
Softroc Splash Pad Surfacing Material	20,316.50
Softroc Playground Park Surfacing Material Amenity Center	20,586.77
Dumpster Fencing - ADK (Approved 04/15/25)	12,000.00
Shrubs Request - Homeowner Scott (Plant Two Trees In Place of Shrubs)	2,000.00
Rocks - Hagood's Landscaping LLC (Est 0086 Back Area)	2,819.85
Rocks - Hagood's Landscaping LLC (Est 0087 Playground & Splash Pad Area)	2,429.85
Rocks - Hagood's Landscaping LLC (Est 0083 Fire Pit Area)	2,429.85
Rocks - Hagood's Landscaping LLC (Est 0084 Office & Middle Palms Area)	2,299.85
Rocks - Hagood's Landscaping LLC (Est 0085 Left Side Area)	2,768.26
Rocks - Hagood's Landscaping LLC (Est 0088 Pool Equipment Area) (Done?)	1,472.40
Playground Equipment Replacement Amenity Center (Estimate)	25,000.00
Playground Equipment Replacement Rye Grass Loop (Estimate)	40,000.00
Pool Slide Repair Cost - Vermana	55,195.00
Pool Slide Tear Down Cost (Includes Water, Electrical, etc.)	0.00
Pool Slide Install New Simplified Version	0.00
Mulch and/or Rocks Around Outside Amenity Center Gate Bare Areas	0.00
Cement Curbing or Black Landscape Curbing to Contain Mulch or Rocks	0.00
Pressure Wash & Paint Amenity Center & Restrooms	0.00
Acid Wash or Similar Amenity Center Kitchen & Bathroom Floor Tiles	0.00
Replace Existing Amenity Center Kitchen Sinks & Faucets	0.00
Street Lighting - Fonroche Lighting America	117,800.00
Total	\$ 336,716.08
Note - Projects Do Not Include Yealy Maintenance Expenses if Applicable.	

CDD Priorities

- 1 Approve 2026 Budget
- 2 Irrigation
- 3 Need to get security system for amenity center
- 4 Fence and gate repair for amenity center (ABK Construction)
- 5 Pool Slide repair, replace or remove
- 6 Land scaping
- 7 Community Solar Lights
- 8 Reserve Fund for community
 - a Hurricane Cleanup
 - b Pool pump when needed
 - c Painting Amenity Center
 - d Misc



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Amenity Center Projects

- Power Wash
- Paint Interior and Exterior of Amenity Center
 - Repair Amenity Center Kitchen
- Amenity Center Exterior Areas Rocks or Mulch Bare Areas
- Landscaping Interior and Exterior Areas
- Sidewalks Repairs Around the Amenity Center
 - Basketball Court Repair



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 300 – 306

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 300

5/23/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	ABK Construction		
	Aluminum Fence Repair - 55% Deposit	52287	\$ 5,627.45
2	Florida Department of Health		
	Community Pool Permit No. 41-60-00924	41-BID-7909639	\$ 250.00
	Splash Pad Permit No. 41-60-00982	41-BID-7910174	\$ 125.00
3	JSB Ventures/Billingsley Pressure Washing		
	Pressure Washing/Rust Remediation	25019	\$ 2,395.35
TOTAL			\$ 8,397.80

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 301

5/30/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	3rd Generation Insulation, LLC Amenity Center Cleaning: May 2025	CL012	\$ 600.00
2	Alliant Engineering Engineering Services Through 04/30/25	81542	\$ 2,931.60
3	Bandu Pool Service: June 2025	INV0461	\$ 3,000.00
4	Landscape Maintenance Professionals Tree Removal - Conservation Area	335277	\$ 2,500.00
5	Manatee County Utilities 4000 CREEKSIDE PARK DR; 03/18/25-05/18/25 12501 RYEGRASS LOOP; 04/21/25-05/19/25 12515 FRESHWATER RUN; 04/16/25-05/15/25	Acct: 100046281 Acct: 100046357 Acct: 100046436	\$ 999.23 \$ 39.87 \$ 171.83
6	Peace River Electric Cooperative 4100 CREEKSIDE PARK DR; 04/23/25-05/23/25 4000 CREEKSIDE PARK DR; 04/23/25-05/23/25	Acct:158231004 Acct:158231006	CREDIT \$ 390.75
TOTAL			\$ 10,633.28

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 302

6/6/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	3rd Generation Insulation, LLC Amenity Center Cleaning: June 2025	CL013	\$ 600.00
2	Envera Clubhouse Alarm Monitoring: July 2025	756436	\$ 695.55
3	Landscape Maintenance Professionals Landscape Maintenance: June 2025	338254	\$ 13,085.00
4	Michael DiPhilippo Reimbursement: Supplies - Caution Tape	--	\$ 30.37
	Reimbursement: Supplies - Safety Cones	--	\$ 230.31
5	Persson, Cohen, Mooney, Fernandez & Jackson District Counsel: May 2025	6032	\$ 1,287.75
6	PFM Group Consulting LLC District Management Fee: June 2025	DM-06-2025-15	\$ 2,750.00
TOTAL			\$ 18,678.98

Venessa Ripoll
Secretary / Assistant Secretary

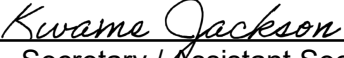
Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 303

6/13/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	Hoover Pumping Systems		
	Pump Station Filter Replacement	189128	\$ 516.05
2	VGlobalTech		
	Web Design: ADA Compliant Website	7400	\$ 1,500.00
	Website Maintenance: June 2025	7410	\$ 185.00
TOTAL			\$ 2,201.05



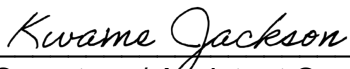
Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 304
7/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10559586	Advanced Aquatic Services Inc. (CROSS)	07/01/2025	Cross Creek CDD	1,222.00
81613	Alliant Engineering Inc (CROSS)	06/12/2025	Cross Creek CDD	1,228.22
INV0496	Bandu LLC. (CROSS)	06/27/2025	Cross Creek CDD	3,000.00
757589	Envera (CROSS)	07/01/2025	Cross Creek CDD	695.55
INV0572	Hagood's Handyman Service LLC (CROSS)	06/02/2025	Cross Creek CDD	1,250.00
46281-062625	Manatee County Utilities Department (CROSS)	06/26/2025	Cross Creek CDD	0.00
46357-062625	Manatee County Utilities Department (CROSS)	06/26/2025	Cross Creek CDD	1.24
46436-062625	Manatee County Utilities Department (CROSS)	06/26/2025	Cross Creek CDD	16.47
31004-063025	Peace River Electric Coop Inc. (CROSS)	06/30/2025	Cross Creek CDD	1,086.75
31006-063025	Peace River Electric Coop Inc. (CROSS)	06/30/2025	Cross Creek CDD	1,233.36
6141	Persson, Cohen & Mooney, P. A. (CROSS)	07/02/2025	Cross Creek CDD	378.75
OE-EXP-07-2025-12	PFM Group Consulting LLC (CROSS)	07/01/2025	Cross Creek CDD	1.15
620805038	Turner Pest Control LLC (CROSS)	06/18/2025	Cross Creek CDD	88.17
7527	VGlobalTech (CROSS)	07/02/2025	Cross Creek CDD	185.00
Total:				10,386.66



Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 305
7/11/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CL014	3rd Generation Insulation, LLC (CROSS)	07/03/2025	Cross Creek CDD	600.00
INV0619	Hagood's Handyman Service LLC (CROSS)	07/01/2025	Cross Creek CDD	1,250.00
344399	Landscape Maintenance Professi (CROSS)	07/01/2025	Cross Creek CDD	13,085.00
137207	PFM Group Consulting LLC (CROSS)	07/07/2025	Cross Creek CDD	250.00
DM-07-2025-15	PFM Group Consulting LLC (CROSS)	07/01/2025	Cross Creek CDD	2,750.00
Total:				17,935.00

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 306
7/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
REIMB-072125	Bruce Stolarz (CROSS)	07/21/2025	Cross Creek CDD	670.00
PAR-0301279	DoodyCalls of Parrish FL (CROSS)	04/30/2025	Cross Creek CDD	313.60
PAR-0316089	DoodyCalls of Parrish FL (CROSS)	05/31/2025	Cross Creek CDD	388.60
PAR-0331167	DoodyCalls of Parrish FL (CROSS)	06/30/2025	Cross Creek CDD	300.00
345625	Landscape Maintenance Professi (CROSS)	07/21/2025	Cross Creek CDD	389.45
Total:				2,061.65

Secretary / Assistant Secretary

Chairman / Vice Chairman



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements



Cross Creek CDD

July 2025 Financial Package

July 31, 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 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$229,628.12				\$229,628.12
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		\$343.48			343.48
Debt Service Reserve 2007A Bond		16,089.11			16,089.11
Debt Service Reserve 2007B Bond		9,531.71			9,531.71
Debt Service Reserve 2016AB Bond		239,686.97			239,686.97
Revenue 2007AB Bond		14,642.10			14,642.10
Revenue 2016AB Bond		15,540.57			15,540.57
Interest 2016AB Bond		7.17			7.17
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.30			15.30
Total Current Assets	<u>\$230,974.99</u>	<u>\$296,856.59</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$527,831.58</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$296,513.11	\$296,513.11
Amount To Be Provided				88,486.89	88,486.89
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$385,000.00</u>
Total Assets	<u><u>\$230,974.99</u></u>	<u><u>\$296,856.59</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$912,831.58</u></u>
<u>Liabilities and Net Assets</u>					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$385,000.00	\$385,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$385,000.00</u>
Total Liabilities	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$385,000.00</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	171,543.09				171,543.09
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		8,025.45			8,025.45
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	<u><u>\$230,974.99</u></u>	<u><u>\$296,856.59</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$527,831.58</u></u>
Total Liabilities and Net Assets	<u><u>\$230,974.99</u></u>	<u><u>\$296,856.59</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$912,831.58</u></u>



Cross Creek CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$534,800.57				\$534,800.57
On-Roll Assessments		\$46,802.53			46,802.53
Total Revenues	<u>\$534,800.57</u>	<u>\$46,802.53</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$581,603.10</u>
<u>Expenses</u>					
Public Officials' Insurance	\$4,053.00				\$4,053.00
Trustee Services	5,387.51				5,387.51
District Management	27,500.00				27,500.00
Engineering	4,228.22				4,228.22
Annual Disclosure	750.00				750.00
District Counsel	10,251.32				10,251.32
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Postage & Shipping	7.96				7.96
Legal Advertising	311.05				311.05
Office Supplies	158.00				158.00
Web Site Maintenance	2,510.00				2,510.00
Dues, Licenses, and Fees	175.00				175.00
Electric	21,910.19				21,910.19
Water	10,664.08				10,664.08
Pool Maintenance	31,266.05				31,266.05
Amenity - Camera/Monitoring (Envera)	7,206.59				7,206.59
Amenity - Janitorial	9,120.20				9,120.20
General Liability Insurance	4,237.00				4,237.00
Property & Casualty	15,672.00				15,672.00
Lake Maintenance	12,126.00				12,126.00
Landscaping Maintenance & Material	130,975.00				130,975.00
Landscape Improvements	12,359.00				12,359.00
Major Repair & Replacements	50,623.70				50,623.70
Pest Control	894.09				894.09
Principal Payment		\$25,000.00			25,000.00
Interest Payments		22,960.00			22,960.00
Total Expenses	<u>\$371,470.96</u>	<u>\$47,960.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$419,430.96</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$8,213.48				\$8,213.48
Interest Income		\$9,212.50			9,212.50
Net Increase (Decrease) in FV of Inv		(29.58)			(29.58)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$8,213.48</u>	<u>\$9,182.92</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$17,396.40</u>
Change In Net Assets	\$171,543.09	\$8,025.45	\$0.00	\$0.00	\$179,568.54
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>\$230,974.99</u></u>	<u><u>\$296,856.59</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$527,831.58</u></u>



Cross Creek CDD
Budget to Actual
For the Month Ending 7/31/2025

Year To Date

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 534,800.57	\$ 445,204.17	\$ 89,596.40	\$ 534,245.00	100.10%
Carry Forward	-	16,936.67	(16,936.67)	20,324.00	0.00%
Net Revenues	\$ 534,800.57	\$ 462,140.83	\$ 72,659.74	\$ 554,569.00	96.44%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 4,053.00	\$ 3,525.00	\$ 528.00	\$ 4,230.00	95.82%
Trustee Services	5,387.51	5,000.00	387.51	6,000.00	89.79%
District Management	27,500.00	27,500.00	-	33,000.00	83.33%
Engineering	4,228.22	416.67	3,811.55	500.00	845.64%
Annual Disclosure	750.00	833.33	(83.33)	1,000.00	75.00%
Property Appraiser	-	416.67	(416.67)	500.00	0.00%
District Counsel	10,251.32	13,333.33	(3,082.01)	16,000.00	64.07%
Assessment Administration	5,000.00	4,166.67	833.33	5,000.00	100.00%
Reamortization Schedule	-	416.67	(416.67)	500.00	0.00%
Audit	4,085.00	3,404.17	680.83	4,085.00	100.00%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Postage & Shipping	7.96	83.33	(75.37)	100.00	7.96%
Copies	-	20.83	(20.83)	25.00	0.00%
Legal Advertising	311.05	375.00	(63.95)	450.00	69.12%
Office Supplies	158.00	125.00	33.00	150.00	105.33%
Web Site Maintenance	2,510.00	800.00	1,710.00	960.00	261.46%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	\$ 64,417.06	\$ 60,979.17	\$ 3,437.89	\$ 73,175.00	88.03%
<u>Field Expenses</u>					
Electric	\$ 21,910.19	\$ 33,333.33	\$ (11,423.14)	\$ 40,000.00	54.78%
Water	10,664.08	12,500.00	(1,835.92)	15,000.00	71.09%
Pool Maintenance	31,266.05	33,333.33	(2,067.28)	40,000.00	78.17%
Amenity - Camera/Monitoring (Envera)	7,206.59	7,500.00	(293.41)	9,000.00	80.07%
Amenity - Janitorial	9,120.20	6,000.00	3,120.20	7,200.00	126.67%
General Liability Insurance	4,237.00	3,750.00	487.00	4,500.00	94.16%
Property & Casualty	15,672.00	9,166.67	6,505.33	11,000.00	142.47%
Lake Maintenance	12,126.00	12,500.00	(374.00)	15,000.00	80.84%
Landscaping Maintenance & Material	130,975.00	130,850.00	125.00	157,020.00	83.41%
Landscape Improvements	12,359.00	16,666.67	(4,307.67)	20,000.00	61.80%
Major Repair & Replacements	50,623.70	134,261.67	(83,637.97)	161,114.00	31.42%
Pest Control	894.09	1,300.00	(405.91)	1,560.00	57.31%
Total Field Expenses	\$ 307,053.90	\$ 401,161.67	\$ (94,107.77)	\$ 481,394.00	63.78%
Total Expenses	\$ 371,470.96	\$ 462,140.83	\$ (90,669.87)	\$ 554,569.00	66.98%
Income (Loss) from Operations	\$ 163,329.61	\$ -	\$ 163,329.61	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 8,213.48	\$ -	\$ 8,213.48	\$ -	
Total Other Income (Expense)	\$ 8,213.48	\$ -	\$ 8,213.48	\$ -	
Net Income (Loss)	\$ 171,543.09	\$ -	\$ 171,543.09	\$ -	



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Staff Reports



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

District Counsel



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

District Manager



Landscape Maintenance Agreement

Property Name: Cross Creek- Maintenance

Billing Company Name: Medallion Home

Addendum to the maintenance contract to mow and weedeat the lake bank located on the South side of the homes on Manorwood Loop to Stongate Dr.

Description of Services	Frequency
Weed eat lake bank on Manorwood Loop	
General Mowing Services- Peak	42
Service Terms	
Annual Maintenance Price	\$12,264.00

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch - Optional		\$0.00	\$0.00
Annual Flower Installation - Optional		\$0.00	\$0.00

Services

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

Non-Contractual Services:

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited to, tree, palm, plant or turf replacements, irrigation or landscape lighting repairs, mainline, pump station, or water source repairs, drainage work, arbor work, preventative disease & pest treatment, pre-emergent weed control, annual flower rotations, mulch applications, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property.

Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.

Discovery Period:

As part of the discovery period, Contractor will provide to Owner, a start-up plan detailing first 90 days of service. This will include the existing deficiencies report, described below, as well as expectations for milestones achieved in each of the thirty (30), sixty (60) & ninety (90) day periods. Start up plan may vary on smaller properties.

Contractor will utilize the first ninety (90) days of service to identify existing deficiencies on site. Issues include, but are not limited to, negligent pruning or mowing, excessive debris, high or low pH in soil, insufficient cation exchange rate, poorly drained areas, all malfunctioning or non-operational irrigation or landscape lighting, water quality, volume or pressure issues and active disease or pests affecting trees, palms, ornamentals or turf. Depending on the level of deficiency and property size this may be completed sooner but it may also exceed the ninety (90) day benchmark. In the event evaluation will exceed ninety (90) days, Contractor will notify Owner and set a new expectation.

Once evaluation is complete, Contractor will provide a detailed issues report along with proposals for

remediation. Owner has an obligation to either approve remediation work or waive Contractor's liability for pre-existing deficiencies, including future damages they may cause.

Terms & Conditions:

This Contract is for an initial term of twelve (12) months, with two twelve (12) month renewals, beginning with the contractual start date on this agreement. Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew with 5% increase for the next twelve (12) months. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued.

Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2. Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

Standard Warranty:

Contractor agrees to warranty Juniper installed irrigation, drainage and lighting for one (1) year, trees and palms for six (6) months, shrubs and ground cover for three (3) months, and sod for thirty (30) days. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

Fees and Costs:

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
August	\$1,022.00	\$0.00	\$1,022.00
September	\$1,022.00	\$0.00	\$1,022.00
October	\$1,022.00	\$0.00	\$1,022.00
November	\$1,022.00	\$0.00	\$1,022.00
December	\$1,022.00	\$0.00	\$1,022.00
January	\$1,022.00	\$0.00	\$1,022.00
February	\$1,022.00	\$0.00	\$1,022.00
March	\$1,022.00	\$0.00	\$1,022.00
April	\$1,022.00	\$0.00	\$1,022.00
May	\$1,022.00	\$0.00	\$1,022.00
June	\$1,022.00	\$0.00	\$1,022.00
July	\$1,022.00	\$0.00	\$1,022.00
	\$12,264.00	\$0.00	\$12,264.00

By _____

By _____

Print Name _____

Print Name _____

Date _____

Juniper Landscaping of Florida LLC

Date _____

Cross Creek- Maintenance