

# Cross Creek Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

Phone: 407-723-5900, Fax: 407-723-5901

[www.crosscreekcdd.org](http://www.crosscreekcdd.org)

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The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, January 20, 2026, 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 October 21, 2025, Board of Supervisors Meeting Minutes

### **Old Business Matters**

2. Pool Slide Update
3. Update of Dog Park
4. Update Regarding Lighting Proposal - Fonroche Lighting America
5. Discussion of Board Members Projected Project Expenses

### **New Business Matters**

6. Water Fountains Update
7. Playground Discussion (*provided under separate cover*)
8. Review and Consideration of the Engagement Letter for Rebate Services, Series 2016A&B with GNP Services
9. Ratification of Payment Authorization Nos. 316 – 327
10. Review of District Financial Statements

### **Staff Reports**

- District Counsel
- District Engineer
- District Manager



**Supervisor Requests & Comments**  
**Adjournment**



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of the October 21,  
2025, Board of Supervisors Meeting Minutes

**MINUTES OF MEETING**

**CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING**

**Tuesday, October 21, 2025, at 10:00 a.m.  
4000 Creekside Park Dr.  
Parrish, FL, 34219**

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
John Free	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Jennifer Glasgow	Accountant – PFM – Via phone
Kiara Cuesta	Accountant – PFM – Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Chris Berry	LMP
Various Residents in audience and via phone	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called the meeting to order at 10:00 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  
September 16, 2025, Board of  
Supervisors Meeting Minutes**

The Board reviewed the minutes.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the minutes of the September 16, 2025, Board of Supervisors' meeting.

## **THIRD ORDER OF BUSINESS**

## **Business Matters**

### **Pool Slide Update**

Ms. Ripoll noted this project is in progress. The contractors have access to everything needed.

Ms. Litwin noted it should take approximately 3 weeks to complete.

There was brief discussion regarding what is needed to complete the project.

This item will be kept on the agenda.

### **Update on Dog Park**

Mr. Cohen, District Counsel, gave an update on the Dog Park. A Title Report was ordered, and the Dog Park is confirmed to be owned by Medallion Homes. It was noted they are not interested in a conveyance at this time. The District is not responsible for maintenance or insurance related to the Dog Park. District Counsel can send any correspondence as requested by the Board.

There was brief discussion regarding the historical background related to the Dog Park and the CDD funds that have been spent on that area. It was noted any CDD owned items can be removed from the Dog Park if the Board so chooses.

A resident noted that when purchasing within the community, the Dog Park was included in the advertised amenities.

There was discussion regarding the Rules and Regulations of maintaining the Dog Park. It was noted the HOA will now be responsible for enforcing the maintenance, as it is a property within Cross Creek.

Mr. Stolarz noted the water needs to be shut off in that location. He will follow up with the County.

It was noted the doggie waste station clean-up service and trash pickup will be canceled, the landscaping will cease, the Cross Creek signage will be removed, and an email blast will be sent out to the residents notifying them of the change. There was brief discussion regarding moving the benches that were bought by the CDD, and a possible new location for a Dog Park. The Board agreed to not move the benches.

Mr. Cohen will send a letter to Medallion Homes confirming their ownership of the Dog Park, and to notify that the CDD is stopping maintenance, stopping insurance, and notifying the residents. There was brief discussion regarding the legalities.

## **Discussion of New Security System Vendor**

Mr. Stolarz received vendor information via email and will get a proposal for the Board's review.

This item will be kept on the agenda.

## **Discussion of Lighting Proposal – Fonroche Lighting America**

The Board reviewed the proposal. It was noted the lighting is more than sufficient for the area.

There was discussion regarding the carrier company and unloading the lighting. It was noted a forklift would be needed.

Fonroche Lighting America reviewed the installation process and cost. He recommended direct burial for the poles. It was noted the vendor can provide installation, but the proposal price will increase. It was noted LMP could provide installation with vendor guidance, or a General Contractor could complete the project.

The Board reviewed the location for the lighting poles and the process for assembly and installation.

It was noted no permits should be needed.

The Board reviewed the scope of the items included in the proposal and cost of installation. It was noted all the various lighting designs were the same cost. The Board agreed on the Essential design.

Ms. Glasgow reviewed the budget and noted \$15,000.00 was allotted for solar lighting. A 50% deposit is required. Ms. Ripoll recommended starting the project in January 2026.

District Counsel will draft the contract agreement. Fonroche Lighting America will submit a new proposal with the Essential lighting design and extension of expiration date to Ms. Ripoll by the end of the week.

There was brief discussion regarding the approval.

On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$40,000.00 for the Fonroche Lighting America proposal, subject to the execution of the contract and funding for the project, with final authorization by the Chair.

Ms. Ripoll will work on finding a General Contractor. It was recommended to contact Owens Electric for a proposal that includes removal of the old poles and installation of the new poles.

### **Discussion of Amenity Center Projects**

This item was moved to the discussion of Board Members Projected Project Expenses.

### **Discussion of Tree Trimming and Removal Memorandum**

Mr. Cohen gave an overview of the memorandum. The memo reviews resident responsibilities regarding tree trimming and removal. It can be sent out via email blast.

Ms. Ripoll will post on the District's website.

### **Discussion of Board Members Projected Project Expenses**

Mr. Stolarz reviewed the project expenses thus far, and for the future. It was noted the rock installation is complete which reduces the debris in the drains. The pool slide repair is in process.

Ms. Cuesta reviewed the Major Repairs line item within the budget. It was noted that the total amount is \$140,000.00, \$40,000 is for the lighting proposal.

There was brief discussion regarding the major repairs budget. Ms. Litwin recommended the playground to be the next major repair.

This item will be kept on the agenda.

### **Water Fountains**

Mr. Cohen reviewed the water fountain locations. It was noted the water fountains are not required at any of the locations, except for the Amenity Center.

There was brief discussion regarding the Amenity Center water fountains. It was noted both fountains would have to be repaired due to ADA compliance. Ms. Litwin recommended removal of the fountain at Rye Grass Loop and the basketball court.

Ms. Ripoll will email the maintenance vendor for removal and repair as recommended.

There was brief discussion regarding the cost and the possibility of having a fountain with the water bottle option.

## **Review and Consideration of Playground Proposals**

It was noted the mulch will be done by the end of the month.

A resident commented regarding the land near the basketball court and noted the mulch is being washed out. She recommended putting sod against the sidewalk to stop this from happening. LMP will follow up.

The Board reviewed the two proposals. It was noted the Playscape Services proposal did not include pictures of the equipment configuration. However, the proposal did include mulch for the playground.

It was noted the ARC proposal did not include the installation cost.

There was discussion regarding the size and the playground design. It was noted it can be smaller and does not need to be the same equipment.

A resident commented regarding the demographic in Cross Creek CDD.

Ms. Litwin noted the playground area floods and needs to be re-mulched and raised. LMP will follow up and submit a quote for the Board's review. This will happen after the playground redo.

Mr. Berry reviewed the scope of work for playground drainage.

The Board requested pictures from Playscape Services and to remove the tax from the proposal. They also requested a proposal from ARC for a smaller playground with installation cost. The proposals also need to include the removal of the playground.

Mr. Stolarz recommended adding new swings. Ms. Litwin recommended inspecting the swing structure. LMP and Mr. Stolarz will follow up.

There was brief discussion regarding placement of mulch versus sand.

Ms. Litwin recommended a budget of \$35,000.00. The second playground is still usable.

Ms. Ripoll will follow up with the vendors for updated proposals.

There was brief discussion regarding the major projects.

This item will be kept on the agenda.

## **Discussion of Possible Dog Park**

Ms. Litwin noted fencing will be the first cost to investigate.

There was brief discussion regarding having water for the dog park and the location.

This item will be kept on the agenda.

**Review and Consideration of  
adding Speed Tables**

Ms. Litwin gave an overview and noted it was previously approved to add speed tables within the community. The County has installed one upgraded speed table for monitoring thus far, but will be changing it to the original design.

The Board reviewed the locations for the speed tables.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board approved the Speed Tables installation within the community and locations as presented.

**Ratification of FY 26 Egis  
Insurance Package**

Ms. Ripoll noted this is solely for ratification. This insurance coverage started on October 1, 2025.

There was brief discussion regarding the loss of business income coverage. Ms. Ripoll will follow up.

Mr. Free requested a price for umbrella coverage. There was brief discussion regarding that coverage. It was noted the District has sovereign immunity.

There was also brief discussion regarding the replacement values in the insurance package. It was noted the pool was added in the last couple of years.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board ratified the FY 26 Egis Insurance Package.

**Ratification of Payment  
Authorization Nos. 311 – 315**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these are contractual obligations that have already been paid. This is solely for ratification.

LMP noted there will be a payment authorization forthcoming for the zone valve batteries.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board ratified Payment Authorization Nos. 311 – 315.

### **Review of Districts Financials**

There were no District Financials at this time.

Ms. Cuesta will send to the Board to review when available.

### **FOURTH ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel-** No report.

**District Engineer-** Mr. Sprouse noted the new irrigation permit has been completed.

There was brief discussion regarding irrigation use reporting. It was recommended to reach out to Hoover for the total flow information and to gain access. Ms. Ripoll will follow up to get Mr. Sprouse access.

There was also brief discussion regarding the watering days and times. Ms. Litwin noted the County puts water restrictions in place. Residents need to be able to water as needed.

Ms. Litwin commented regarding the Dog Park information and noted she will forward to the HOA.

**District Manager-** Ms. Ripoll noted the tree trimming memo is on the District's website. The November Board meeting will be canceled.

### **FIFTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

Mr. Stolarz commented regarding the Advance Aquatics contract price. Mr. Cohen noted an addendum has been completed.

Mr. Stolarz commented regarding the timing of watering. It was noted a mainline was broken and therefore sprinklers are not working correctly. This is due to the County construction.

There was brief discussion regarding the construction. It was noted all water has been capped that was going to Medallion locations.

Ms. Litwin will follow up with the doggy waste station clean-up company.

There was brief discussion regarding the pond that is full of debris and overgrown. The Board reviewed the location. Ms. Ripoll noted LMP mows in that location.

Ms. Litwin recommended approval of a not to exceed amount for the playground. She requested cancellation of the November and December meetings.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$40,000 for the Playground, with authorization by the Chair and agreement by District Counsel.

There were no further Supervisor requests or audience comments at this time.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board adjourned the October 21, 2025, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:47 a.m.

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Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/ Vice Chairperson



# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Pool Slide Update



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Update of Dog Park



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Update Regarding Lighting Proposal -  
Fonroche Lighting America



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Board Members Projected  
Project Expenses



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Water Fountains Update

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**Fwd: Receipt for payment from North River Plumbing Solutions - Dec 16, 2025**

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**From** Bruce Stolarz <brstolarzcccdd@gmail.com>

**Date** Tue 12/16/2025 1:29 PM

**To** Alan Stolarz <bstolarz.cccdd@gmail.com>

 1 attachment (45 KB)  
receipt.pdf

*Payment of  
INV # 1858 w/  
credit card.*

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

**From:** North River Plumbing Solutions <[notification@msg.getjobber.com](mailto:notification@msg.getjobber.com)>

**Date:** Tue, Dec 16, 2025, 11:32 AM

**Subject:** Receipt for payment from North River Plumbing Solutions - Dec 16, 2025

**To:** <[brstolarzcccdd@gmail.com](mailto:brstolarzcccdd@gmail.com)>



**North River Plumbing Solutions**

## Receipt

Hi Cross Creek Community Development District,

This email has a receipt attached to it for your payment of \$790.00.

Please keep this email for your reference.

If you have any questions or concerns, please don't hesitate to get in touch with us at [info@northriverplumbingsolutions.com](mailto:info@northriverplumbingsolutions.com).

Sincerely,

North River Plumbing Solutions

## Payment

[View Invoice](#)

AMOUNT  
\$790.00

TRANSACTION DATE  
Dec 16, 2025

BILLING ADDRESS  
4000 Creekside Park Drive  
Parrish, Florida  
34219, US

METHOD  
Credit/debit card

TRANSACTION #  
ch\_3Sf1ARKXLQIAg16L078XyH8j

DETAILS  
Payment applied to Invoice #1858



**North River Plumbing Solutions** 9418995843

[info@northriverplumbingsolutions.com](mailto:info@northriverplumbingsolutions.com)

1611 12th Street East

Suite C

Palmetto, Florida 34221

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## North River Plumbing Solutions

1611 12th Street East | Suite C | Palmetto, Florida 34221  
9418995843 | info@northriverplumbingsolutions.com | northriverplumbingsolutions.com

RECIPIENT:

Transaction date Dec 16, 2025

### Cross Creek Community Development District

4000 Creekside Park Drive  
Parrish, Florida 34219

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### Receipt for Payment

Amount: \$790.00

Transaction date: Dec 16, 2025

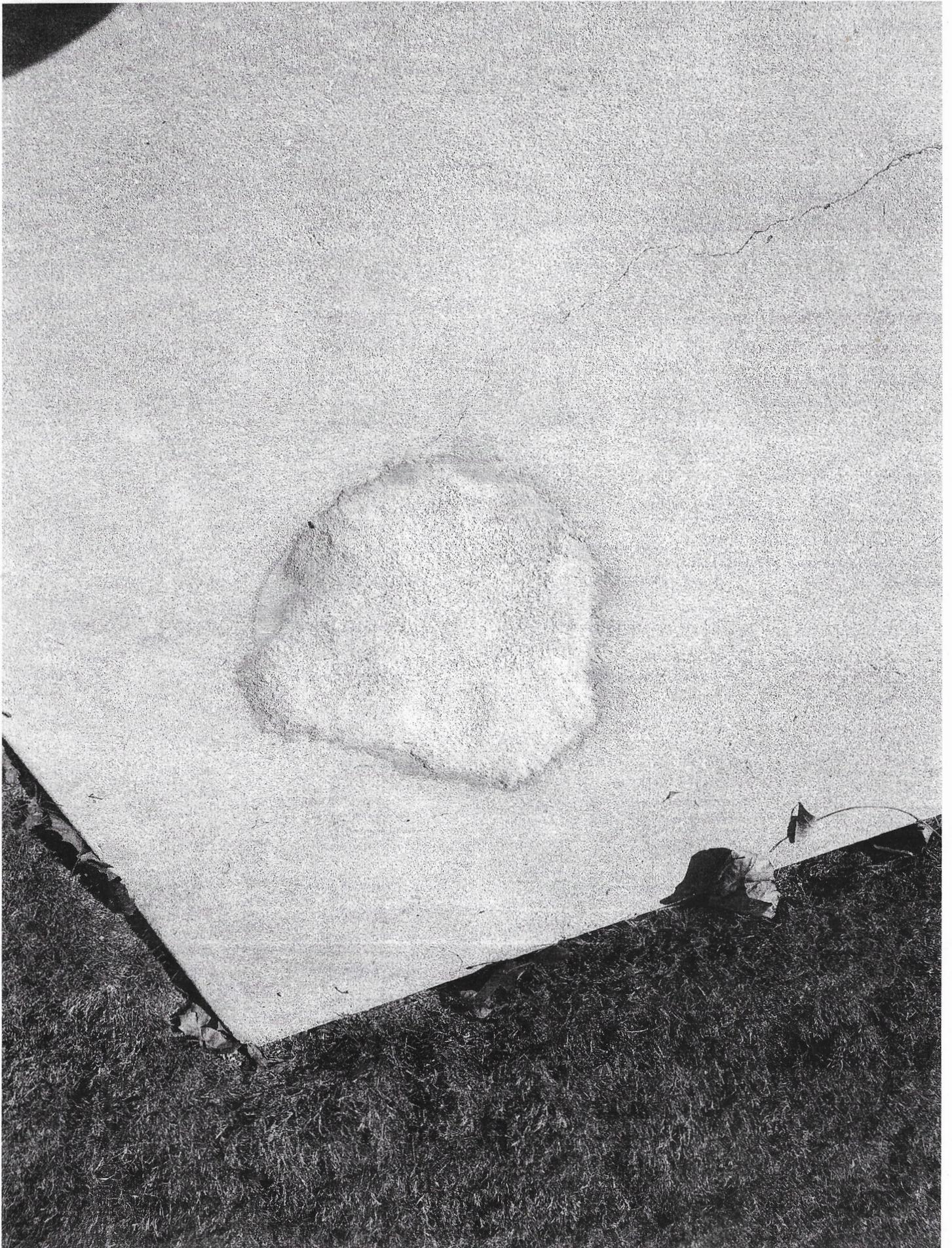
Method of payment: Credit/debit card

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Payment applied to Invoice #1858

Badly T Ball Chopping Water Line





Ball, T Ball, 2007

Kiddie PLAY Area





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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Playground Discussion  
*(provided under separate cover)*



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of the Engagement  
Letter for Rebate Services, Series 2016A&B  
with GNP Services

**Tax Exempt Compliance Services, LLC**  
**(Wholly owned subsidiary of GNP Services, CPA, PA)**

P.O. Box 1179  
Orange Park, FL 32067-1179  
linda@dufresnecpas.com or tisha@gnpcpas.com  
904-327-8377

December 16, 2025

Ms. Venessa Ripoll, District Manager  
Public Financial Management  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817

RE: CrossCreek Community Development District \$14,060,000 Special  
Assessment Revenue Bonds, Series 2016A&B

Dear Ms. Ripoll:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

*Tax Exempt Compliance Svcs, LLC*

Tax Exempt Compliance Services, LLC

**SCHEDULE A  
FEES FOR INSTALLMENT COMPUTATION PERIOD  
REBATABLE ARBITRAGE LIABILITY CALCULATIONS**

CrossCreek Community Development District  
\$14,060,000 Special Assessment Revenue Bonds, Series 2016A&B

Installment Computation Period Fees (12/21/16 - 5/1/21)	
Bond Year 1	\$ 1,000
Bond Years 2 - 5	2,500
Total Installment Computation Period Fees	<u>\$ 3,500 (*)</u>

(\*) The fee does not include providing any services to allocate commingled funds or any of the services listed below.

Additional Fees, if applicable:	
Preparation of IRS forms	\$ 250
Commingled funds	\$ 250
Refunding/refunded issue	\$ 250
Yield restriction test	\$ 250

Proposal to perform installment date arbitrage rebate calculation is accepted  
as evidenced by the signature below:

\_\_\_\_\_  
Signature Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email

**Report Recipients:**

\_\_\_\_\_  
Printed Name Title Telephone Number Email



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization Nos.  
316 – 327

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 316  
10/10/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
CL017	3rd Generation Insulation, LLC (CROSS)	10/14/2025	Cross Creek CDD	600.00
82484	Alliant Engineering Inc (CROSS)	08/26/2025	Cross Creek CDD	1,998.75
82879	Alliant Engineering Inc (CROSS)	10/10/2025	Cross Creek CDD	1,121.25
93009	FloridaCommerce (CROSS)	10/01/2025	Cross Creek CDD	175.00
138551	PFM Group Consulting LLC (CROSS)	10/10/2025	Cross Creek CDD	40.00
OE-EXP-10-2025-10	PFM Group Consulting LLC (CROSS)	10/06/2025	Cross Creek CDD	39.31
7755	VGlobalTech (CROSS)	09/30/2025	Cross Creek CDD	300.00
7828	VGlobalTech (CROSS)	10/02/2025	Cross Creek CDD	185.00
<b>Total:</b>				<b>4,459.31</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 317  
10/17/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
INV0582	Hagood's Handyman Service LLC (CROSS)	10/18/2025	Cross Creek CDD	2,429.85
INV0583	Hagood's Handyman Service LLC (CROSS)	10/18/2025	Cross Creek CDD	2,819.85
INV0586	Hagood's Handyman Service LLC (CROSS)	10/18/2025	Cross Creek CDD	2,429.85
192137	Hoover Pumping Systems (CROSS)	10/16/2025	Cross Creek CDD	1,242.38
DM-10-2025-16	PFM Group Consulting LLC (CROSS)	10/01/2025	Cross Creek CDD	3,025.00
<b>Total:</b>				<b>11,946.93</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 318  
10/24/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
10561239	Advanced Aquatic Services Inc. (CROSS)	11/01/2025	Cross Creek CDD	1,622.00
INV0646	Bandu LLC. (CROSS)	10/27/2025	Cross Creek CDD	3,000.00
30567	Egis Insurance Advisors (CROSS)	10/13/2025	Cross Creek CDD	850.00
			<b>Total:</b>	<b>5,472.00</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 319  
10/31/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
761998	Envera (CROSS)	11/03/2025	Cross Creek CDD	716.43
46281-102825	Manatee County Utilities Department (CROSS)	10/28/2025	Cross Creek CDD	422.22
46357-102825	Manatee County Utilities Department (CROSS)	10/28/2025	Cross Creek CDD	39.03
46436-102825	Manatee County Utilities Department (CROSS)	10/28/2025	Cross Creek CDD	159.49
31004-103025	Peace River Electric Coop Inc. (CROSS)	10/30/2025	Cross Creek CDD	1,383.67
31006-103025	Peace River Electric Coop Inc. (CROSS)	10/30/2025	Cross Creek CDD	980.03
621293704	Turner Pest Control LLC (CROSS)	10/29/2025	Cross Creek CDD	154.29
621294343	Turner Pest Control LLC (CROSS)	10/29/2025	Cross Creek CDD	88.17
846424	Vermana (CROSS)	11/03/2025	Cross Creek CDD	27,597.50
			<b>Total:</b>	<b>31,540.83</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 320  
11/7/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
367210	Juniper Landscaping of Florida (CROSS)	10/31/2025	Cross Creek CDD	7,700.00
367211	Juniper Landscaping of Florida (CROSS)	10/31/2025	Cross Creek CDD	1,075.00
6466	Persson, Cohen & Mooney, P. A. (CROSS)	11/04/2025	Cross Creek CDD	2,885.00
OE-EXP-11-2025-14	PFM Group Consulting LLC (CROSS)	11/04/2025	Cross Creek CDD	7.27
7913	VGlobalTech (CROSS)	11/02/2025	Cross Creek CDD	185.00
			<b>Total:</b>	<b>11,852.27</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 321  
11/14/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
367423	Juniper Landscaping of Florida (CROSS)	11/01/2025	Cross Creek CDD	14,107.00
46436-111325-FINAL	Manatee County Utilities Department (CROSS)	11/13/2025	Cross Creek CDD	0.00
DM-11-2025-17	PFM Group Consulting LLC (CROSS)	11/06/2025	Cross Creek CDD	3,025.00
			<b>Total:</b>	<b>17,132.00</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 322  
11/21/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
10561653	Advanced Aquatic Services Inc. (CROSS)	12/01/2025	Cross Creek CDD	1,622.00
<b>Total:</b>				<b>1,622.00</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 323

11/26/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
10561355	Advanced Aquatic Services Inc. (CROSS)	11/24/2025	Cross Creek CDD	1,200.00
83312	Alliant Engineering Inc (CROSS)	11/17/2025	Cross Creek CDD	5,467.67
INV0672	Bandu LLC. (CROSS)	11/23/2025	Cross Creek CDD	3,000.00
INV0673	Bandu LLC. (CROSS)	11/23/2025	Cross Creek CDD	1,075.62
46281-112425	Manatee County Utilities Department (CROSS)	11/24/2025	Cross Creek CDD	378.99
46357-112425	Manatee County Utilities Department (CROSS)	11/24/2025	Cross Creek CDD	34.92
139305	PFM Group Consulting LLC (CROSS)	11/24/2025	Cross Creek CDD	5,000.00
<b>Total:</b>				<b>16,157.20</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 324

12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
REIMB-120625	Bruce Stolarz (CROSS)	12/06/2025	Cross Creek CDD	2,164.81
763105	Envera (CROSS)	12/01/2025	Cross Creek CDD	716.43
372133	Juniper Landscaping of Florida (CROSS)	12/01/2025	Cross Creek CDD	14,024.09
31004-112625	Peace River Electric Coop Inc. (CROSS)	11/26/2025	Cross Creek CDD	1,558.21
31006-112625	Peace River Electric Coop Inc. (CROSS)	11/26/2025	Cross Creek CDD	1,132.19
6529	Persson, Cohen & Mooney, P. A. (CROSS)	12/01/2025	Cross Creek CDD	2,170.00
DM-12-2025-18	PFM Group Consulting LLC (CROSS)	12/01/2025	Cross Creek CDD	3,025.00
OE-EXP-12-2025-07	PFM Group Consulting LLC (CROSS)	12/05/2025	Cross Creek CDD	6.53
<b>Total:</b>				<b>24,797.26</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 325  
12/12/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
8048	VGlobalTech (CROSS)	12/02/2025	Cross Creek CDD	185.00
<b>Total:</b>				<b>185.00</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 326

12/19/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
IN40676	McClatchy Company LLC (CROSS)	08/31/2025	Cross Creek CDD	337.48
IN51849	McClatchy Company LLC (CROSS)	09/30/2025	Cross Creek CDD	132.92
139765	PFM Group Consulting LLC (CROSS)	12/15/2025	Cross Creek CDD	1,000.00
			<b>Total:</b>	<b>1,470.40</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 327

1/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10562057	Advanced Aquatic Services Inc. (CROSS)	01/01/2026	Cross Creek CDD	1,622.00
83838	Alliant Engineering Inc (CROSS)	12/18/2025	Cross Creek CDD	585.00
INV0702	Bandu LLC. (CROSS)	12/28/2025	Cross Creek CDD	7,245.39
REIMB-122525	Bruce Stolarz (CROSS)	12/25/2025	Cross Creek CDD	790.00
46281-122925	Manatee County Utilities Department (CROSS)	12/29/2025	Cross Creek CDD	427.09
46357-122925	Manatee County Utilities Department (CROSS)	12/29/2025	Cross Creek CDD	41.90
31004-122925	Peace River Electric Coop Inc. (CROSS)	12/29/2025	Cross Creek CDD	1,809.88
31006-122925	Peace River Electric Coop Inc. (CROSS)	12/29/2025	Cross Creek CDD	1,355.87
621537241	Turner Pest Control LLC (CROSS)	12/22/2025	Cross Creek CDD	88.17
<b>Total:</b>				<b>13,965.30</b>

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial



# Cross Creek CDD

## November 2025 Financial Package

November 30, 2025

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



**Cross Creek CDD**  
Statement of Financial Position  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$41,949.89				\$41,949.89
Assessments Receivable	524,928.08				524,928.08
Assessments Receivable		\$42,777.80			42,777.80
Due From Other Funds		1,489.43			1,489.43
Debt Service Reserve 2007A Bond		16,299.88			16,299.88
Debt Service Reserve 2007B Bond		9,529.52			9,529.52
Debt Service Reserve 2016AB Bond		242,814.63			242,814.63
Revenue 2007AB Bond		13,023.74			13,023.74
Revenue 2016AB Bond		7,094.92			7,094.92
Interest 2016AB Bond		4.54			4.54
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.50			15.50
Total Current Assets	<u>\$566,877.97</u>	<u>\$334,050.14</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$900,928.11</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$289,782.91	\$289,782.91
Amount To Be Provided				95,217.09	95,217.09
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$385,000.00</u>
<b>Total Assets</b>	<u><u>\$566,877.97</u></u>	<u><u>\$334,050.14</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,285,928.11</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$58,530.46				\$58,530.46
Deferred Revenue	524,928.08				524,928.08
Deferred Revenue		\$42,777.80			42,777.80
Total Current Liabilities	<u>\$583,458.54</u>	<u>\$42,777.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$626,236.34</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<u><u>\$583,458.54</u></u>	<u><u>\$42,777.80</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,011,236.34</u></u>



**Cross Creek CDD**  
Statement of Financial Position  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$7,306.40)				(\$7,306.40)
Net Assets - General Government	85,092.12				85,092.12
Current Year Net Assets - General Government	(94,366.29)				(94,366.29)
Fund Balance - Unreserved		(\$1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,803,099.72			4,803,099.72
Current Year Net Assets, Unrestricted		(8,569.38)			(8,569.38)
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
<b>Total Net Assets</b>	<u>(\$16,580.57)</u>	<u>\$291,272.34</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$274,691.77</u>
<b>Total Liabilities and Net Assets</b>	<u>\$566,877.97</u>	<u>\$334,050.14</u>	<u>\$0.00</u>	<u>\$385,000.00</u>	<u>\$1,285,928.11</u>



**Cross Creek CDD**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$9,317.12				\$9,317.12
On-Roll Assessments		\$1,263.60			1,263.60
Total Revenues	<u>\$9,317.12</u>	<u>\$1,263.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,580.72</u>
<b><u>Expenses</u></b>					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	1,346.87				1,346.87
District Management	6,050.00				6,050.00
District Counsel	2,885.00				2,885.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	7.27				7.27
Web Site Maintenance	370.00				370.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,363.70				2,363.70
Water	1,034.65				1,034.65
Pool Maintenance	13,417.16				13,417.16
Amenity - Camera/Monitoring (Envera)	2,128.41				2,128.41
Amenity - Janitorial	600.00				600.00
General Liability Insurance	4,491.00				4,491.00
Property & Casualty	16,049.00				16,049.00
Crime Insurance	500.00				500.00
Lake Maintenance	6,066.00				6,066.00
Landscaping Maintenance & Material	36,989.00				36,989.00
Pest Control	242.46				242.46
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$103,960.52</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$114,740.52</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$277.11				\$277.11
Interest Income		\$957.49			957.49
Net Increase (Decrease) in FV of Inv		(10.47)			(10.47)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$277.11</u>	<u>\$947.02</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,224.13</u>
<b>Change In Net Assets</b>	(\$94,366.29)	(\$8,569.38)	\$0.00	\$0.00	(\$102,935.67)
<b>Net Assets At Beginning Of Year</b>	<u>\$77,785.72</u>	<u>\$299,841.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$377,627.44</u>
<b>Net Assets At End Of Year</b>	<u><u>(\$16,580.57)</u></u>	<u><u>\$291,272.34</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$274,691.77</u></u>



**Cross Creek CDD**  
 Budget to Actual  
 For the Month Ending 11/30/2025

**Year To Date**

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 9,317.12	\$ 89,040.83	\$ (79,723.71)	\$ 534,245.00	1.74%
Carry Forward	-	3,387.33	(3,387.33)	20,324.00	0.00%
<b>Net Revenues</b>	<b>\$ 9,317.12</b>	<b>\$ 92,428.17</b>	<b>\$ (83,111.05)</b>	<b>\$ 554,569.00</b>	<b>1.68%</b>
<b>General &amp; Administrative Expenses</b>					
Public Officials' Insurance	\$ 4,245.00	\$ 600.50	\$ 3,644.50	\$ 3,603.00	117.82%
Trustee Services	1,346.87	1,000.00	346.87	6,000.00	22.45%
District Management	6,050.00	6,050.00	-	36,300.00	16.67%
Engineering	-	1,166.67	(1,166.67)	7,000.00	0.00%
Engineering Reserve	-	500.00	(500.00)	3,000.00	0.00%
Annual Disclosure	-	166.67	(166.67)	1,000.00	0.00%
Property Appraiser	-	83.33	(83.33)	500.00	0.00%
District Counsel	2,885.00	2,666.67	218.33	16,000.00	18.03%
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00	100.00%
Reamortization Schedule	-	83.33	(83.33)	500.00	0.00%
Audit	-	680.83	(680.83)	4,085.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Document Preparation Fee	-	6.67	(6.67)	40.00	0.00%
Postage & Shipping	7.27	16.67	(9.40)	100.00	7.27%
Legal Advertising	-	83.33	(83.33)	500.00	0.00%
Office Supplies	-	25.00	(25.00)	150.00	0.00%
Web Site Maintenance	370.00	820.00	(450.00)	4,920.00	7.52%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 20,079.14</b>	<b>\$ 14,895.50</b>	<b>\$ 5,183.64</b>	<b>\$ 89,373.00</b>	<b>22.47%</b>
<b>Field Expenses</b>					
Electric	\$ 2,363.70	\$ 4,166.67	\$ (1,802.97)	\$ 25,000.00	9.45%
Solar Power	-	2,500.00	(2,500.00)	\$ 15,000.00	0.00%
Water	1,034.65	2,166.67	(1,132.02)	13,000.00	7.96%
Pool Maintenance	13,417.16	6,666.67	6,750.49	40,000.00	33.54%
Amenity - Camera/Monitoring (Envera)	2,128.41	2,000.00	128.41	12,000.00	17.74%
Amenity - Janitorial	600.00	2,000.00	(1,400.00)	12,000.00	5.00%
General Liability Insurance	4,491.00	794.50	3,696.50	4,767.00	94.21%
Property & Casualty	16,049.00	2,821.00	13,228.00	16,926.00	94.82%
Crime Insurance	500.00	83.33	416.67	500.00	100.00%
Lake Maintenance	6,066.00	2,500.00	3,566.00	15,000.00	40.44%
Landscaping Maintenance & Material	36,989.00	28,824.25	8,164.75	172,945.50	21.39%
Landscaping Improvements	-	500.00	(500.00)	3,000.00	0.00%
Repair & Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Major Repair & Replacements	-	21,416.25	(21,416.25)	128,497.50	0.00%
Pest Control	242.46	260.00	(17.54)	1,560.00	15.54%
<b>Total Field Expenses</b>	<b>\$ 83,881.38</b>	<b>\$ 77,532.67</b>	<b>\$ 6,348.71</b>	<b>\$ 465,196.00</b>	<b>18.03%</b>
<b>Total Expenses</b>	<b>\$ 103,960.52</b>	<b>\$ 92,428.17</b>	<b>\$ 11,532.35</b>	<b>\$ 554,569.00</b>	<b>18.75%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (94,643.40)</b>	<b>\$ -</b>	<b>\$ (94,643.40)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 277.11	\$ -	\$ 277.11	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 277.11</b>	<b>\$ -</b>	<b>\$ 277.11</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (94,366.29)</b>	<b>\$ -</b>	<b>\$ (94,366.29)</b>	<b>\$ -</b>	



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# **CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports