

Cross Creek Community Development District

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www.crosscreekcdd.org

The meeting of the Board of Supervisors of **Cross Creek Community Development District** will be held **Tuesday, December 22, 2020 at 11:00 a.m. at the 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243.** The following is the agenda for this meeting

Call in number: 1-844-621-3956 (New)

Passcode: 790 562 990 # (New)

Join meeting via WebEx Personal Room: <https://pfmgroup.webex.com/meet/carvalhov>

NOTE: If you are calling into the meeting by phone or WebEx, please MUTE your line!

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
 - Roll Call
 - Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board limited 2 minutes]*
1. Administer Oath of Office to Newly Elected Board of Supervisors
 2. Consideration of the Minutes of the October 27, 2020 Board of Supervisors' Meeting
 3. Consideration of the Minutes of the November 5, 2020 Landowner Election Meeting

General Business Matters

4. Consideration of Resolution 2021- 02, Potential Contraction of the Cross Creek Community Development District.
5. Consideration of Resolution 2021-03, Canvassing and Certifying the Results of the Landowners' Election
6. Consideration of Resolution 2021-04, Resolution, Election Officers Position
7. Ratification of the Brightview Landscape Addendum to Mater Agreement
8. Ratification of Payment Authorizations 87-91
9. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel



- District Engineer
- District Manager

- Supervisor Requests
- Audience Comments

Adjournment



**Cross Creek
Community Development District**

Administer Oath of Office to Newly Elected
Board of Supervisors

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ____ day of _____, 2020, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Cross Creek Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

**Cross Creek
Community Development District**

Consideration of the Minutes of the October 27,
2020 Board of Supervisors' Meeting

MINUTES OF MEETING

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

Tuesday, October 27, 2020

11:00 A.M.

Via conference due to the COVID-19 Executive Order 20-246

Board Members Present via speaker phone or in person:

Charlie Tokarz	Chairperson	(via phone)
Connor Chambers	Vice Chairperson	(via phone)
Kathy Beccia	Assistant Secretary	(via phone)
Chris Chavez	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	(via phone)
Venessa Ripoll	PFM Group Consulting, LLC	(via phone)
Andy Cohen	District Counsel- Persson Cohen & Mooney, P.A.	(via phone)
Liana Litwin	Homeowner	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors Meeting was called to order at 11:02 a.m. and Ms. Carvalho proceeded with roll call. Board Members in attendance were Charlie Tokarz, Connor Chambers, Kathy Beccia, and Chris Chavez via phone.

Public Comment Period

There were no Public Comments at this time.

Discussion regarding Executive Order 20-246

Ms. Carvalho noted the Executive Order extends virtual meetings until 12:01 a.m. on November 1, 2020. District staff is unaware if that will be extended again but when we find out, we will let the Board know if there is or is not an extension to Executive Order 20-246.

Consideration of the Minutes of the September 22, 2020 Board of Supervisors Meeting.

The Board reviewed the Minutes from the September 22, 2020 Board of Supervisors Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the September 22, 2020 Board of Supervisors Meeting, as presented.

Consideration of the Minutes of the September 22, 2020 Auditor Selection Committee Meeting

The Board reviewed the Minutes from the September 22, 2020 Auditor Selection Committee Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the September 22, 2020 Auditor Selection Committee Meeting, as presented.

SECOND ORDER OF BUSINESS

General Business Matters

Ratification of Series 2016B Bonds Optional Redemption

Mr. Cohen provided an overview of the letter which has a November 1, 2020 due date. The Developer has provided notice in working with the Trustee that they are going to redeem the 2016B Bonds in total which are subject to optional redemption as part of the Bond Documents. This will take place by November 1, 2020 but in order for that to occur the Trustee requested written notice from the District. District Staff had the Chair execute the letter which Mr. Cohen presented to the Board. He requested a motion to ratify the letter and noted that Trustee's Counsel is preparing a number of documents with regard to the redemption and all are working toward the November 1, 2020 date.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified the letter executed by the Chair regarding the Redemption of the Series 2016B Bonds Optional Redemption.

Consideration of Amendment and Partial Release of Cross Creek CDD Organizational/ Financing Document

Mr. Cohen explained the Developer has been platting and selling off lots a number of issues came up with regard to the title and the 2007 documents related to the original project. District staff terminated an old construction easement at last month's meeting and this month Mr. Cohen reviewed a document in which Mr. Knowles prepared to clean up

some of the issues regarding the 2007 Bonds but not compromise the 2016 Bonds or assessments related there to. Mr. Cohen pointed out that Mr. Chambers in reviewing the document found various issues. Mr. Knowles made the changes to the document and the updated document will be the one to be signed. Mr. Cohen requested a motion to authorize the document in substantial form and authorize the Chair to execute.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved Amendment and Partial Release of Cross Creek CDD Organizational/ Financing Document in substantial form authorizing the Chair to execute.

**Consideration of Resolution
2021-01 Authorizing
Disbursement of Funds**

Ms. Carvalho explained this is a standard resolution seen across most of the District's PFM represent that provides the District the ability to take care of any items outside of a meeting of any related emergency item. Per her discussion with the Chair this District is not ready to proceed with approving the Resolution. She asked Mr. Tokarz if he wanted to defer this to a future meeting or discuss concerns before approval.

Mr. Tokarz stated he would like to table it and have an offline conversation and come back to the Board with a resolution that is final or close to final.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board tabled the approval of Resolution 2021-01, Authorizing Disbursement of Funds.

**Discussion Regarding Material on
the District Website.**

Ms. Carvalho explained the changes to the amendments of the Florida Statute which related to material on District Websites. The Amendments were to Section 189.069(2)(a) of the Florida Statutes and went into effect on July 1, 2020. District staff will ask the direction of the Board about how they want to proceed after discussion of the changes.

There is no longer a requirement to post the final Audit Report on the District website but posting a link to the Auditor Generals website is sufficient. The second item that changed is that the Public Facilities Report is no longer required to be posted on the website. The third item that changed is that the meeting agenda must be posted however all the backup material is no longer required to be posted on the District website. All material that is ever produced by the District will always be part of the District record keeping but there were changes to the District website that went into effect. Ms. Carvalho asked the Board how they would like to proceed.

Mr. Tokarz stated he would like to have what is Statutorily required on the website and nothing more and he asked if there is any statement on the webpage that tells people who to contact if they want more information. Ms. Carvalho replied yes it has the District Manager's contact information.

The rest of the Board concurred with Mr. Tokarz's comments so Ms. Carvalho requested a motion from the Board to approve the Amendments that went into effect as of July 1, 2020 which is reflected in amendment to Section 189.069(2)(a) of the Florida Statute to put it in place for Cross Creek Community Development District.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board approved Amendments that went into effect as of July 1, 2020 which is reflected in amendment to Section 189.069(2)(a) of the Florida Statute to put it in place for Cross Creek Community Development District.

**Ratification of Payment
Authorizations 81-83**

The Board reviewed Payment Authorizations 81-83. Ms. Carvalho noted these are contractual obligations that have been approved by the Chair and just need to be ratified by the Board. Mr. Tokarz noted he reviewed all the payment requests on the agenda and they were all approved as required by the Board.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board ratified Payment Authorizations 81-83.

**Review of District Financial
Statements**

Ms. Carvalho explained that these Financial Statements are through September 30, 2020. Mr. Tokarz reviewed the Financials and he has some items to discuss with Ms. Champagne and will speak with her offline. There was no action required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No Report

District Engineer- N/A

District Manager- Ms. Carvalho stated the District proceeded with advertising the Fiscal Year 2021 Meeting Schedule and this particular District is

slated to have meetings on a monthly basis however District staff will work with the District Chair two weeks prior to the meeting to determine if there is a need to hold the meeting that month if there is business that needs to come before the Board or if that meeting will be cancelled.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments or Supervisor requests

FIFTH ORDER OF BUSINESS

Adjournment

There was no other business to discuss, Ms. Carvalho requested a motion to adjourn the meeting.

On MOTION by Ms. Beccia, seconded by Mr. Chavez, with all in favor, the Board adjourned the October 27, 2020 Board of Supervisors Meeting for Cross Creek Community Development District at 11:17 a.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

**Cross Creek
Community Development District**

Consideration of the Minutes of the November 5,
2020 Landowner Election Meeting

MINUTES OF MEETING

**Cross Creek Community Development District
Landowners' Election Meeting
Thursday, November 5, 2020
1652 Whitfield Avenue, Suite 200,
Sarasota, FL 34243
11:00 A.M**

Present via phone or in person:

Geoffrey Jonsson
Vivian Carvalho

Proxyholder- Medallion Home
District Manager PFM Group
Consulting, LLC (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Appointment of Meeting Chairman

Ms. Carvalho was appointed as Chair of the Landowners' Election Meeting.

**Identification of Landowners
and/or Landowner's
Proxy Holder(s)**

Geoffrey Johnson presented a proxy form that outlined that he was named as the proxyholder for Land Experts Inc. Trustee for Parrish Trust U/A/D 12/20/2016 which owns 168 acres or platted parcels and is authorized to cast 168 votes.

**Call for Nominations,
Election of Supervisors**

Mr. Johnson nominated Connor Chambers for Seat 3, Kathy Beccia for Seat 4, and Samantha Cortes for Seat 5.

The votes were cast as follows:

Connor Chambers received 59 votes.
Kathy Beccia received 59 votes.
Samantha Cortes received 50 votes.

Thus, Connor Chambers and Kathy Beccia will each serve 4-year terms and Samantha Cortes will serve a 2-year term.

THIRD ORDER OF BUSINESS

Adjournment

The Landowners' Election Meeting was adjourned at 11:02AM.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Cross Creek Community Development District

Consideration of Resolution 2021- 02, Potential
Contraction of the Cross Creek Community
Development District.

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH MANATEE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AUTHORIZING A FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cross Creek Community Development District ("**District**") is a unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Manatee County Ordinance No. 06-21; and

WHEREAS, the boundaries of the District were subsequently amended pursuant to Manatee County Ordinance No. 11-49; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, street lighting and conduit, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

WHEREAS, the District presently consists of _____ acres, more or less, as more fully described in the referenced Ordinances; and

WHEREAS, _____ has approached the District and requested that the District petition to amend its boundaries to remove approximately 122.289 acres of land owned by Land Experts, Inc./Parrish Land Trust U/A/D 12/20/16, as more particularly described in the attached **Exhibit "A"** ("**Contraction Parcel**"), and

WHEREAS, the proposed boundary amendment is in the best interest of the District to account for changes in the District's development plan; and

WHEREAS, removal of the Contraction Parcel is reflective of today's market and the area of land within the remaining amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the proposed boundary amendment of the District is the best alternative available for delivering community development services and facilities to the remaining amended boundaries; and

WHEREAS, removal of the Contraction Parcel is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, [REDACTED] has agreed to directly pay for all costs associated with the proposed boundary amendment or, alternatively, provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with Chapter 190, *Florida Statutes*, by filing a petition with Manatee County, Florida, and taking such other actions as are necessary in furtherance of the boundary amendment.

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

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

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. The Board hereby authorizes the Chairman, District Staff and District Counsel to proceed in an expeditious manner with the preparation and filing of a petition and related materials with Manatee County, Florida, to seek the amendment of the District's boundaries to remove the lands depicted in **Exhibit "A,"**

pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

3. AUTHORIZATION FOR AGENTS. The Board hereby authorizes the District Chairman, District Manager, District Counsel and other parties so designated to act as agents of the District with regard to any and all matters pertaining to the petition to Manatee County, Florida to amend the boundaries of the District.

4. FUNDING AGREEMENT. The proposed funding agreement between the District and [REDACTED], attached hereto as **Exhibit "B,"** is hereby authorized and approved, and the execution of such funding agreement is a necessary prerequisite to the other authorizations set forth herein.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of December, 2020.

ATTEST:

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT A: Legal Description of Contraction Parcel

EXHIBIT B: Funding Agreement

EXHIBIT "A"

Legal description of "Contraction Parcel" – Manatee County Parcel ID No. 500221569, consisting of approximately 122.289 acres:

A PARCEL OF LAND LYING IN SECS 4, 5, 8, 9 AND 10, TWN 34, RNG 19, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 4, RUN TH ALG THE N BDRY OF THE NW 1/4 OF SD SEC 4, ALSO BEING THE C/L OF GOLF COURSE RD (66 FT MAINTAINED R/W), N 89 DEG 55 MIN 58 SEC E, 332.28 FT; TH S 00 DEG 04 MIN 02 SEC E, 33.00 FT TO A PT ON THE S MAINTAINED R/W LN OF SD GOLF COURSE RD FOR A POB, SD PT ALSO BEING THE NE COR OF A PARCEL OF LAND DESC IN OR 1152/1115, PRMCF; TH ALG SD S MAINTAINED R/W LN, LYING 33 FT S OF AND PAR WITH SD N BDRY OF THE NW 1/4 OF SEC 4, N 89 DEG 55 MIN 58 SEC E, 1018.98 FT TO A PT ON THE E BDRY OF A PARCEL OF LAND DESC IN OR 1272/3021, OF PRMCF, SD PT ALSO BEING THE NW COR OF PARCEL ONE, AS DESC IN OR 1322/2874 & 2880; TH ALG S DE BDRY OF PARCEL OF LAND DESC IN OR 1272/3021, ALSO BEING THE W BDRY OF SD PARCEL ONE, AND THE W BDRY OF PARCEL TWO, AS DESC IN OR 1322/3592, OF PRMCF, S 00 DEG 03 MIN 03 SEC W, 2632.03 FT TO THE SW COR OF SD PARCEL TWO; TH ALG THE N BDRY OF SD PARCEL OF LAND DESC IN OR 1272/3021, AND THE S BDRY OF SD PARCEL TWO, S 89 DEG 59 MIN 03 SEC E, 43.24 FT TO THE NW COR OF A PARCEL OF LAND DESC IN OR 1170/1 & 5, OR PRMCF; TH ALG THE WLY AND SLY BOUNDARIES OF SD PARCEL OF LAND DESC IN OR 1170/1 & 5, THE FOLLOWING FOUR (4) COURSES: 1) S 01 DEG 39 MIN 22 SEC W, 475.25 FT; 2) S 89 DEG 59 MIN 00 SEC E, 524.89 FT; 3) S 00 DEG 04 MIN 21 SEC W, 1369.94 FT; 4) S 89 DEG 55 MIN 25 SEC E, 170.35 FT TO A PT OF INT WITH THE C/L OF A DRAINAGE DITCH, AS DESC IN OR 1170/1 & 5; TH ALG SD C/L OF DRAINAGE DITCH THE FOLLOWING TWO (2) COURSES: 1) N 79 DEG 28 MIN 14 SEC E, 1618.22 FT TO A PT HEREINAFTER BEING REFERRED TO AS POINT "A"; 2) CONT, N 79 DEG 28 MIN 14 SEC E, 85.00 FT, M/L, TO A PT OF INT WITH THE C/L OF GAMBLE CREEK; TH SELY ALG SD C/L OF GAMBLE CREEK, 6412 FT, M/L, TO A PT ON THE N BDRY OF THE S 633 FT OF THE NW 1/4 OF AFORESAID SEC 10; TH ALG SD N BDRY THE FOLLOWING TWO COURSES: 1) N 89 DEG 47 MIN 42 SEC W, 117.60 FT, M/L, TO A PT HEREINAFTER BEING REFERRED TO AS POINT "B" (REFERENCE LN FROM POINT "A" TO POINT "B" BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT SD PT "A", RUN TH S 20 DEG 49 MIN 00 SEC E, 1592.22 FT; TH S 59 DEG 42 MIN 13 SEC E, 1084.21 FT; TH S 09 DEG 44 MIN 50 SEC E, 1142.21 FT TO AFORESAID PT "B", AND THE PT OF TERMINUS FOR SD REF LN); 2) CONT, N 89 DEG 47 MIN 42 SEC W, 50 FT TO A PT ON THE W BDRY OF SD NW 1/4 OF SEC 10; TH ALG THE N BDRY OF THE S 633.00 FT OF THE E 571.00 FT OF THE SE 1/4 OF THE NE 1/4 OF AFORESAID SEC 9, S 89 DEG 49 MIN 37 SEC W, 570.98 FT TO THE NW COR THEREOF; TH ALG THE W BDRY OF SD S 633.00 FT OF THE E 571.00 FT OF THE SE 1/4 OF THE NE 1/4 OF SEC 9, S 00 DEG 04 MIN 06 SEC W, 578.63 FT TO A PT ON THE N MAINTAINED R/W LN OF MULHOLLAND RD; TH ALG SD N MAINTAINED R/W LN THE FOLLOWING TWO COURSES: 1) S 86 DEG 56 MIN 29 SEC W, 424.29 FT; 2) ALG A LN LYING 33 FT N OF AND PAR WITH THE S BDRY OF SD NE 1/4 OF SEC 9, S 89 DEG 49 MIN 36 SEC W, 336.44 FT TO A PT ON THE W BDRY OF SD SE 1/4 OF THE NE 1/4 OF SEC 9, ALSO BEING A PT ON THE E BDRY OF A PARCEL OF LAND DESC OR 1844/2175, OF PRMCF; TH ALG SD W BDRY OF THE SE 1/4 OF THE NE 1/4 OF SEC 9, AND SD E BDRY OF A PARCEL OF LAND DESC IN OR 1844/2175, N 00 DEG 06 MIN 02 SEC E, 1294.53 FT TO THE SE COR OF THE NW 1/4 OF SD NE 1/4 OF SEC 9, ALSO BEING THE NE COR OF SD PARCEL OF LAND DESC IN OR 1844/2175; TH ALG THE S BDRY OF SD NW 1/4 OF THE NE 1/4 OF SEC 9, ALSO BEING THE N BDRY OF SD PARCEL OF LAND DESC IN OR 1844/2175, AND THE N BDRY OF A PARCEL OF LAND DESC IN OR 1469/2312, OF THE PRMCF, N 89 DEG 58 MIN 31 SEC W, 610.41 FT TO THE NW COR OF SD PARCEL OF LAND DESC IN OR 1469/2312; TH ALG THE E BDRY OF A PARCEL OF LAND DESC IN OR 908/534, OF PRMCF, N 00 DEG 01 MIN 12 SEC W, 50 FT; TH ALG THE NLY BDRY OF SD PARCEL OF LAND DESC IN OR 908/534, LYING

50 FT N OF AND PAR WITH SD S BDRY OF THE NW 1/4 OF THE NE 1/4 OF SEC 9, N 89 DEG 58 MIN 31 SEC W, 554.54 FT; TH ALG THE E BDRY OF SD PARCEL OF LAND DESC IN OR 908/534, N 00 DEG 02 MIN 30 SEC E, 512.33 FT; TH ALG THE N BDRY OF A PARCEL OF LAND DESC IN OR 1817/1535, OF PRMCF, AND THE ELY EXT THEREOF, N 89 DEG 58 MIN 31 SEC W, 824.12 FT TO A PT ON THE E BDRY OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 9, SD PT ALSO BEING THE NW COR OF SD PARCEL OF LAND DESC IN OR 1817/1535; TH ALG SDE BDRY OF THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 9, N 00 DEG 00 MIN 51 SEC W, 772.22 FT TO A PT ON THE N BDRY OF THE NW 1/4 OF SD SEC 9, SD PT ALSO BEING THE NE COR OF SD W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC 9; TH ALG SD N BDRY OF THE NW 1/4 OF SEC 9, N 89 DEG 47 MIN 09 SEC W, 665.78 FT TO THE NW COR OF THE NE 1/4 OF SD NW 1/4 OF SEC 9; TH ALG THE E BDRY OF THE W 1/2 OF SD NW 1/4 OF SEC 9, S 00 DEG 03 MIN 30 SEC W, 471.55 FT; TH ALG THE N BDRY OF A PARCEL OF LAND DESC IN OR 1132/2695, OF PRMCF, AND THE ELY PROLONGATION THEREOF, N 89 DEG 58 MIN 03 SEC W, 3974.19 FT TO A PT ON THE MAINTAINED R/WLN OF FORTHAMER RD, SD PT ALSO BEING THE NW COR OF SD PARCEL OF LAND DESC IN OR 1132/2695; TH ALG SDE MAINTAINED R/WLN, AND IN PART, LYING 40 FT E OF AND PAR WITH THE W BDRY OF THE NE 1/4 OF AFORESAID SEC 8, AND IN PART, LYING 40 FT E OF AND PAR WITH THE W BDRY OF THE E 1/2 OF AFORESAID SEC 5, N 00 DEG 06 MIN 46 SECE, 5818.66 FT TO A PT ON AFORESAID MAINTAINED R/WLN OF GOLF COURSERD; TH ALG SD S MAINTAINED R/WLN, LYING 33 FT S OF AND PAR WITH THE N BDRY OF THE NE 1/4 OF SD SEC 5, S 89 DEG 11 MIN 57 SEC E, 969.67 FT TO THE NW COR OF A PARCEL OF LAND DESC IN OR 1185/3426, OF PRMCF; TH ALG THE W BDRY OF SD PARCEL OF LAND DESC IN OR 1185/3426, LYING 329.99 FT W OF AND PAR WITH THE E BDRY OF THE NW 1/4 OF THE NE 1/4 OF SEC 5, S 00 DEG 03 MIN 40 SEC W, 660.03 FT TO THE SW COR OF SD PARCEL OF LAND DESC IN OR 1185/3426; TH ALG THE S BDRY OF SD PARCEL OF LAND DESC IN OR 1185/3426, LYING 693.00 FT S OF AND PAR WITH SD N BDRY OF THE NE 1/4 OF SEC 5, S 89 DEG 11 MIN 57 SECE, 330.01 FT TO A PT ON SD E BDRY OF THE NW 1/4 OF THE NE 1/4 OF SEC 5, ALSO BEING THE W BDRY OF A PARCEL OF LAND DESC IN OR 1800/2978, AND THE SE COR OF SD PARCEL OF LAND DESC IN OR 1185/3426; TH ALG SDE BDRY OF THE NW 1/4 OF THE NE 1/4 OF SEC 5, ALSO BEING SD W BDRY OF PARCEL OF LAND DESC IN OR 1800/2978, S 00 DEG 03 MIN 40 SEC W, 647.52 FT TO THE SW COR OF THE NE 1/4 OF SD NE 1/4 OF SEC 5, ALSO BEING THE SW COR OF SD PARCEL OF LAND DESC IN OR 1800/2978; TH ALG THE S BDRY OF SD NE 1/4 OF THE NE 1/4 OF SEC 5, AS MONUMENTED AND OCCUPIED, THE FOLLOWING TWO COURSES: 1) ALG THE S BDRY OF SD PARCEL OF LAND DESC IN OR 1800/2978, AND THE S BDRY OF A PARCEL OF LAND DESC IN OR 1254/2572 OF THE PRMCF, S 89 DEG 30 MIN 35 SEC E, 669.68 FT TO THE SE COR OF SD PARCEL OF LAND DESC IN OR 1254/2572, ALSO BEING THE SW COR OF A PARCEL OF LAND DESC IN OR 337/536, OR THE PRMCF; 2) ALG THE S BDRY OF SD PARCEL OF LAND DESC IN OR 337/536, S 89 DEG 33 MIN 50 SEC E, 669.21 FT TO THE SE COR THEREOF, ALSO BEING THE SW COR OF THE OF THE NW 1/4 OF THE NW 1/4 OF AFORESAID SEC 4, AND THE SW COR OF AFORESAID PARCEL OF LAND DESC IN OR 1152/1115; TH ALG THE S BDRY OF SD NW 1/4 OF THE NW 1/4 OF SEC 4, AS MONUMENTED, ALSO BEING THE S BDRY OF SD PARCEL OF LAND DESC IN OR 1152/1115, N 89 DEG 57 MIN 02 SECE, 333.62 FT TO THE SE COR OF SD W 1/2 OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SEC 4, ALSO BEING THE SE COR OF SD PARCEL LAND DESC OR 1152/1115; TH ALG THE E BDRY OF SD W 1/2 OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SEC 4, ALSO BEING THE E BDRY OF SD PARCEL OF LAND DESC IN OR 1152/1115, N 00 DEG 02 MIN 07 SEC E, 1299.75 FT TO THE POB; LESS AND EXCEPT CROSSCREEK COMMERCIAL PARCEL: (WIN-PARISH, LTD. PARCEL, REC IN OR 2012/4383, PRMCF) A PARCEL OF LAND LY IN SEC 5, TWN 34S, RNG 19E, BEING MORE PARTICULARLY DESC FOLLOWS: COM AT THE NE COR OF SD SEC 5; RUN TH ALG THE E BDRY OF THE NE 1/4 OF SD SEC 5, S 00 DEG 05 MIN 26 SEC W, 2663.08 FT TO THE SE COR THEREOF; TH ALG THE S BDRY OF SD NE 1/4 OF SEC 5, S 89 DEG 02 MIN 32 SEC W, 1470.18 FT TO A PT ON A CURVE, SD PT ALSO BEING THE POB; TH SLY, 222.18 FT ALG THE ARC OF SD CURVE TO THE LEFT HAVING A RAD OF 425.00 FT AND A C/A OF 29 DEG 57 MIN 12 SEC (CHORD BEARING S 18 DEG 09 MIN 02 SEC E,

219.66 FT) TO A P.T.; TH S 31 DEG 04 MIN 51 SECE, 277.47 FT TO A PT OF CURVATURE; TH SWLY, 37.73 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 25.00 FT AND A C/A OF 86 DEG 27 MIN 38 SEC (CHORD BEARING S 12 DEG 05 MIN 47 SEC W, 34.25 FT) TO A P.T.; TH S 55 DEG 29 MIN 43 SEC W, 4.36 FT TO A PT OF CURVATURE; TH SWLY, 149.06 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 464.00 FT AND A C/A OF 18 DEG 24 MIN 22 SEC (CHORD BEARING S 64 DEG 31 MIN 47 SEC W, 148.42 FT) TO A P.T.; TH S 73 DEG 43 MIN 58 SEC W, 402.04 FT TO A PT OF CURVATURE; TH SWLY, 177.85 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 536.00 FT AND A C/A OF 19 DEG 00 MIN 41 SEC (CHORD BEARING S 64 DEG 13 MIN 38 SEC W, 177.04 FT); TH N 44 DEG 40 MIN 26 SEC W, 44.38 FT TO A PT OF CURVATURE; TH NWLY, 281.64 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 592.50 FT AND A C/A 27 DEG 14 MIN 05 SEC (CHORD BEARING N 58 DEG 17 MIN 29 SEC W, 278.99 FT) TO A PT ON A CURVE; TH NWLY, 449.95 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 324.00 FT AND A C/A OF 79 DEG 34 MIN 07 SEC (CHORD BEARING N 32 DEG 19 MIN 07 SEC W, 414.65 FT); TH N 59 DEG 06 MIN 48 SEC E, 557.65 FT; TH N 00 DEG 06 MIN 46 SEC E, 130.43 FT; TH S 89 DEG 53 MIN 14 SECE, 344.40 FT; TH N 88 DEG 50 MIN 43 SECE, 114.48 FT TO A PT OF CURVATURE; TH SELY, 39.11 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 38 MIN 32 SEC (CHORD BEARING S 46 DEG 20 MIN 01 SEC E, 35.24 FT) TO A P.T.; TH S 01 DEG 30 MIN 45 SEC E, 174.60 FT TO A PT OF CURVATURE; TH SWLY, 12.33 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 425 FT AND A C/A OF 01 DEG 39 MIN 42 SEC (CHORD BEARING S 02 DEG 20 MIN 36 SECE, 12.33 FT) TO THE POB; AND LESS AND EXCEPT: CROSSCREEK SCHOOL PARCEL (THE SCHOOL BOARD OF MANATEE COUNTY, FL, REC IN OR 2056/2287, PRMCF) A TRACT OF LAND LYING IN SECS 5 & 8, TWN 34 S, RNG 19 E AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT A 5/8" CAPPED IRON ROD (LB#043), LOCATED AT THE NW COR OF THE SE 1/4 OF SEC 5, TWN 34 S, RNG 19 E; TH N 89 DEG 02 MIN 32 SEC E, ALG THE NLN OF THE SE 1/4 OF SD SEC 5, A DIST OF 40.01 FT TO THE E MAINTAINED R/WLN OF FORT HAMER RD; TH S 00 DEG 06 MIN 46 SEC W, ALG SDE MAINTAINED R/WLN, A DIST OF 1906.16 FT TO THE POB; TH S 89 DEG 53 MIN 14 SECE, A DIST OF 992.47 FT; TH S 00 DEG 00 MIN 00 SECE, A DIST OF 1,000 FT; TH N 89 DEG 58 MIN 03 SEC W, 994.45 FT TO SDE MAINTAINED R/WLN OF FORT HAMER RD; TH N 00 DEG 06 MIN 46 SECE, ALG SDE MAINTAINED R/WLN, A DIST OF 1001.39 FT TO THE POB; AND LESS AND EXCEPT: THE CROSSCREEK PH I-A PLATTED LANDS: ALL LANDS DESC IN THE PLAT OF CROSSCREEK PH I-A, ACCORDING TO THE MAP OR PLAT THEREOF, REC IN PB 53/97-125, PRMCF; AND LESS AND EXCEPT: CROSSCREEK PH IB, TRACT "E": (CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT, REC IN OR 2209/1636, OF THE PRMCF) A PARCEL OF LAND LYING SEC 4, TWN 34 S, RNG 19 S, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SD SEC 4; RUN TH ALG THE S BDRY OF SD NW 1/4 OF SEC 4, N 89 DEG 59 MIN 03 SEC W, 1284.00 FT TO THE POB; TH S 01 DEG 39 MIN 22 SEC W, 30.01 FT; TH N 89 DEG 59 MIN 03 SEC W, 77.40 FT; N 00 DEG 03 MIN 03 SEC E, 689.41 FT; TH N 32 DEG 15 MIN 00 SEC W, 147.64 FT; TH N 50 DEG 09 MIN 00 SEC W, 102.68 FT; TH N 68 DEG 03 MIN 00 SEC W, 185.36 FT; TH N 04 DEG 28 MIN 00 SEC W, 53.26 FT TO A PT OF CURVATURE; TH NLY, 168.09 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 475.00 FT AND A C/A OF 20 DEG 16 MIN 33 SEC (CHORD BEARING N 05 DEG 40 MIN 16 SEC E, 167.22 FT); TH S 82 DEG 05 MIN 00 SECE, 141.15 FT; TH N 60 DEG 33 MIN 00 SECE, 204.25 FT; TH N 00 DEG 03 MIN 03 SECE, 672.22 FT; TH N 36 DEG 38 MIN 01 SEC W, 157.84 FT; TH N 66 DEG 01 MIN 59 SEC W, 124.50 FT; TH S 86 DEG 29 MIN 59 SEC W, 165.97 FT TO A PT ON A CURVE; TH NWLY, 43.11 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 656.00 FT AND A C/A OF 03 DEG 45 MIN 55 SEC (CHORD BEARING N 28 DEG 07 MIN 02 SEC W, 43.10 FT); TH N 60 DEG 00 MIN 00 SECE, 455.30 FT; TH N 00 DEG 03 MIN 03 SECE, 280.17 FT; TH ALG ALN LYING 27.00 FT S OF AND PAR WITH THE SOUTH MAINTAINED R/WLN OF GOLF COURSE RD, N 89 DEG 55 MIN 58 SECE, 35.00 FT; TH S 00 DEG 03 MIN 03 SEC W, 2605.03 FT TO A PT ON THE AFORSAID S BDRY OF THE NW 1/4 OF SEC 4; THE ALG SD S BDRY OF THE NW 1/4 OF SEC 4, S 89 DEG 59 MIN 03 SEC E, 43.24 FT TO THE POB; AND LESS AND EXCEPT: CROSSCREEK PH IB, TRACT "G" (CROSSCREEK

COMMUNITY DEVELOPMENT DISTRICT, REC IN OR 2209/1636, PRMCF) A PARCEL OF LAND LYING IN SEC 4, TWN 34S, RNG 19E, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SD SEC 4; RUN TH ALG THE S BDRY OF SD NW 1/4 OF SEC 4, N 89 DEG 59 MIN 03 SEC W, 1284.00 FT; TH S 01 DEG 39 MIN 22 SEC W, 55.02 FT; TH N 89 DEG 59 MIN 03 SEC W, 76.68 FT TO A PT OF CURVATURE; TH NWLY, 222.75 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 250.00 FT AND A C/A OF 51 DEG 02 MIN 59 SEC (CHORD BEARING N 64 DEG 27 MIN 33 SEC W, 215.45 FT) TO A PT ON A CURVE; TH NLY, 137.33 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 150.00 FT AND A C/A OF 52 DEG 27 MIN 16 (CHORD BEARING N 20 DEG 42 MIN 01 SEC E, 132.58 FT) TO A PRC; TH NLY 388.07 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 2000.00 FT AND A C/A OF 11 DEG 07 MIN 02 SEC (CHORD BEARING N 00 DEG 01 MIN 54 SEC E, 387.46 FT); TH N 84 DEG 24 MIN 35 SEC W, 25.00 FT TO A PT ON A CURVE; TH NLY, 60.35 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 155.00 FT AND A C/A OF 22 DEG 18 MIN 26 SEC (CHORD BEARING N 05 DEG 33 MIN 48 SEC W, 59.97 FT) TO THE POB; TH S 86 DEG 20 MIN 00 SEC W, 121.72 FT; TH S 03 DEG 40 MIN 00 SEC E, 67.86; TH S 03 DEG 49 MIN 30 SEC W, 76.78 FT; TH S 01 DEG 46 MIN 30 SEC W, 76.78 FT; TH S 00 DEG 14 MIN 00 SEC E, 73.66 FT; TH S 02 DEG 12 MIN 00 SEC E, 73.66 FT; TH S 04 10 MIN 00 SEC E, 73.66 FT; TH S 11 DEG 28 MIN 56 SEC W, 19.68 FT; TH N 75 DEG 31 MIN 00 SEC W, 142.50 FT; TH N 74 DEG 38 MIN 02 SEC W, 69.70 FT; TH N 43 DEG 17 MIN 00 SEC W, 52.74 FT; TH N 15 DEG 48 MIN 13 SEC E, 55.42 FT; TH N 35 DEG 16 MIN 00 SEC E, 76.06 FT; TH N 31 DEG 58 MIN 30 SEC E, 78.80 FT; TH N 28 DEG 37 MIN 30 SEC E, 78.80 FT; TH N 25 DEG 20 MIN 00 SEC E, 76.06 FT; TH N 32 DEG 28 MIN 00 SEC E, 67.36 FT; TH N 57 DEG 32 MIN 00 SEC W, 121.82 FT TO A PT ON A CURVE; TH ELY, 318.50 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 155.00 FT AND A C/A OF 117 DEG 44 MIN 00 SEC (CHORD BEARING S 75 DEG 35 MIN 01 SEC E, 265.35 FT) TO THE POB; AND LESS AND EXCEPT: CROSSCREEK PH IB, TRACT H-1 (CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT, REC IN OR 2209/1636, OF PRMCF) A PARCEL OF LAND LYING IN SEC 4, TWN 34S, RNG 19E, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SD SEC 4; RUN TH ALG THE N BDRY OF THE NW 1/4 OF THE NW 1/4 OF SEC 4, N 89 DEG 55 MIN 58 SEC E, 1329.95 FT TO THE NE COR OF SD NW 1/4 OF THE NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF THE NW 1/4 OF SEC 4, S 00 DEG 07 MIN 48 SEC E, 60.00 FT; TH ALG ALN LYING 27.00 FT SOUTH OF AND PAR WITH THE S MAINTAINED R/W LN OF GOLF COURSE RD, S 89 DEG 55 MIN 58 SEC W, 13.81 FT; TH S 00 DEG 03 MIN 03 SEC W, 280.17 FT; TH S 60 DEG 00 MIN 00 SEC W, 455.30 FT TO A PT ON A CURVE; TH SLY, 608.92 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 656.00 FT AND A C/A OF 53 DEG 11 MIN 00 SEC (CHORD BEARING S 03 DEG 24 MIN 30 SEC E, 587.29 FT) TO A P.T.; TH S 23 DEG 11 MIN 00 SEC W, 265.00 FT TO A PT OF CURVATURE; TH SLY, 158.44 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 944.00 FT AND A C/A OF 09 DEG 37 MIN 00 SEC (CHORD BEARING S 18 DEG 22 MIN 30 SEC W, 158.26 FT) TO A P.T.; TH S 13 DEG 34 MIN 00 SEC W, 275.00 FT TO A PT OF CURVATURE; TH SWLY, 545.10 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 1056.00 FT AND A C/A OF 29 DEG 34 MIN 32 SEC (CHORD BEARING S 28 DEG 21 MIN 16 SEC W, 539.06 FT) TO THE POB; TH S 46 DEG 51 MIN 28 SEC E, 20.37 FT; TH S 10 DEG 45 MIN 00 SEC W, 99.35 FT; TH S 05 DEG 37 MIN 00 SEC E, 99.35 FT; TH N 76 DEG 12 MIN 00 SEC E, 124.00 FT TO A PT ON A CURVE; TH SLY, 4.76 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 225.00 FT AND A C/A OF 01 DEG 12 MIN 47 SEC (CHORD BEARING S 14 DEG 24 MIN 23 SEC E, 4.76 FT) TO A PRC; TH SWLY, 34.24 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 78 DEG 27 MIN 50 SEC (CHORD BEARING S 24 DEG 13 MIN 08 SEC W, 31.62 FT) TO A P.T.; TH S 63 DEG 27 MIN 00 SEC W, 112.14 FT TO A PT OF CURVATURE; TH WLY, 282.69 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 200.00 FT AND A C/A OF 80 DEG 59 MIN 00 SEC (CHORD BEARING N 76 DEG 03 MIN 30 SEC W, 259.74 FT) TO A P.T.; TH N 35 DEG 34 MIN 00 SEC W, 0.48 FT TO A PT OF CURVATURE; TH NWLY, 5.03 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD 25.00 FT AND A C/A OF 11 DEG 32 MIN 13 SEC (CHORD BEARING N 29 DEG 47 MIN 53 SEC W, 5.03 FT); TH N 54 DEG 26 MIN 00 SEC E, 103.49 FT TO A PT OF CURVATURE; TH NEL Y, 208.10

FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 1056.00 FT AND A C/A OF 11 DEG 17 MIN 28 SEC (CHORD BEARING N 48 DEG 47 MIN 16 SEC E, 207.77 FT) TO THE POB; AND LESS AND EXCEPT: CROSSCREEK PH 1B, TRACT J-1 (CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT, REC IN OR 2209/1636, OF PRMCF) A PARCEL OF LAND LYING SEC 4, TWN 34S, RNG 19E, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SD SEC 4; RUN TH ALG THE S BDRY OF SD NW 1/4 OF SEC 4, N 89 DEG 59 MIN 03 SEC W, 1284.00 FT; TH S 01 DEG 39 MIN 22 SEC W, 80.03 FT TO A POB; TH CONT S 01 DEG 39 MIN 22 SEC W, 245.03 FT; TH N 75 DEG 30 MIN 00 SEC W, 432.39 FT; TH N 14 DEG 29 MIN 00 SEC E, 195.41 FT TO A PT ON A CURVE; TH ELY, 91.78 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 175.00 FT AND A C/A OF 30 DEG 03 MIN 02 SEC (CHORD BEARING N 76 DEG 17 MIN 46 SEC E, 90.74 FT) TO A PRC; TH ELY, 30.86 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 25.00 FT AND A C/A OF 70 DEG 44 MIN 14 SEC (CHORD BEARING S 83 DEG 21 MIN 37 SEC E, 28.94 FT) TO A PRC; TH ELY, 201.55 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 275.00 FT AND A C/A OF 41 DEG 59 MIN 32 SEC (CHORD BEARING S 68 DEG 59 MIN 16 SEC E, 197.07 FT) TO A P.T.; TH S 89 DEG 59 MIN 03 SEC E, 75.97 FT TO THE POB; AND LESS AND EXCEPT: CROSSCREEK PH 1C, TRACT L (CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT, REC IN OR 2209/1636, OF PRMCF) A PARCEL OF LAND LYING IN SEC 4, TWN 34S, RNG 19E, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SD SEC 4; RUN TH ALG THE N BDRY OF THE NW 1/4 OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SEC E, 1329.95 FT TO THE NE COR OF SD NW 1/4 OF THE NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF THE NW 1/4 OF SEC 4, S 00 DEG 07 MIN 48 SEC E, 60.00 FT; TH ALG A LN LYING 27.00 FT SOUTH OF AND PAR WITH THE S MAINTAINED R/W LN OF GOLF COURSE RD, S 89 DEG 55 MIN 58 SEC W, 13.81 FT; TH S 00 DEG 03 MIN 03 SEC W, 280.17 FT; TH S 60 DEG 00 MIN 00 SEC W, 455.30 FT TO A PT ON A CURVE; TH SLY, 608.92 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 656.00 FT AND A C/A OF 53 DEG 11 MIN 00 SEC (CHORD BEARING S 03 DEG 24 MIN 30 SEC E, 587.29 FT) TO A P.T.; TH S 23 DEG 11 MIN 00 SEC W, 265.00 FT TO A PC OF A CURVE; TH SLY, 158.44 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 944.00 FT AND A C/A OF 09 DEG 37 MIN 00 SEC (CHORD BEARING S 18 DEG 22 MIN 30 SEC W, 158.26 FT) TO A P.T.; TH S 13 DEG 34 MIN 00 SEC W, 275.00 FT TO A PT OF CURVATURE; TH SWLY, 753.20 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 1056.00 FT AND A C/A OF 40 DEG 52 MIN 00 SEC (CHORD BEARING S 34 DEG 00 MIN 00 SEC W, 737.34 FT) TO A P.T.; TH S 54 DEG 26 MIN 00 SEC W, 103.49 FT TO A PT ON A CURVE; TH SELY, 5.03 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 25.00 FT AND A C/A OF 11 DEG 32 MIN 13 SEC (CHORD BEARING S 29 DEG 47 MIN 53 SEC E, 5.03 FT) TO A P.T.; TH S 35 DEG 34 MIN 00 SEC E, 0.48 FT; TH S 54 DEG 26 MIN 00 SEC W, 50.00 FT; TH N 35 DEG 34 MIN 00 SEC W, 0.48 FT TO A PT OF CURVATURE; TH NWLY, 5.03 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 25.00 FT AND A C/A OF 11 DEG 32 MIN 13 SEC (CHORD BEARING N 41 DEG 20 MIN 07 SEC W, 5.03 FT); TH S 54 DEG 26 MIN 00 SEC W, 95.02 FT; TH S 35 DEG 34 MIN 00 SEC E, 139.40 FT; TH S 75 DEG 30 MIN 00 SEC E, 369.19 FT; TH S 12 DEG 39 MIN 00 SEC W, 220.83 FT TO A PT ON A CURVE; TH SLY, 152.45 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 65.00 FT AND A C/A OF 134 DEG 22 MIN 39 SEC (CHORD BEARING S 01 DEG 00 MIN 40 SEC E, 119.83 FT); TH S 21 DEG 48 MIN 00 SEC W, 110.00 FT; TH S 72 DEG 48 MIN 00 SEC E, 34.08 FT; TH S 81 DEG 59 MIN 00 SEC E, 76.83 FT; TH S 08 DEG 01 MIN 00 SEC W, 33.70 FT; TH S 05 DEG 06 MIN 00 SEC W, 75.59 FT; TH S 02 DEG 18 MIN 00 SEC W, 75.59 FT; TH S 00 DEG 37 MIN 00 SEC E, 81.89 FT; TH S 03 DEG 39 MIN 00 SEC E, 122.67 FT; TH S 12 DEG 00 SEC 00 MIN E, 25.00 FT; TH N 78 DEG 00 MIN 00 SEC E, 59.20 FT TO A PT OF CURVATURE; TH ELY, 135.00 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 894.00 FT AND A C/A OF 08 DEG 39 MIN 07 SEC (CHORD BEARING N 82 DEG 19 MIN 33 SEC E, 134.87 FT); TH N 03 DEG 20 MIN 53 SEC W, 25.00 FT TO A PT ON A CURVE, SD PT ALSO BEING THE POB; TH NWLY, 38.43 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 25.00 FT AND A C/A OF 88 DEG 04 MIN 05 SEC (CHORD BEARING N 49 DEG 18 MIN 51 SEC W, 34.75 FT) TO A PCC; TH NLY, 12.32 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 1375.00 FT AND A C/A OF 00

DEG 30 MIN 48 SEC (CHORD BEARING N 05 DEG 01 MIN 24 SEC W, 12.32 FT); TH N 85 DEG 14 MIN 00 SECE, 120.00 FT; TH N 03 DEG 10 MIN 00 SEC W, 70.08 FT; TH N 00 DEG 05 MIN 00 SECE, 72.27 FT; TH N 03 DEG 23 MIN 00 SECE, 72.27 FT; TH N 06 DEG 38 MIN 00 SECE, 70.08 FT; TH S 81 DEG 46 MIN 00 SECE, 45.59 FT; TH S 83 DEG 54 MIN 50 SEC E, 78.51 FT; TH S 84 DEG 15 MIN 15 SECE, 67.52 FT; TH S 57 DEG 07 MIN 00 SECE, 59.83 FT; T S 23 DEG 41 MIN 00 SECE, 59.83 FT; TH S 08 DEG 33 MIN 00 SEC W, 55.64 FT; TH S 39 DEG 35 MIN 00 SEC W, 55.64 FT; TH S 34 DEG 54 MIN 00 SECE, 121.00 FT TO A PT ON A CURVE; THE WLY, 178.29 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 225.00 FT AND A C/A OF 45 DEG 24 MIN 00 SEC (CHORD BEARING S 77 DEG 48 MIN 00 SEC W, 173.66 FT) TO A PRC; TH WLY, 222.12 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 919.00 FT AND A C/A OF 13 DEG 50 MIN 53 SEC (CHORD BEARING N 86 DEG 25 MIN 27 SEC W, 221.58 FT) TO THE POB; AND LESS AND EXCEPT: THE RAWLS PARCEL A: A PARCEL OF LAND LYING IN SEC 4 & 9, TWN 34, RNG 19, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 4, RUN TH ALG THE N BDRY OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SECE, 2659.90 FT TO THE NE COR OF SD NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF SEC 4, S 00 DEG 21 MIN 01 SECE, 2666.98 FT TO THE NW COR OF THESE 1/4 OF SD SEC 4; TH ALG THE W BDRY OF SD SE 1/4 OF SEC 4, S 00 DEG 25 MIN 27 SEC W, 1735.14 FT TO A PT ON THE C/L OF A DRAINAGE DITCH AS DESC IN OR 1170/1 & 5, OF PRMCF; TH ALG SD C/L THE FOLLOWING THREE (3) COURSES: 1) N 79 DEG 28 MIN 14 SECE, 671.09 FT TO THE POB; 2) CONT N 79 DEG 28 MIN 14 SECE, 345.60 FT TO A PT BEING HEREINAFTER REFERRED TO AS PT "A"; 3) CONT, N 79 DEG 28 MIN 14 SECE, 85 FT, M/L, TO THE C/L OF GAMBLE CREEK; TH ALG SD C/L OF GAMBLE CREEK, MEANDER SELY, 1944 FT, M/L TO THE N BDRY OF AFORESAID SEC 9; TH ALG SD N BDRY OF SEC 9, S 89 DEG 25 MIN 14 SEC W, 87 FT, M/L TO A PT HEREINAFTER REFERRED TO AS PT "B", SD PT LYING S 30 DEG 00 MIN 48 SECE, 1294.14 FT FROM AFORESAID PT "A"; TH S 03 DEG 52 MIN 35 SECE, 1421.74 FT; TH S 44 DEG 59 MIN 15 SEC W, 364.24 FT; TH N 45 DEG 44 MIN 59 SEC W, 237.89 FT TO THE W BDRY OF THESE 1/4 OF THE NE 1/4 OF AFORESAID SEC 9; TH N 00 DEG 06 MIN 02 SEC E, 160.46 FT TO THE SE COR OF THE NW 1/4 OF SD NE 1/4 OF SEC 9; TH ALG THE S BDRY OF SD NW 1/4 OF THE NE 1/4 OF SEC 9, N 89 DEG 58 MIN 31 SEC W, 125.38 FT; TH N 37 DEG 19 MIN 57 SEC W, 77.50 FT; TH N 27 DEG 07 MIN 44 SEC W, 207.45 FT; TH N 27 DEG 35 MIN 52 SEC W, 110.61 FT; TH N 21 DEG 19 MIN 39 SEC W, 249.32 FT; TH N 18 DEG 19 MIN 13 SEC W, 740.31 FT; TH N 11 DEG 13 MIN 28 SEC W, 527.71 FT; TH N 00 DEG 53 MIN 35 SEC W, 259.22 FT; TH N 43 DEG 26 MIN 34 SECE, 11.39 FT; TH N 07 DEG 41 MIN 46 SECE, 146.68 FT; TH N 15 DEG 48 MIN 44 SECE, 129.89 FT; TH N 22 DEG 27 MIN 10 SECE, 78.25 FT TO THE POB; TOG WITH: RAWLS PARCEL "B": A PARCEL OF LAND LYING IN SECS 4 & 9, TWN 34, RNG 19, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 4, RUN TH ALG THE N BDRY OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SECE, 2659.90 FT TO THE NE COR OF SD NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF SEC 4, S 00 DEG 21 MIN 01 SECE, 2666.98 FT TO THE NW COR OF THE SE 1/4 OF SD SEC 4; TH ALG THE W BDRY OF SD SE 1/4 OF SEC 4, S 00 DEG 25 MIN 27 SEC W, 1735.14 FT TO A PT ON THE SLY BDRY OF A PARCEL OF LAND DESC IN OR 1170/1 & 5, OR PRMCF, SD PT ALSO BEING THE POB; TH ALG SD C/L, N 79 DEG 28 MIN 14 SEC E, 671.09 FT; TH S 22 DEG 27 MIN 10 SEC W, 78.25 FT; TH S 15 DEG 48 MIN 44 SEC W, 129.89 FT; TH S 07 DEG 41 MIN 46 SEC W, 146.68 FT; TH S 43 DEG 26 IN 34 SEC W, 11.39 FT; TH S 00 DEG 53 MIN 35 SECE, 259.22 FT; TH S 11 DEG 13 MIN 28 SECE, 527.71 FT; TH S 18 DEG 19 MIN 13 SECE, 740.31 FT; TH S 21 DEG 19 MIN 39 SECE, 249.32 FT; TH S 27 DEG 35 MIN 52 SECE, 110.61 FT; TH S 27 DEG 07 MIN 44 SECE, 207.45 FT; TH S 37 DEG 19 MIN 57 SEC E, 77.50 FT TO THE S BDRY OF THE NW 1/4 OF THE NE 1/4 OF AFORESAID SEC 9, N 89 DEG 58 MIN 31 SEC W, 485.03 FT TO A PT ON THE ELY BDRY OF A PARCEL OF LAND DESC IN OR 908/534, OR THE PRMCF; TH ALG SD ELY BDRY OF PARCEL DESC IN OR 908/534, THE FOLLOWING THREE (3) COURSES: 1) N 00 DEG 01 MIN 12 SEC W, 50 FT; 2) ALG A LN LYING 50 FT N OF AND PAR WITH AFORESAID S BDRY OF THE NW 1/4 OF THE NE 1/4 OF SEC 9, N 89 DEG 58 MIN 31 SEC W, 554.54 FT; 3) N 00 DEG 02 MIN 30 SEC E, 512.33 FT TO A PT ON THE N BDRY OF A PARCEL OF LAND DESC IN OR 1817/1535, TH ALG THE N BDRY OF A PARCEL OF LAND DESC IN OR 1817/1535, OF PRMCF, AND THE

ELYEXT THEREOF, N 89 DEG 58 MIN 31 SEC W, 824.12 FT TO A PT ON THE W BDRY OF THE E 1/2 OF THE NE 1/4 OF SD NW 1/4 OF SEC 9, SD PT ALSO BEING THE NW COR OF SD PARCEL OF LAND DESC IN OR 1817/1535; TH ALG SD W BDRY OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC 9, N 00 DEG 00 MIN 51 SEC W, 772.22 FT TO THE NW COR THEREOF; TH ALG THEN BDRY OF SD E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC 9, S 89 DEG 47 MIN 09 SEC E, 8.72 FT; TH N 01 DEG 00 MIN 00 SEC E, 352.73 FT; TH W, 208.14 FT; TH N, 292.54 FT; TH N 39 DEG 43 MIN 52 SEC W, 73.54 FT; TH N 53 DEG 21 MIN 00 SEC W, 51.07 FT; TH N 33 DEG 00 MIN 14 SEC E, 122.17 FT TO A PT ON A CURVE; TH WLY, 313.50 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 425.00 FT AND A C/A OF 42 DEG 15 MIN 53 SEC (CHORD BEARING N 78 DEG 07 MIN 42 SEC W, 306.45 FT); TH N 09 DEG 15 MIN 39 SEC W, 50 FT TO A PT ON A CURVE; TH ELY, 412.58 FT ALG THE ARC OF SD CURVE TO THE RIGHT HAVING A RAD OF 475.00 FT AND A C/A OF 49 DEG 46 MIN 00 SEC (CHORD BEARING S 74 DEG 22 MIN 39 SEC E, 399.73 FT) TO A PT; TH ALG AFORESAID SLY BDRY OF A PARCEL OF LAND DESC IN OR 1170/1 & 5, AND THE WLY EXT THEREOF, THE FOLLOWING TWO (2) COURSES: 1) S 89 DEG 55 MIN 25 SEC E, 219.79 FT; 2) N 79 DEG 28 MIN 14 SEC E, 601.53 FT TO THE POB; TOG WITH RAWLS PARCEL "C": A PARCEL OF LAND LYING IN SEC 9, TWN 34, RNG 19, AND BEING DESC AS FOLLOWS: COM AT THE NW COR OF SEC 4, TWN 34, RNG 19, RUN TH ALG THEN BDRY OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SEC E, 2659.90 FT TO THE NE COR OF SD NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF SEC 4, S 00 DEG 21 MIN 01 SEC E, 2666.98 FT TO THE NW COR OF THESE 1/4 OF SD SEC 4; TH ALG THE W BDRY OF SD SE 1/4 OF SEC 4, S 00 DEG 25 MIN 27 SEC W, 2686.71 FT TO THE NW COR OF THE NE 1/4 OF AFORESAID SEC 9; TH ALG THEN BDRY OF SD NE 1/4 OF SEC 9, N 89 DEG 25 MIN 14 SEC E, 1324.86 FT TO THE NW COR OF THE NE 1/4 OF THE NE 1/4 OF SEC 9; TH ALG THE W BDRY OF SD NE 1/4 OF THE NE 1/4 OF SEC 9, S 00 DEG 06 MIN 02 SEC W, 1345.87 FT TO THE SW COR OF THEREOF; TH ALG THE W BDRY OF THE SE 1/4 OF SD NE 1/4 OF SEC 9, S 00 DEG 06 MIN 02 SEC W, 160.46 FT TO THE POB; TH S 45 DEG 44 MIN 59 SEC E, 237.89 FT; TH N 44 DEG 59 MIN 15 SEC E, 364.24 FT; TH S 27 DEG 57 MIN 39 SEC E, 705.79 FT TO THE NW COR OF THE S 633 FT OF THE E 571 FT OF AFORESAID SE 1/4 OF THE NE 1/4 OF SEC 9; TH ALG THE W BDRY OF SD S 633 FT OF THE E 571 FT OF THE SE 1/4 OF THE NE 1/4 OF SEC 9, S 00 DEG 04 MIN 06 SEC W, 578.63 FT TO A PT ON THE N MAINTAINED R/W LN OF MULHOLLAND RD; THENCE ALG SD N MAINTAINED R/W LN THE FOLLOWING TWO COURSES: 1) S 86 DEG 56 MIN 29 SEC W, 424.29 FT; 2) ALG A LN LYING 33 FT N OF AND PAR WITH THE S BDRY OF AFORESAID NE 1/4 OF SEC 9, S 89 DEG 49 MIN 36 SEC W, 336.44 FT TO A PT ON AFORESAID W BDRY OF THE SE 1/4 OF THE NE 1/4 OF SEC 9; TH ALG SD W BDRY OF THESE 1/4 OF THE NE 1/4 OF SEC 9, N 00 DEG 06 MIN 02 SEC E, 1134.07 FT TO THE POB; ALSO TOG WITH THE FOLLOWING DESC EASMT: A NONEXCLUSIVE EASMT FOR INGRESS/EGRESS AND UTILITIES OVER, ACROSS, UNDER AND THROUGH THE BELOW DESC PROPERTY AND WHICH EASMT MAY BE IMPROVED BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE PROPERTY DESC IN THIS EXHIBIT "A" AND MAY BE DEVELOPED BY THE GRANTEE IN CONJUNCTION WITH THE DEVELOPMENT OF SD PROPERTY AND, IF REQUIRED, DEDICATED TO MANATEE COUNTY OR SUCH OTHER PUBLIC ENTITY HAVING JURISDICTION OVER THE PROPERTY DESC IN THIS EXHIBIT "A", WITH THE PROPERTY SUBJECT TO THIS EASMT BEING DESC AS FOLLOWS: INGRESS/EGRESS EASMT PARCEL 1: A PARCEL OF LAND LYING IN SEC 4, TWN 34, RNG 19, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 4, RUN TH ALG THEN BDRY OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SEC E, 2659.90 FT TO THE NE COR OF SD NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF SEC 4, S 00 DEG 21 MIN 01 SEC E, 2666.98 FT TO THE NE COR OF THE SW 1/4 OF SD SEC 4; TH ALG THE E BDRY OF SD SW 1/4 OF SEC 4, S 00 DEG 25 MIN 27 SEC W, 1735.14 FT TO A PT ON THE SLY BDRY OF A PARCEL OF LAND DESC IN OR 1170/1 & 5, OR PRMCF, TH S 79 DEG 28 MIN 14 SEC W, FOR A DIST OF 601.53 FT; TH N 89 DEG 55 MIN 25 SEC W, 219.79 FT TO A PT ON A CURVE; TH WLY, 412.58 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 475.00 FT AND A C/A OF 49 DEG 46 MIN 00 SEC (CHORD BEARING N 74 DEG 22 MIN 39 SEC W, 399.73 FT) TO THE POB; TH S 09 DEG 15 MIN 39 SEC E, 50.00 FT TO A PT ON A

CURVE; TH WLY, 67.59 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 425.00 FT AND A C/A OF 09 DEG 06 MIN 41 SEC (CHORD BEARING S 76 DEG 11 MIN 00 SEC W, 67.51 FT); TH N 15 DEG 00 MIN 00 SEC W, 109.72 FT TO A PT OF CURVATURE; TH NWLY, 873.10 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 575.00 FT AND A C/A OF 87 DEG 00 MIN 00 SEC (CHORD BEARING N 58 DEG 30 MIN 00 SEC W, 791.61 FT) TO A P.T.; TH S 78 DEG 00 MIN 00 SEC W, 102.84 FT; TH N 12 DEG 00 MIN 00 SEC W, 50 FT; TH N 78 DEG 00 MIN 00 SEC E, 102.84 FT TO A PT OF CURVATURE; TH SELY, 949.02 FT ALG THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 625.00 FT AND A C/A OF 87 DEG 00 MIN 00 SEC (CHORD BEARING S 58 DEG 30 MIN 00 SEC E, 860.44 FT) TO A P.T.; TH S 15 DEG 00 MIN 00 SEC E, 36.49 FT TO A PT OF CURVATURE; TH SELY, 36.77 FT ALG THE ARC OF A CURVE TO THE LEFT HAVING A RAD OF 25 FT AND A C/A OF 84 DEG 15 MIN 39 SEC (CHORD BEARING S 57 DEG 07 MIN 49 SEC E, 33.54 FT) TO THE POB; SUBJ TO AN EASMT REC IN OR 2373/1118, (OR 2373/1172); ALSO LESS OR 2373/5295 TO MEDALLION HOMES AT FT HAMER LLC; TOG WITH AN EASMT FOR INGRESS/EGRESS BENEFITTING A PORTION OF THE FOREGOING PROPERTY CREATED UNDER SWD FROM WHC AT GAMBLE CREEK LLC, DTD 3/17/11 REC PRIOR HERETO, MORE PARTICULARLY DESC AS FOLLOWS: A NONEXCLUSIVE EASMT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESC PROPERTY: INGRESS/EGRESS EASMT PARCEL 2: A PARCEL OF LAND LYING SEC 9, TWN 34, RNG 19, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NWC COR OF SEC 4, TWN 34, RNG 19, RUN TH ALG THE N BDRY OF THE NW 1/4 OF SD SEC 4, N 89 DEG 55 MIN 58 SEC E, 2659.90 FT TO THE NE COR OF SD NW 1/4 OF SEC 4; TH ALG THE E BDRY OF SD NW 1/4 OF SEC 4, S 00 DEG 21 MIN 01 SEC E, 2666.98 FT TO THE NW COR OF THE SE 1/4 OF SD SEC 4; TH ALG THE W BDRY OF SD SE 1/4 OF SEC 4, S 00 DEG 25 MIN 27 SEC W, 2686.71 FT TO THE NWC COR OF SD NE 1/4 OF SEC 9; TH ALG THE N BDRY OF SD NE 1/4 OF SEC 9, N 89 DEG 25 MIN 14 SEC E, 1324.86 FT TO THE NWC COR OF THE NE 1/4 OF THE NE 1/4 OF SEC 9; TH ALG THE W BDRY OF SD NE 1/4 OF THE NE 1/4 OF SEC 9, S 00 DEG 06 MIN 02 SEC W, 2640.40 FT TO A PT ON THE N MAINTAINED R/W LN OF MULHOLLAND RD, TH ALG SD N MAINTAINED R/W LN THE FOLLOWING TWO COURSES: 1) N 89 DEG 49 MIN 36 SEC E, 336.44 FT ALG A LN LYING 33.00 FT N OF AND PAR WITH THE S BDRY OF AFORESAID NE 1/4 OF SEC 9; 2) N 86 DEG 56 MIN 29 SEC E, 424.29 FT TO THE POB; TH N 00 DEG 04 MIN 06 SEC E, 636.62 FT; TH S 27 DEG 57 MIN 39 SEC E, 63.84 FT; TH S 00 DEG 04 MIN 06 SEC W, 578.63 FT; TO A PT ON THE AFORESAID N MAINTAINED DR/W LN, TH ALG SD N MAINTAINED R/W LN S 86 DEG 56 MIN 29 SEC W, 30.04 FT TO THE POB; ALSO LESS THAT PART INCLUDED IN CROSS CREEK PH I & IC PER PB 67 PGS 44-64 DESC AS FOLLOWS: COM AT THE NW COR OF SEC 4 TWN 34 S RNG 19 E MANATEE CO FL; TH N 89 DEG 55 MIN 58 SEC E ALG THE N LINE OF THE NW 1/4 OF THE NW 1/4 OF SEC 4 A DIST OF 332.28 FT; TH S 00 DEG 04 SEC 02 MIN E A DIST OF 33 FT TO THE NWC COR OF THE ADD R/W DEDICATED BY THE CROSS CREEK PH I-A SUB, REC IN PB 53 PG 97 PRMCF; TH N 89 DEG 55 MIN 58 SEC E ALG THE N LINE OF SD ADD R/W A DIST OF 983.95 FT TO THE NE COR THEREOF, SD PT ALSO BEING THE POB; TH CONT N 89 DEG 55 MIN 59 SEC E ALG THE S R/W LINE OF GOLF COURSE RD (66 FT WIDE) AS SHOWN IN SD SUB AND THE S LINE OF THE RD R/W FOR GOLF COURSE RD AS DESC AND REC IN OR 785/289 PRMCF, A DIST OF 35 FT TO THE NW COR OF THAT CERTAIN "PARCEL ONE" AS DESC AND REC IN OR 1399/5984, PRMCF; TH S 00 DEG 03 MIN 03 SEC W ALONG THE W LINE OF SAID "PARCEL ONE" AND THE W LINE OF THAT CERTAIN "PARCEL TWO" AS DESC AND REC IN OR 1322/3592, A DIST OF 2632.03 FT TO SW COR OF SD "PARCEL TWO"; TH S 89 DEG 59 MIN 03 SEC E, ALG THE S LINE OF SD "PARCEL TWO" A DIST OF 43.24 FT TO THE NE COR OF THAT CERTAIN PARCEL OF LAND DESC AND REC IN OR 1170/0005 PRMCF; TH THE FOL (3) COURSES ALG THE WLY AND SLY LINES OF SD CERTAIN PARCEL IN OR 1170/0005: 1) S 01 DEG 39 MIN 22 SEC W A DIST OF 475.25 FT; TH 2) S 89 DEG 59 MIN 00 SEC E A DIST OF 524.89 FT; TH 3) S 00 DEG 04 MIN 21 SEC W A DIST OF 893.18 FT TO THE NE COR OF THAT CERTAIN PARCEL OF LAND DESC AND REC IN OR 2373/5295 PRMCF; TH THE FOL (5) COURSES ALG THE NLY LINE OF SD CERTAIN PARCEL OF LAND IN OR 2373/5295 PRMCF: 1) N 89 DEG 55 MIN 39 SEC W A DIST OF 502.28 FT; TH 2) S 50 DEG 13 MIN 00 SEC W A DIST OF 172 FT TO THE BEG OF A NON-TANGENT CURVE TO

THE LEFT HAVING A RAD OF 575 FT A C/B N 40 DEG 27 MIN 00 SEC W 13.38 FT AND A C/A 01 DEG 20 MIN 00 SEC; TH 3) NWLY ALONG THE ARC OF SD CURVE A DIST OF 13.38 FT; TH 4) S 48 DEG 53 MIN 00 SEC W A DIST OF 480.16 FT; TH 5) S 90 DEG 00 MIN 00 SEC W A DIST OF 189.84 FT TO THE SE COR OF TRACT M SD CROSS CREEK I-A SUB; TH THE FOLLOWING (32) COURSES ALG THE ELY BDRY LINE OF SD SUB: 1) N 12 DEG 00 MIN 00 SEC W A DIST OF 539.38 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 25 FT A C/B N 57 DEG 00 MIN 00 SEC W 35.36 FT AND A C/A OF 90 DEG; TH 2) NWLY ALG THE ARC OF SD CURVE A DIST OF 39.27 FT; TH 3) N 12 DEG 00 MIN 00 SEC W A DIST OF 194 FT TO THE PC RIGHT HAVING A RAD OF 25 FT A C/B N 33 DEG 00 MIN 00 SEC E AND A C/A OF 90 DEG; TH 4) NELY ALONG THE ARC OF SD CURVE A DIST OF 39.27 FT; TH 5) N 78 DEG 00 MIN 00 SEC E A DIST OF 43.64 FT; TH 6) N 12 DEG 00 MIN 00 SEC W A DIST OF 50 FT; TH 7) N 03 DEG 39 MIN 00 SEC W A DIST OF 122.67 FT; TH 8) N 00 DEG 37 MIN 00 SEC W A DIST OF 81.89 FT; TH 9) N 02 DEG 18 MIN 00 SEC E A DIST OF 75.59 FT; TH 10) N 05 DEG 06 MIN 00 SEC E A DIST OF 75.59 FT; TH 11) N 08 DEG 01 MIN 00 SEC E A DIST OF 33.70 FT; TH 12) N 81 DEG 59 MIN 00 SEC W A DIST OF 76.83 FT; TH 13) N 72 DEG 48 MIN 00 SEC W A DIST OF 34.08 FT; TH 14) N 21 DEG 48 MIN 00 SEC E A DIST OF 110 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 65 FT A C/B N 01 DEG 00 MIN 40 SEC W 119.83 FT AND A C/A OF 134 DEG 22 MIN 39 SEC; TH 15) NLY ALG THE ARC OF SD CURVE A DIST OF 152.45 FT; TH 16) N 12 DEG 39 MIN 00 SEC E A DIST OF 220.83 FT; TH 17) N 75 DEG 30 MIN 00 SEC W A DIST OF 369.19 FT; TH 18) N 35 DEG 34 MIN 00 SEC W A DIST OF 139.40 FT; TH 19) N 54 DEG 26 MIN 00 SEC E A DIST OF 95.02 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25 FT A C/B S 41 DEG 20 MIN 07 SEC E 50.03 FT AND A C/A OF 11 DEG 32 MIN 13 SEC; TH 20) SELY ALG THE ARC OF SD CURVE A DIST OF 5.03 FT; TH 21) S 35 DEG 34 MIN 00 SEC E A DIST OF 0.48 FT; TH 22) N 54 DEG 26 MIN 00 SEC E A DIST OF 50 FT; TH 23) N 35 DEG 34 MIN 00 SEC W A DIST OF 0.48 FT TO THE PC RIGHT HAVING A RAD OF 25 FT A C/B N 29 DEG 47 MIN 53 SEC W AND A C/A OF 11 DEG 32 MIN 13 SEC; TH 24) NWLY ALG THE ARC OF SD CURVE A DIST OF 5.03 FT; TH 25) N 54 DEG 26 MIN 00 SEC E A DIST OF 103.49 FT TO THE PC LEFT HAVING A RAD OF 105.6 FT A C/B N 34 DEG 00 MIN 00 SEC E AND A C/A OF 40 DEG 52 MIN 00 SEC; TH 26) NELY ALONG THE ARC OF SD CURVE A DIST OF 753.20 FT; TH 27) N 13 DEG 34 MIN 00 SEC E A DIST OF 275 FT TO THE PC RIGHT HAVING A RAD OF 944 FT A C/B N 18 DEG 22 MIN 30 SEC E AND A C/A OF 09 DEG 37 MIN 00 SEC; TH 28) NLY ALONG THE ARC OF SD CURVE A DIST OF 158.44 FT; TH 29) N 23 DEG 11 MIN 00 SEC E A DIST OF 265 FT TO THE PC LEFT HAVING A RAD OF 656 FT A C/B N 03 DEG 24 MIN 30 SEC W AND A C/A OF 53 DEG 11 MIN 00 SEC; TH 30) NLY ALG THE ARC OF SD CURVE A DIST OF 608.92 FT; TH 31) N 60 DEG 00 SEC 00 MIN E A DIST OF 455.30 FT; TH 32) N 00 DEG 03 MIN 03 SEC E A DIST OF 307.17 FT TO THE POB; BEING AND LYING IN SEC 4 TWN 34 RNG 19 MANATEE COUNTY FL; SUB TO PERTINENT EAS MTR/W AND RESTRICTIONS OF REC IF ANY; PI# 5002.2156/9

EXHIBIT "B"
FUNDING AGREEMENT

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this _____ day of December, 2020, by and between: **Cross Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida whose address is c/o PFM Group Consulting, LLC, 12051 Corporate Boulevard, Orlando, FL 32817 (“**District**”); and _____, whose address is 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243 (“**Developer**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”) and by Ordinance No. 06-21, adopted by the Board of County Commissioners for Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure (“**Ordinance**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately _____ acres of land; and

WHEREAS, the Developer has approached the District and requested that the District petition to amend its boundaries (“**Boundary Amendment**”) to remove approximately **122.289 acres, currently owned by Land Experts, Inc./Parrish Land Trust U/A/D 12/20/16**, from the District; and

WHEREAS, pursuant to Resolution 2021-02, the District has authorized the Boundary Amendment, and, in consideration, the Developer has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment (“**Amendment Expenses**”); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PROVISION OF FUNDS. The Developer agrees to either directly fund the Amendment Expenses or make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. DISTRICT USE OF FUNDS. The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Developer for funds made available to the District under this Agreement.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties at the addresses set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Florida Statutes, or other statutes or law.

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

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

17. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

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

**CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

Title: _____



By: _____

Its: _____

**Cross Creek
Community Development District**

Consideration of Resolution 2021-03, Canvassing
and Certifying the Results of the Landowners'
Election

RESOLUTION 2021-02

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 5, 2020 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

_____	Votes	_____
_____	Votes	_____
_____	Votes	_____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	Four (4) Year Term
_____	Four (4) Year Term

Two (2)
Year Term

- 3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 22ND DAY OF DECEMBER, 2020.

Chairperson
CROSS CREEK COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

Secretary

**Cross Creek
Community Development District**

Consideration of Resolution 2021-04,
Resolution, Election Officers Position

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY of DECEMBER, 2020.

ATTEST:

**CROSS CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**Cross Creek
Community Development District**

Ratification of the Brightview Landscape
Addendum to Mater Agreement



ADDENDUM 'A' TO MASTER AGREEMENT
 DATED NOVEMBER 09, 2020 JOB # 340500081
 FOR ADDITIONAL ADDED LANDSCAPE SERVICES TO THE EXISTING SCOPE OF WORK AT THE
 CROSS CREEK HOMEOWNERS ASSOCIATION -
 CDD

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract.

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

The addendum is for the adjustment in additional added landscape service areas. Additional pond and Tract mowing at Phase IB and IC.

CHANGES:

Addition to Scope Program

Client Initials	Additional Landscape services	COST PER MONTH	COST PER YEAR
	Additional Service Scope	\$2,048.00	\$24,576.00

Scope of additional services to be added:

- Mowing and weed-eating of selected pond banks. Mowing of tracts and edging and blowing of sidewalks and Miami curbing adjacent to ponds.
- Existing contract value \$6,726.00 Plus New Addendum \$2,048.00
- New Landscape Service Total \$8,774.00 Per Month

Agreed:

Client

By: Charles Gray

Title: Chairman CDD

Date: 11-11-20

BrightView Landscape Services

By: _____

Title _____

Date: _____

**Cross Creek
Community Development District**

Ratification of Payment Authorizations 87-91

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 087
10/16/2020

Item No.	Vendor	Invoice Number	FY20 General Fund	FY21 General Fund
1	Impact Pest Elimination Pest Control Oct 2020	884773		\$ 140.00 ✓
2	PFM Group Consulting LLC Dist. Mgmt Fee Oct 2020	DM-10-2020-0009		\$ 2,500.00 ✓



	\$0.00	\$2,640.00
TOTAL	\$2,640.00	

APPROVED CC 10/27/20

Charles Ray, Chair

Board Member

M
10/28/20

Please Return To:
Cross Creek CDD
C/O PFM Group Consulting LLC
12051 Corporate Boulevard
Orlando, FL 32817

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**



Payment Authorization No. 088
10/22/2020

Item No.	Vendor	Invoice Number	FY20 General Fund	FY21 General Fund
1	Bradenton Herald Legal Ad 10/13/20	4763162		\$ 91.26 ✓
2	Cbert Trucking and Grading Irrigation Repairs and Pump Service	040118-1032B		\$ 140.00 ✓
3	Manatee County Utilities (Paid Online) Account#187908-133094 Svcs 08/19/20 - 09/18/20	--	\$ 835.82 ✓	
	Account#187908-134766 Svcs 08/19/20 - 09/19/20	--	\$ 31.99 ✓	
	Account#187908-134768 Svcs 08/19/20 - 09/19/20	--	\$ 32.72 ✓	
4	The Residences at Cross Creek HOA, Inc Field Operation Aug. 2020	CCH- 08/2020	\$ 600.00 ✓	
			\$1,500.53	\$231.26

TOTAL \$1,731.79

APPROVED COE 10/28/20

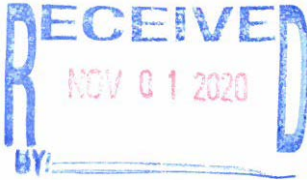
Charles P. Hay
Board Member

10/30/20

**CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 089
10/29/2020

Item No.	Vendor	Invoice Number	FY20 General Fund	FY21 General Fund
1	Bradenton Herald Legal Ad 10/15/20	4763311		\$ 222.94 ✓
2	Holiday Pools of West Florida Install Life Ring & 30' Rope	72691		\$ 610.00 ✓
3	Impact Pest Elimination Check Rodent Stations	885592		\$ 80.00 ✓
4	Peace River Electric (Paid Online) Account#158231001 Svcs 09/09/20-10/10/20	--	\$ 75.03 ✓	
	Account#158231002 Svcs 09/09/20-10/10/20	--	\$ 53.45 ✓	
	Account#158231008 Svcs 09/09/20-10/10/20	--	\$ 39.11 ✓	
			\$167.59	\$912.94



\$167.59 \$912.94
TOTAL **\$1,080.53** APPROVED CC 11/06/20

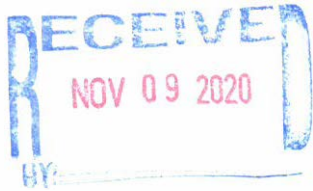
Board Member

04
 11/10/20

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 090
11/5/2020

Item No.	Vendor	Invoice Number	FY20 General Fund	FY21 General Fund
1	Holiday Pools of West Florida Pool Maint. Nov 2020	MC-56132		\$ 475.00 ✓
2	Longboat Aquatics Monthly Lake Svcs Nov 2020 B1 C1 Monthly Lake Svcs Nov 2020	2020-458 2020-459		\$ 342.00 ✓ \$ 736.00 ✓
3	Peace River Electric (Paid Online) Account#158231004 Svcs 09/22/20-10/23/20 Account#158231005 Svcs 09/25/20-10/26/20 Account#158231006 Svcs 09/22/20-10/23/20 Account#158231007 Svcs 09/18/20-10/19/20 Account#158231009 Svcs 09/19/20-10/19/20	-- -- -- -- --		\$ 1,638.02 ✓ \$ 71.59 ✓ \$ 1,886.70 ✓ \$ 39.00 ✓ \$ 34.66 ✓
4	Persson, Cohen & Mooney, P.A. Dist. Attorney Svcs Oct 2020	25297		\$ 4,585.00 ✓
5	Southwest Maintenance Services, Inc. Remove Wasp nest	7508	\$ 80.00 ✓	



	\$80.00	\$9,807.97
		APPROVED CC 11/24/20
TOTAL	\$9,887.97	

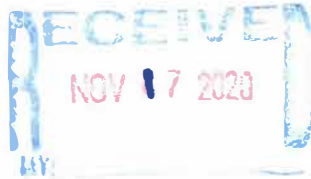
Charles P. King
Board Member

APPROVED
11/25/20

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 091
11/13/2020

Item No.	Vendor	Invoice Number	FY20 General Fund	FY21 General Fund
1	Cbert Trucking and Grading Irrigation Repairs and Pump Service	040118-1044A		\$ 120.00 ✓
2	Manatee County Utilities (Paid Online) Account#187908-133094 Svcs 09/18/20 - 10/19/20 Account#187908-134766 Svcs 09/19/20 - 10/19/20 Account#187908-134768 Svcs 09/19/20 - 10/19/20	-- -- --		\$ 773.69 ✓ \$ 31.99 ✓ \$ 31.99 ✓
3	PFM Group Consulting LLC Billable Expenses	112312		\$ 19.15 ✓
4	Southwest Maintenance Services, Inc. Repair bench at dog park	11203		\$ 520.00 NO
5	Suburban Propane Late Charge <u>NO</u>	--		\$ 1.54 NO
6	Synovus Bank Interest Pmt/ Synovus Loan	Interest 11.15.20		\$ 141.22 ✓
7	The Residences at Cross Creek HOA, Inc Field Operation Nov. 2020	CCH- 11/2020		\$ 600.00 ✓



	\$0.00	\$2,239.58
TOTAL	\$2,239.58	<u>1,718.04</u>

Charles P. Boy
Board Member

OP
12/10/20

APPROVED
AS MODIFIED
12/08/20

Please Return To:
Cross Creek CDD
C/O PFM Group Consulting LLC
12051 Corporate Boulevard
Orlando, FL 32817

**Cross Creek
Community Development District**

Review of District Financial Statements

Cross Creek CDD
Statement of Activities
For the period of 10/1/2020 through 10/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
Other Assessments		\$70,500.00			\$70,500.00
Developer Contributions		3,206,144.11			3,206,144.11
Inter-Fund Group Transfers In		(0.12)			(0.12)
Inter-Fund Transfers In			\$0.12		0.12
Total Revenues	<u>\$0.00</u>	<u>\$3,276,643.99</u>	<u>\$0.12</u>	<u>\$0.00</u>	<u>\$3,276,644.11</u>
<u>Expenses</u>					
Public Officials' Insurance	\$2,599.00				\$2,599.00
Trustee Services	1,346.86				1,346.86
District Management	2,500.00				2,500.00
Field Management	600.00				600.00
Assessment Administration	5,000.00				5,000.00
Legal Advertising	314.20				314.20
Web Site Maintenance	40.00				40.00
Dues, Licenses, and Fees	175.00				175.00
Interest Payments	136.67				136.67
Pool Maintenance	1,085.00				1,085.00
General Liability Insurance	3,639.00				3,639.00
Property & Casualty	5,893.00				5,893.00
Lake Maintenance	1,078.00				1,078.00
Landscape Improvements	140.00				140.00
Pest Control	220.00				220.00
Total Expenses	<u>\$24,766.73</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$24,766.73</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Net Increase (Decrease) in FV of Inv		\$0.01			\$0.01
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$0.01</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.01</u>
Change In Net Assets	(\$24,766.73)	\$3,276,644.00	\$0.12	\$0.00	\$3,251,877.39
Net Assets At Beginning Of Period	(\$63,597.46)	\$636,874.30	\$893.91	\$0.00	\$574,170.75
Net Assets At End Of Period	(\$88,364.19)	\$3,913,518.30	\$894.03	\$0.00	\$3,826,048.14

Cross Creek CDD
Statement of Financial Position
As of 10/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$10,719.31				\$10,719.31
Assessments Receivable	342,975.82				342,975.82
Assessments Receivable		\$46,111.70			46,111.70
Due From Other Funds		30.84			30.84
Debt Service Reserve 2007A Bond		14,200.12			14,200.12
Debt Service Reserve 2007B Bond		9,500.08			9,500.08
Debt Service Reserve 2016AB Bond		211,345.06			211,345.06
Revenue 2007AB Bond		23,495.93			23,495.93
Interest 2016AB Bond		207,946.25			207,946.25
Prepayment 2016A Bond		152,000.00			152,000.00
Sinking Fund 2016A Bond		0.02			0.02
Sinking Fund 2016B Bond		1,595,000.00			1,595,000.00
Redemption Account 2016B		1,700,000.00			1,700,000.00
Acquisition/Construction 2007AB Bond			\$240.09		240.09
Deferred Cost 2007AB Bond			653.94		653.94
Total Current Assets	\$353,695.13	\$3,959,630.00	\$894.03	\$0.00	\$4,314,219.16
<u>Investments</u>					
Amount Available in Debt Service Funds				\$3,913,487.46	\$3,913,487.46
Amount To Be Provided				2,931,512.54	2,931,512.54
Total Investments		\$0.00	\$0.00	\$6,845,000.00	\$6,845,000.00
Total Assets	\$353,695.13	\$3,959,630.00	\$894.03	\$6,845,000.00	\$11,159,219.16

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$40,958.00				\$40,958.00
Due To Other Funds	30.84				30.84
Deferred Revenue	342,428.32				342,428.32
Due to HOA	17,642.16				17,642.16
Deferred Revenue		\$46,111.70			46,111.70

Cross Creek CDD
Statement of Financial Position
As of 10/31/2020

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Long Term Debt</u>	<u>Total</u>
Total Current Liabilities	\$401,059.32	\$46,111.70	\$0.00	\$0.00	\$447,171.02
<u>Long Term Liabilities</u>					
Notes and Loans Payable - Long-Term	\$41,000.00				\$41,000.00
Revenue Bonds Payable - Long-Term				\$6,845,000.00	6,845,000.00
Total Long Term Liabilities	<u>\$41,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,845,000.00</u>	<u>\$6,886,000.00</u>
Total Liabilities	<u>\$442,059.32</u>	<u>\$46,111.70</u>	<u>\$0.00</u>	<u>\$6,845,000.00</u>	<u>\$7,333,171.02</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$84,936.70)				(\$84,936.70)
Current Year Net Assets, Unrestricted	0.00				0.00
Net Assets - General Government	21,339.24				21,339.24
Current Year Net Assets - General Government	(24,766.73)				(24,766.73)
Fund Balance - Unreserved		(\$1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		5,140,132.30			5,140,132.30
Current Year Net Assets, Unrestricted		3,276,644.00			3,276,644.00
Net Assets - General Government		(3,317,408.00)			(3,317,408.00)
Net Assets, Unrestricted			(\$1,905,054.09)		(1,905,054.09)
Current Year Net Assets, Unrestricted			0.12		0.12
Net Assets - General Government			1,905,948.00		1,905,948.00
Total Net Assets	<u>(\$88,364.19)</u>	<u>\$3,913,518.30</u>	<u>\$894.03</u>	<u>\$0.00</u>	<u>\$3,826,048.14</u>
Total Liabilities and Net Assets	<u>\$353,695.13</u>	<u>\$3,959,630.00</u>	<u>\$894.03</u>	<u>\$6,845,000.00</u>	<u>\$11,159,219.16</u>

Cross Creek CDD
Budget to Actual
For the Month Ending 10/31/2020

	Year To Date			FY 2021
	Actual	Budget	Variance	Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ -	\$ 28,981.58	\$ (28,981.58)	\$ 347,779.00
Net Revenues	\$ -	\$ 28,981.58	\$ (28,981.58)	\$ 347,779.00
<u>General & Administrative Expenses</u>				
Public Officials' Insurance	\$ 2,599.00	\$ 226.92	\$ 2,372.08	\$ 2,723.00
Trustee Services	1,346.86	708.33	638.53	8,500.00
District Management	2,500.00	2,500.00	-	30,000.00
Field Management	600.00	604.17	(4.17)	7,250.00
Engineering	-	41.67	(41.67)	500.00
Dissemination Agent	-	333.33	(333.33)	4,000.00
Property Appraiser	-	41.67	(41.67)	500.00
District Counsel	-	666.67	(666.67)	8,000.00
Assessment Administration	5,000.00	416.67	4,583.33	5,000.00
Reamortization Schedule	-	62.50	(62.50)	750.00
Audit	-	541.67	(541.67)	6,500.00
Arbitrage Calculation	-	41.67	(41.67)	500.00
Travel and Per Diem	-	33.33	(33.33)	400.00
Telephone	-	4.17	(4.17)	50.00
Postage & Shipping	-	8.33	(8.33)	100.00
Copies	-	2.08	(2.08)	25.00
Legal Advertising	314.20	37.50	276.70	450.00
Office Supplies	-	2.08	(2.08)	25.00
Web Site Maintenance	40.00	40.00	-	480.00
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00
Interest Payments	136.67	100.00	36.67	1,200.00
Principal Payment	-	1,708.33	(1,708.33)	20,500.00
Total General & Administrative Expenses	\$ 12,711.73	\$ 8,135.67	\$ 4,576.06	\$ 97,628.00
<u>Field Expenses</u>				
Contingency	\$ -	\$ 166.67	\$ (166.67)	\$ 2,000.00
Developer Advance Repayment	0.00	-	-	-
Electric	-	3,333.33	(3,333.33)	40,000.00
Gas	-	8.33	(8.33)	100.00
Water	-	1,000.00	(1,000.00)	12,000.00
Pool Maintenance	1,085.00	833.33	251.67	10,000.00
General Liability Insurance	3,639.00	300.25	3,338.75	3,603.00
Property & Casualty	5,893.00	491.00	5,402.00	5,892.00
Janitorial/Cleaning	-	500.00	(500.00)	6,000.00
Camera/Monitoring	-	642.00	(642.00)	7,704.00
Lake Maintenance	1,078.00	1,071.00	7.00	12,852.00
Landscape Maintenance	-	8,916.67	(8,916.67)	107,000.00
Landscape Improvements	140.00	2,500.00	(2,360.00)	30,000.00
Equipment Repair & Maintenance	-	1,000.00	(1,000.00)	12,000.00
Pest Control	220.00	83.33	136.67	1,000.00
Total Field Expenses	\$ 12,055.00	\$ 20,845.92	\$ (8,790.92)	\$ 250,151.00
Total General, Administrative Expenses & Field Expense	\$ 24,766.73	\$ 28,981.58	\$ (4,214.85)	\$ 347,779.00
Total Expenses	\$ 24,766.73	\$ 28,981.58	\$ (4,214.85)	\$ 347,779.00
Net Income (Loss)	\$ (24,766.73)	\$ -	\$ (24,766.73)	\$ -