

Cross Creek Community Development District

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

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

www.crosscreekcdd.org

The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, March 17, 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 February 27, 2026, Board of Supervisors Meeting Minutes

Old Business Matters

2. Pool Slide Update
3. Update of Dog Park
4. Update Regarding Lighting Installation
5. Discussion of Board Members Projected Project Expenses
6. Playground Proposals (*provided under separate cover*)

New Business Matters

7. Ratification of Payment Authorization Nos. 328 – 335
8. Review of District Financial Statements

Staff Reports

- District Counsel
- District Engineer
- District Manager

Supervisor Requests & Comments

Adjournment



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

**Review and Consideration of the February 27,
2026, Board of Supervisors Meeting Minutes**

MINUTES OF MEETING

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

**Tuesday, February 27, 2026, 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
Amy Farrington	District Counsel – Persson, Cohen & Mooney, P.A.

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 10:09 a.m. and confirmed quorum.

Public Comment Period

Ms. Domer, a resident, commented on the Dog Park deed, but noted it is an agenda item to be discussed.

There was brief discussion regarding the transfer of the Dog Park. It was noted District Counsel has been researching this item. Although the Dog Park is in the Developer's name, the County has it noted as being a part of the CDD. District Counsel recommended working with a real estate lawyer to determine the final obligation.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

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

The Board reviewed the minutes.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board accepted the minutes of the October 21, 2025, Board of Supervisors' meeting.

THIRD ORDER OF BUSINESS

Business Matters

Pool Slide Update

Ms. Ripoll noted that Mr. Stolarz met with the vendor, Vermana.

Mr. Stolarz gave an update and noted he had reviewed all additional work needed with the vendor. He gave an overview of the work needed and noted there will be a proposal forthcoming for an additional U-frame.

It was noted the District Engineer and Vermana have viewed the pool slide and confirmed it is safe to use.

Update on Dog Park

Ms. Ripoll noted the recommendation is to move forward with a real estate attorney contingent on cost, in order to determine the deed to the Dog Park.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the hiring of a real estate attorney, contingent on cost being provided, in order to determine deed clarification for the Dog Park.

**Update Regarding Lighting
Proposal - Fonroche Lighting
America**

Ms. Litwin gave an update.

Ms. Ripoll gave an overview and noted the lighting vendor did not provide satisfactory customer service or communication. Fonroche Lighting America will be paying for half of the forklift cost due to their unsatisfactory service. It was noted that the lights have been delivered. Another vendor will be installing the lights next Saturday.

Mr. Stolarz will meet the vendor for installation.

The Board reviewed and confirmed the lighting locations.

Discussion of Board Members Projected Project Expenses

Mr. Stolarz gave an overview of projected project expenses.

Mr. Free recommended adding a priority column.

There was discussion regarding the proposals for pressure washing and paver sealing. It was noted there is a breakdown of price for each location.

A resident commented regarding pavers around the pond on Creekside Drive. It was noted this area will need a quote.

The vendor gave an overview of the process for paver sealing.

Ms. Ripoll gave an overview of the budget for this project.

Ms. Litwin recommended working on the most prevalent safety issues first.

It was noted the second proposal only includes the walls and Amenity Center/Pool area.

There was discussion regarding comparison of the proposals, pricing, and current budget.

Ms. Glasgow gave an overview of the budget. She noted the District can use the Major Repairs and Replacements line item. After the lighting project and partial pressure washing, it was noted this should leave around \$70,000.00 in that line item.

Mr. Stolarz gave an overview of expenses thus far.

There was brief discussion regarding the scope of work.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved a not to exceed amount of \$22,000.00, from Billingsley, for the pressure washing and paver sealing Sections 2-5, with focus on the most prevalent safety issues, and final agreement review by District Counsel.

It was noted the other sections can be approved in Fiscal Year 2027. The Board requested a quote for the walls, bathroom floors and additional paver section around the pond from Billingsley.

Mr. Stolarz will replace the missing electrical outlet covers.

Water Fountains Update

Mr. Stolarz gave an update and noted the water fountain at the park was removed, the area was patched and the fountain was capped.

It was noted the basketball court water fountain was also capped.

There was a recommendation to have a water dispenser, but additional plumbing and maintenance might have been required.

Mr. Stolarz noted the two requested water fountains have been replaced.

Playground Discussion

Ms. Ripoll noted the expense is well beyond the budget.

Ms. Litwin noted the chosen play structure's cost was \$25,000.00, but also requires a \$28,000.00 installation cost. Vermana is going to view the playground area to offer a proposal for clean-up of any hazards, repairs, and replacement of areas needed.

There was brief discussion regarding the playground structure and needed repairs.

Ms. Litwin noted the swings can be replaced immediately and are within the budget. Mr. Stolarz will follow up with the type of swing needed.

Ms. Ripoll noted that Mr. DiPhilippo is against spending money on fixing the playground.

It was noted the playground is a safety hazard and needs repair or removal.

There was brief discussion regarding the playground options and locations.

This item will be kept on the agenda.

Review and Consideration of the Landscape and Maintenance Contract Renewal with Juniper Landscaping of Florida LLC

Ms. Ripoll gave an overview and noted that Juniper Landscaping of Florida LLC purchased LMP. They originally stated that the contract and scope of work would not change. However, Juniper Landscaping of Florida LLC immediately sent a new contract with a 5% increase.

There was brief discussion regarding Juniper's staff, point of contact, and services. It was noted Juniper also works with Medallion.

Ms. Ripoll noted the District is on a month to month agreement currently.

There have been issues with Juniper removing the pond caps that were put in place to stop Medallion Homes from tapping into the District's water.

It was noted the watering days will need to be changed due to new watering limitations.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board did not approve the renewal contract with Juniper Landscaping of Florida, LLC.

On MOTION by Ms., Litwin, seconded by Mr. Free, with all in favor, the Board approved the termination of the current month to month contract with Juniper Landscaping of Florida, LLC.

Review and Consideration of the Landscape and Maintenance Proposals

- **Grant's Gardens SRG LLC**
- **Yellowstone Landscape**
- **Impact Landscaping & Irrigation**

Ms. Ripoll gave an overview of the proposals and noted these are under the cap. It was noted the previous LMP staff now work for Grant's Gardens SRG LLC and it is the same cost as the current landscaping. Mr. Chris Berry works for this vendor.

A resident commented on Impact Landscaping and Irrigation.

Ms. Ripoll noted that each vendor was provided with a current District landscaping map.

Mr. Stolarz reviewed the online ratings of the vendors and noted Grant's Gardens increase is 3.5%.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the Grant's Gardens SRG LLC Landscape and Maintenance Proposal.

There was brief discussion regarding the scope of work and adjusting the water irrigation days.

A resident recommended doing a fire ant treatment. Ms. Litwin noted it is very expensive, but spot treatments are included in the normal landscaping. Ms. Ripoll will follow up with a quote.

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

Ms. Ripoll noted this is an annual requirement for the District for auditing purposes.

There was brief discussion regarding the balance sheet and the bonds payable. Ms. Glasgow gave an overview.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board approved the Engagement Letter for Rebate Services, Series 2016A&B with GNP Services.

Ratification of Payment Authorization Nos. 316 – 327

The Board reviewed the payment authorizations.

It was noted there are a few pending authorizations from the District Engineer who has agreed to reduce the amounts.

There was brief discussion regarding the authorizations.

Ms. Litwin gave an update on the District Engineer and noted they will not be at the Board meetings unless requested to do so.

A resident commented on the security system. Ms. Litwin noted this will be addressed in the new fiscal year budget.

There was brief discussion regarding water usage. Ms. Litwin noted there was a broken sprinkler head in the preserve. This has since been capped.

On MOTION by Mr. Free, seconded by Mr. Stolarz, with all in favor, the Board ratified Payment Authorization Nos. 316 – 327.

Review of Districts Financials

The Board reviewed the District Financials through January 2026.

There was brief discussion regarding the cleaning company and bathrooms. Ms. Ripoll noted the cleaning company is only replacing half of the paper towels as they are being vandalized. Mr. Stolarz noted the locks to the men's bathroom needs to be redone. Ms. Ripoll will follow up with a quote from Envera.

On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the January 2026 District Financials.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel-** Condolences were extended to Mr. Cohen on the loss of his father.
- District Engineer-** Not present.
- District Manager-** Ms. Ripoll noted the next meeting is scheduled for March 17, 2026, at the same location.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Stolarz commented on the speed tables and recommended one for Silkwood Avenue.

Ms. Litwin noted the speed tables require a traffic study completed by the County. Ms. Ripoll gave an overview of the process and noted she will follow up.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board approved a traffic study to be completed on Silkwood Avenue in Cross Creek CDD by the County.

There was brief discussion regarding the timing of the traffic study.

Ms. Litwin gave an update on the new watering schedule and noted watering can only take place once a week per house. This is in effect until July 1, 2026. It was noted the watering on Saturdays and Sundays needs to be eliminated at this time. Ms. Litwin and Ms. Ripoll will work on a new watering schedule and access for the landscaping vendor.

A resident commented regarding the electrical lighting installation. Ms. Ripoll will follow up with the vendor.

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 Ms. Litwin, seconded by Mr. Free, with all in favor, the Board adjourned the February 27, 2026, Board of Supervisors' Meeting for Cross Creek Community Development District at 11:53 a.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Pool Slide Update

**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

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

Estimate #	Date	P.O Num #
918630	3/16/2026	

**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: PLAYSET SCOPE OF WORK: -- ADD NEW METAL SUPPORT BRACKET AT THE VERY BOTTOM OF THE SLIDE AND ADD A COUPLE OF EXTRA WELDS THROUGHOUT STRUCTURE	1	5,800.00	5,800.00

Total

\$5,800.00

Accepted By:

Accepted Date:



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Update of Dog Park



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Update Regarding Lighting Installation



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Discussion of Board Members
Projected Project Expenses

**Cross Creek CDD Project Projected Expenses
as of February 2026**

		Paid	Projected
Description	Priority	Amount	Amount
Safe Touch or Similar Security Company Cameras, Gates, etc.		0.00	27,097.75
Softroc Splash Pad Surfacing Material		0.00	20,316.50
Softroc Playground Park Surfacing Material Amenity Center		0.00	20,586.77
Fence/Gate Repair - ADK Construction		10,231.73	0.00
Rocks - Hagood's Landscaping LLC (Inv # 583 Back Area)		2,819.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 582 Playground & Splash Pad)		2,429.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 583 Fire Pit Area)		2,429.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 585 Office & Middle Palms Area)		2,299.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 584 Left Side Area)		2,689.85	0.00
Rocks - Hagood's Landscaping LLC (Inv # 085 Pool Slide Area)		2,359.00	0.00
Playground Equipment Replacement Amenity Center (Estimate)		0.00	25,000.00
Playground Equipment Replacement Rye Grass Loop (Estimate)		0.00	40,000.00
Pool Slide Repair Cost - Vermana		55,195.00	0.00
Mulch - LMP Outside Amenity Center Areas, etc.		7,700.00	0.00
Street Lighting - Fonroche Lighting America (5 Lights)		25,293.00	0.00
Street Lighting - Electric Company Vendor (5 Lights Installation Est.)		0.00	5,000.00
Pavers - Non Amenity Center Areas		0.00	26,000.00
Pavers - Amenity Center plus Pressure Wash Kitchen & Bathroom Floors		0.00	22,043.45
Landscaping - LMP Golf Course Road Entrance Way		0.00	51,710.66
Aeration System - Advanced Aquatics (Pond # 5 Electrical)		0.00	12,300.00
Aeration System - Electrician (Pond # 5 Electrical Hookup Estimate)		0.00	6,000.00
Aeration System - Advanced Aquatics (Pond # 3 Solar)		0.00	16,100.00
Aeration System - Advanced Aquatics (Pond # 10 Solar)		0.00	14,600.00
Aeration System - Advanced Aquatics (Pond # 8 Solar)		0.00	13,600.00
Swing Set Rye Grass Loop Refurbish Center Pole(Grind, Paint, etc.)		0.00	2,000.00
Cement Curbing or Black Landscape Curbing to Contain Mulch/Rocks		0.00	0.00
Paint Amenity Center & Restrooms		0.00	0.00
Paint Amenity Center Exterior		0.00	0.00
Replace Existing Amenity Center Kitchen Sinks & Faucets		0.00	0.00
Replace/Improve Amenity Center Plants, Shrubs, etc.		0.00	0.00
Concrete Splash Pad Extension to Eliminate Soil Erosion		0.00	0.00
Sidewalk Repairs Amenity Center		0.00	0.00
Basketball Court Repair		0.00	0.00
Bandu LLC - Pool Pumps Drainage Pipe to Assist with Maintenance		0.00	0.00
Removal of Original Electric Street Lights (Phase # 1)		0.00	0.00
Removal of Original Electric Street Lights (Phase # 2)		0.00	0.00
Totals		\$ 113,447.98	\$ 302,355.13
Note - Projects Do Not Include Yealy Maintenance Expenses if Applicable.			



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Playground Proposals
(provided under seperate)



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 328 – 335

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 328

1/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
764248	Envera (CROSS)	01/02/2026	Cross Creek CDD	716.43
IN76805	McClatchy Company LLC (CROSS)	11/02/2025	Cross Creek CDD	158.81
6611	Persson, Cohen & Mooney, P. A. (CROSS)	01/05/2026	Cross Creek CDD	542.50
139528	PFM Group Consulting LLC (CROSS)	12/05/2025	Cross Creek CDD	393.65
Total:				1,811.39

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 329

1/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
REIMB-011626	Bruce Stolarz (CROSS)	01/16/2026	Cross Creek CDD	650.00
DM-01-2026-16	PFM Group Consulting LLC (CROSS)	01/05/2026	Cross Creek CDD	3,025.00
621756161	Turner Pest Control LLC (CROSS)	01/10/2026	Cross Creek CDD	161.23
			Total:	3,836.23

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 330

1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10562465	Advanced Aquatic Services Inc. (CROSS)	02/01/2026	Cross Creek CDD	1,622.00
INV0701	Bandu LLC. (CROSS)	12/28/2025	Cross Creek CDD	3,000.00
INV0737	Bandu LLC. (CROSS)	01/23/2026	Cross Creek CDD	3,000.00
8049	VGlobalTech (CROSS)	12/01/2025	Cross Creek CDD	300.00
8135	VGlobalTech (CROSS)	01/02/2026	Cross Creek CDD	185.00
			Total:	8,107.00

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 331

1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026_G9887	Fonroche Lighting America (CROSS)	01/26/2026	Cross Creek CDD	12,646.50
378805	Juniper Landscaping of Florida (CROSS)	01/01/2026	Cross Creek CDD	14,024.09
46281-012826	Manatee County Utilities Department (CROSS)	01/28/2026	Cross Creek CDD	398.33
46357-012826	Manatee County Utilities Department (CROSS)	01/28/2026	Cross Creek CDD	41.90
REIMB-013026	Michael DiPhilippo (CROSS)	01/30/2026	Cross Creek CDD	79.00
31004-012926	Peace River Electric Coop Inc. (CROSS)	01/29/2026	Cross Creek CDD	1,404.04
31006-012926	Peace River Electric Coop Inc. (CROSS)	01/29/2026	Cross Creek CDD	1,207.20
274891000	US Bank (CROSS)	01/23/2026	Cross Creek CDD	5,387.50
Total:				35,188.56

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 332

2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CKREQ-020526	Bruce Stolarz (CROSS)	02/05/2026	Cross Creek CDD	25.00
765361	Envera (CROSS)	02/01/2026	Cross Creek CDD	716.43
381770	Juniper Landscaping of Florida (CROSS)	02/01/2026	Cross Creek CDD	14,024.00
6688	Persson, Cohen & Mooney, P. A. (CROSS)	02/03/2026	Cross Creek CDD	310.00
DM-02-2026-16	PFM Group Consulting LLC (CROSS)	02/05/2026	Cross Creek CDD	3,025.00
8214	VGlobalTech (CROSS)	02/02/2026	Cross Creek CDD	185.00
			Total:	18,285.43

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 333

2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CL018192021	3rd Generation Insulation, LLC (CROSS)	02/09/2026	Cross Creek CDD	2,400.00
140704	PFM Group Consulting LLC (CROSS)	02/09/2026	Cross Creek CDD	39.12
			Total:	2,439.12

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 334
2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10562875	Advanced Aquatic Services Inc. (CROSS)	03/01/2026	Cross Creek CDD	1,622.00
621885176	Turner Pest Control LLC (CROSS)	02/14/2026	Cross Creek CDD	92.14
			Total:	1,714.14

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 335

2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
INV0773	Bandu LLC. (CROSS)	02/23/2026	Cross Creek CDD	3,000.00
46281-022526	Manatee County Utilities Department (CROSS)	02/25/2026	Cross Creek CDD	449.54
46357-022526	Manatee County Utilities Department (CROSS)	02/25/2026	Cross Creek CDD	41.90
31004-022626	Peace River Electric Coop Inc. (CROSS)	02/26/2026	Cross Creek CDD	1,358.06
31006-022626	Peace River Electric Coop Inc. (CROSS)	02/26/2026	Cross Creek CDD	1,206.08
			Total:	6,055.58

Secretary / Assistant Secretary

Chairman / Vice Chairman



CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements



Cross Creek CDD

February 2026 Financial Package

February 28, 2026

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



Cross Creek CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$377,456.99				\$377,456.99
Assessments Receivable	19,181.55				19,181.55
Prepaid Expenses	1,346.87				1,346.87
Assessments Receivable		\$1,200.26			1,200.26
Debt Service Reserve 2007A Bond		16,441.24			16,441.24
Debt Service Reserve 2007B Bond		9,524.60			9,524.60
Debt Service Reserve 2016AB Bond		244,924.75			244,924.75
Revenue 2007AB Bond		20,069.42			20,069.42
Revenue 2016AB Bond		43,568.38			43,568.38
Interest 2016AB Bond		6.37			6.37
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		15.64			15.64
Total Current Assets	<u>\$397,985.41</u>	<u>\$336,750.84</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$734,736.25</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$335,550.58	\$335,550.58
Amount To Be Provided				49,449.42	49,449.42
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>\$397,985.41</u></u>	<u><u>\$336,750.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,119,736.25</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$3,055.58				\$3,055.58
Deferred Revenue	19,181.55				19,181.55
Deferred Revenue		\$1,200.26			1,200.26
Total Current Liabilities	<u>\$22,237.13</u>	<u>\$1,200.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$23,437.39</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>\$22,237.13</u></u>	<u><u>\$1,200.26</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$408,437.39</u></u>
<u>Net Assets</u>					
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	297,962.56				297,962.56
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		35,708.86			35,708.86
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>\$375,748.28</u></u>	<u><u>\$335,550.58</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$711,298.86</u></u>
Total Liabilities and Net Assets	<u><u>\$397,985.41</u></u>	<u><u>\$336,750.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$385,000.00</u></u>	<u><u>\$1,119,736.25</u></u>



Cross Creek CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	\$515,063.65				\$515,063.65
On-Roll Assessments		\$42,841.14			42,841.14
Total Revenues	<u>\$515,063.65</u>	<u>\$42,841.14</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$557,904.79</u>
Expenses					
Public Officials' Insurance	\$4,245.00				\$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	15,125.00				15,125.00
Engineering	585.00				585.00
Annual Disclosure	1,000.00				1,000.00
District Counsel	5,907.50				5,907.50
Assessment Administration	5,000.00				5,000.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	13.80				13.80
Legal Advertising	629.21				629.21
Web Site Maintenance	1,225.00				1,225.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,395.23				13,395.23
Solar Power	12,671.50				12,671.50
Water	2,435.31				2,435.31
Pool Maintenance	22,417.16				22,417.16
Amenity - Camera/Monitoring (Envera)	4,277.70				4,277.70
Amenity - Janitorial	3,000.00				3,000.00
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	10,932.00				10,932.00
Landscaping Maintenance & Material	79,061.18				79,061.18
Major Repair & Replacements	11,322.85				11,322.85
Pest Control	584.00				584.00
Interest Payments		\$10,780.00			10,780.00
Total Expenses	<u>\$220,469.06</u>	<u>\$10,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$231,249.06</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$3,367.97				\$3,367.97
Interest Income		\$3,660.62			3,660.62
Net Increase (Decrease) in FV of Inv		(12.90)			(12.90)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,367.97</u>	<u>\$3,647.72</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,015.69</u>
Change In Net Assets	\$297,962.56	\$35,708.86	\$0.00	\$0.00	\$333,671.42
Net Assets At Beginning Of Year	\$77,785.72	\$299,841.72	\$0.00	\$0.00	\$377,627.44
Net Assets At End Of Year	\$375,748.28	\$335,550.58	\$0.00	\$0.00	\$711,298.86



Cross Creek CDD
Budget to Actual
For the Month Ending 2/28/2026

Year To Date

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 515,063.65	\$ 178,081.67	\$ 336,981.98	\$ 534,245.00	96.41%
Carry Forward	-	6,774.67	(6,774.67)	20,324.00	0.00%
Net Revenues	\$ 515,063.65	\$ 184,856.33	\$ 330,207.32	\$ 554,569.00	92.88%
<u>General & Administrative Expenses</u>					
Public Officials' Insurance	\$ 4,245.00	\$ 1,201.00	\$ 3,044.00	\$ 3,603.00	117.82%
Trustee Services	5,387.50	2,000.00	3,387.50	6,000.00	89.79%
District Management	15,125.00	12,100.00	3,025.00	36,300.00	41.67%
Engineering	585.00	2,333.33	(1,748.33)	7,000.00	8.36%
Engineering Reserve	-	1,000.00	(1,000.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	333.33	666.67	1,000.00	100.00%
Property Appraiser	-	166.67	(166.67)	500.00	0.00%
District Counsel	5,907.50	5,333.33	574.17	16,000.00	36.92%
Assessment Administration	5,000.00	1,666.67	3,333.33	5,000.00	100.00%
Reamortization Schedule	-	166.67	(166.67)	500.00	0.00%
Audit	-	1,361.67	(1,361.67)	4,085.00	0.00%
Arbitrage Calculation	-	166.67	(166.67)	500.00	0.00%
Tax Document Preparation Fee	39.12	13.33	25.79	40.00	97.80%
Postage & Shipping	13.80	33.33	(19.53)	100.00	13.80%
Legal Advertising	629.21	166.67	462.54	500.00	125.84%
Office Supplies	-	50.00	(50.00)	150.00	0.00%
Web Site Maintenance	1,225.00	1,640.00	(415.00)	4,920.00	24.90%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 39,332.13	\$ 29,791.00	\$ 9,541.13	\$ 89,373.00	44.01%
<u>Field Expenses</u>					
Electric	\$ 13,395.23	\$ 8,333.33	\$ 5,061.90	\$ 25,000.00	53.58%
Solar Power	12,671.50	5,000.00	7,671.50	\$ 15,000.00	84.48%
Water	2,435.31	4,333.33	(1,898.02)	13,000.00	18.73%
Pool Maintenance	22,417.16	13,333.33	9,083.83	40,000.00	56.04%
Amenity - Camera/Monitoring (Envera)	4,277.70	4,000.00	277.70	12,000.00	35.65%
Amenity - Janitorial	3,000.00	4,000.00	(1,000.00)	12,000.00	25.00%
General Liability Insurance	4,491.00	1,589.00	2,902.00	4,767.00	94.21%
Property & Casualty	16,049.00	5,642.00	10,407.00	16,926.00	94.82%
Crime Insurance	500.00	166.67	333.33	500.00	100.00%
Lake Maintenance	10,932.00	5,000.00	5,932.00	15,000.00	72.88%
Landscaping Maintenance & Material	79,061.18	57,648.50	21,412.68	172,945.50	45.71%
Landscaping Improvements	-	1,000.00	(1,000.00)	3,000.00	0.00%
Repair & Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Major Repair & Replacements	11,322.85	42,832.50	(31,509.65)	128,497.50	8.81%
Pest Control	584.00	520.00	64.00	1,560.00	37.44%
Total Field Expenses	\$ 181,136.93	\$ 155,065.33	\$ 26,071.60	\$ 465,196.00	38.94%
Total Expenses	\$ 220,469.06	\$ 184,856.33	\$ 35,612.73	\$ 554,569.00	39.76%
Income (Loss) from Operations	\$ 294,594.59	\$ -	\$ 294,594.59	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,367.97	\$ -	\$ 3,367.97	\$ -	
Total Other Income (Expense)	\$ 3,367.97	\$ -	\$ 3,367.97	\$ -	
Net Income (Loss)	\$ 297,962.56	\$ -	\$ 297,962.56	\$ -	