Cross Creek
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817;
Phone: 407-723-5900, Fax: 407-723-5901
www.crosscreekcdd.org

The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, May 20, 2025, at 10:00 a.m. at the 4000 Creekside Park Dr, Parrish, Florida 34219.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956 Passcode: 2538 286 6774

Join from the meeting link
https://pfmcdd.webex.com/meet/ripollv

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period

1. Letter From Supervisor of Elections – Manatee County

Business Matters

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

Other Business

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

pfm

- Audience Comments

Adjournment

pfm

Cross Creek
Community Development District

Letter From Supervisor of Elections – Manatee County

SCOTT FARRINGTON
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Cross Creek Community Development District
PFM Group Consulting, LLC
Attn: Venessa Ripoll
3501 Quadrangle Blvd Suite 270
Orlando, FL. 32817

Dear Ms. Ripoll:

We are in receipt of your request for the number of registered voters in the Cross Creek Community Development District of April 15, 2025. According to our records, there were 692 persons registered in the Cross Creek Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington

Scott Farrington
Supervisor of Elections

SF/sas

Cross Creek
Community Development District

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

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, April 15, 2025, at 10:00 a.m.
4000 Creekside Park Dr.
Parrish, FL, 34219

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
Mike DiPhilippo	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM – Via phone
Jennifer Glasgow	Accountant – PFM – Via phone
Dan Lewis	District Counsel - Persson Cohen & Mooney, P.A.
Jeff Sprouse	District Engineer – Alliant Engineering
Scott Richardson	LMP

Various Residents

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

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

Public Comment Period

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

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

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

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

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

SECOND ORDER OF BUSINESS **Business Matters**

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

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

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

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

Ratification of the District Engineering Agreement with Alliant

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

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

Review and Acceptance of the Fiscal Year 2024 Audit Report

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

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

Ms. Glasgow will follow up regarding this.

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

Update Regarding the Amenity Center Dumpster

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

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

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

Discussion Regarding the Amenity Center Dumpster Fence

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

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

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

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

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

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

Update on Envera

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

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

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

Review and Consideration of VGlobalTech Proposal

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

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

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

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

Discussion of PRECO Meter/Lights

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

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

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

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

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

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

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

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

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

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

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

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

Ratification of Payment Authorization Nos. 286 – 292

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

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

Review of Districts Financials

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

The Board reviewed the financials.

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

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

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- No report.

District Engineer- No report.

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

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

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

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

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

FOURTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

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

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

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

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

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

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

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

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

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

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

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

FIFTH ORDER OF BUSINESS **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairperson/ Vice Chairperson

Cross Creek
Community Development District

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

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cross Creek Community Development District (**"District"**) prior to June 15, 2025, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

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

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: _____

LOCATION: _____

_____

_____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY 2025.

ATTEST:

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Exhibit A: FY 2025/2026 Proposed Budget

Cross Creek CDD

Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

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

Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Carry Forward Revenue

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

Administrative Expenditures:

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Annual Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Document Preparation Fee

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

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Office Supplies

General office supplies.

Website Maintenance

Website maintenance fee.

Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Dues, Licenses & Fees

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

Continuing Education

Ethics course required by the state for each board member.

Field Expenditures:

Electric

Electricity to maintain district property.

Water/Reclaimed Water

Water used for irrigation and amenity.

Pool Maintenance

Swimming pool requires cleaning and maintenance.

Amenity - Camera/Monitoring (Envera)

Installation and monitoring of security cameras.

Janitorial Services

Janitorial services for the clubhouse or amenity center.

General Liability Insurance

General liability insurance.

Property Insurance

Insurance to protect property and cover casualty.

Crime Insurance

Insurance to cover crime on premises.

Lake Maintenance

Maintenance of lakes owned by District.

Landscape Maintenance & Material

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

Cross Creek Community Development District

Fiscal Year 2026 Budget Item Description

Landscape Improvements

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

Major Repair & Maintenance

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

Pest Control

Pest control services.

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

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

Cross Creek
Community Development District

Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
* Board Certified City, County and Local Government Law
** Retired

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

Reply to: Venice

April 15, 2025

Venessa Ripoll, District Manager
PFM Group Consulting, LLC.
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

RE: CPI Attorney Fees – Cross Creek Community Development District

Dear Venessa:

Pursuant to our fee agreement with the Cross Creek Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 2.3%. The adjusted hourly rate we are requesting is as follows: $310.00 per hour.

Thank you for your attention to this matter. As always, we value our continued working relationship with you and the District. Should you have any questions, please feel free to contact me.

Sincerely,

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Lianna Litwin, Chair

Cross Creek
Community Development District

Review and Consideration of PFM Fee Increase Letter

April 21, 2025

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

Dear Ms. Litwin:

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

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

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

Sincerely,
PFM GROUP CONSULTING LLC

_____
Senior District Manager

Accepted by:

_____
(Signature)

_____
(Print Name)

_____
(Date)

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Cross Creek
Community Development District

Ratification of Pool Repair Proposal with Mend and Manage LLC



Mend & Manage LLC

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

RECIPIENT:

Cross Creek CDD (Venessa Ripoll)
4000 Creekside Park Drive
Parrish, Florida 34219

Quote #810	
Sent on	May 02, 2025
Total	**$1,360.00**

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

Total **$1,360.00**

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

Signature: _____ **Date:** 5.5.25

Cross Creek
Community Development District

Consideration of Safe Touch Proposal for Security Services

Cross Creek CCTV upgrade

Cross Creek CDD

4000 Creekside Park Dr
Parrish, FL 34219
+14077235900

Prepared by:

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

CERTIFIED NMSDC MCC 2024

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

Why Safetouch

At Safetouch, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

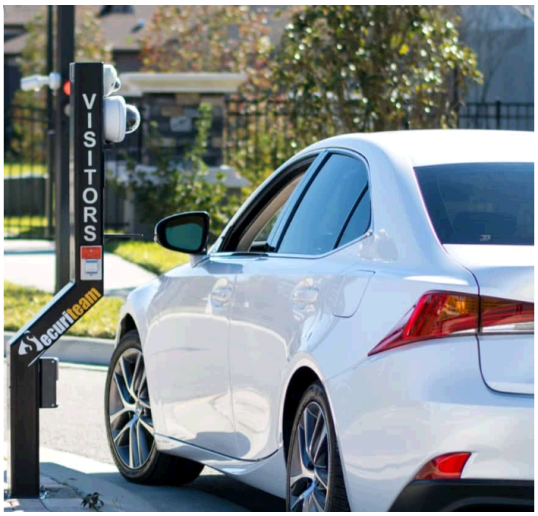
About Us

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

Capabilities

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

Virtual Gate Guard



Remote Video Monitoring



safetouch

Ai Based Business Analytics

Heat Mapping



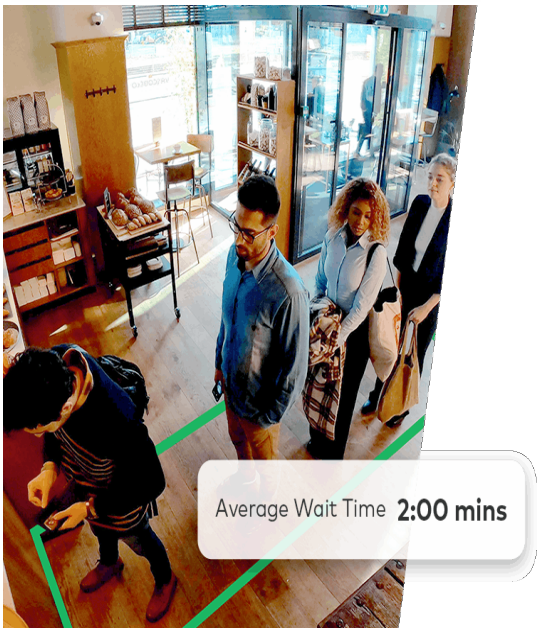
People Counting



Occupancy Tracking



Queue Monitoring



Crowd Gathering



safetouch
peace of mind with a purpose.

Cross Creek CDD
Cross Creek CCTV upgrade

CCTV Upgrade		**$9,576.50**
1	SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge	
1	10 Terabyte Surveillance Grade Hard Drive	
10	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm	
10	SMART Series Turret & Fixed Dome Junction Box, White	
1	220 Series Single-WAN Multi-Gigabit VPN Router	
1	Araknis 220 Series Managed Gigabit Switch	
0.25	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket	
1	Araknis 220 Series Managed Gigabit Switch	
1	Network Horn Speaker	
Access Control Upgrade		**$8,972.00**
1	Protege GX Pre-Wired Kit - 4 Doors	
1	12-Volt 7AH Battery with F2 Connector	
1	Magnalock 500lb	
4	tSec 13.56MHz/125kHz/BT Reader Wall Switch Black	
1	Lenovo ThinkCentre Neo 50q	
Optional Access Control Door for rear entry		**$7,849.25**
1	Protege Half DIN Rail 2 Door Reader Expander	
1	tSec 13.56MHz/125kHz/BT Reader Wall Switch Black	
1	Magnalock 500lb	
0.25	18 AWG 6 Conductor Bare Copper, Shielded Plenum	
0.25	18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum Black	
1	Misc. Cable and Hardware	
15	3 4 PVC Conduit - 10FT	
1	4-8 Aluminum Mounting Post - Custom Powder Coat includes footer	
1	Enforcer Illuminated Request Exit to button with timer	
Bluetooth Credentials		**$700.00**
100	Mobile Credential - Permanently Issued	

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

Project Summary

TOTAL: $27,097.75

Internet service required for remote connection

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

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

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

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

Safetouch ONE Plus Plan

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

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

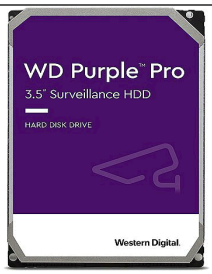
** Recurring service charges not included in the total install price.*

Product Details



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

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



10 Terabyte Surveillance Grade Hard Drive

Specially designed and optimized for high demand surveillance applications



SMART 4MP TwilightVision IR Turret IP Camera 2.8mm

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



SMART Series Turret & Fixed Dome Junction Box, White

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



220 Series Single-WAN Multi-Gigabit VPN Router

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



Araknis 220 Series Managed Gigabit Switch

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



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

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



Araknis 220 Series Managed Gigabit Switch

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



Network Horn Speaker

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

Protege GX Pre-Wired Kit - 4 Doors



Magnalock 500lb

Securitron M34R Recessed Magnalock for Traffic Control on a Sliding Door., 500 lb. Holding Force.
The M34R secures single sliding doors with Magnalock strength for traffic control applications within a monitored perimeter. The recessed design on the edge of the door that comes against the frame when the door is closed conceals the maglock for hidden protection that blends with the aesthetics of the opening. Works great on automatic single sliding doors or on sliding doors for patios, storage closets and more.

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

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

	**Protege Half DIN Rail 2 Door Reader Expander**

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

	**Magnalock 500lb** Securitron M34R Recessed Magnalock for Traffic Control on a Sliding Door., 500 lb. Holding Force. The M34R secures single sliding doors with Magnalock strength for traffic control applications within a monitored perimeter. The recessed design on the edge of the door that comes against the frame when the door is closed conceals the maglock for hidden protection that blends with the aesthetics of the opening. Works great on automatic single sliding doors or on sliding doors for patios, storage closets and more.

	**18 AWG 6 Conductor Bare Copper, Shielded Plenum** 18 AWG 6 Conductor Bare Copper, Shielded Plenum

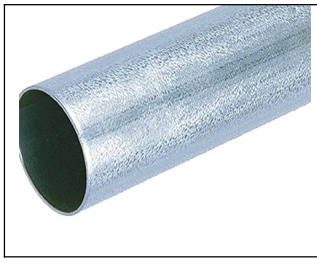


18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum Black

18 AWG 4 Conductor Bare Copper, Non-Shielded Plenum



Misc. Cable and Hardware



3 4 PVC Conduit - 10FT



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

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

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

Terms, Scope, & Acceptance

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

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

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

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

To be supplied by others to Securiteam's specifications:

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

_____ _____ _____
Accepted by Date Name

_____ _____ _____
Safetouch Date Name

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

Cross Creek
Community Development District

Lighting Presentation with Fonroche Lighting America

Cross Creek
Community Development District

Discussion of Lift Station

Cross Creek
Community Development District

Discussion Regarding the Playground and Splashpad Estimate

ESTIMATE	#560
ESTIMATE DATE	May 21, 2024

Softroc of Ocala

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

(941) 544-6779
llitwincrosscreekcdd@gmail.com

CONTACT US

5130 S Pine Ave
Ocala, FL 34480

(352) 261-1102
ocala@softroc.com

ESTIMATE

Splash Pad

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

Services subtotal: $20,316.51

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

Playground

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

Services subtotal: $20,586.77

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

Under Waterslide

Services	amount
Uncategorized - Softroc SBR Installation	$15,070.00

SBR Installation

Location: Under Water Slide 1,507sqft

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

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

Standard Resin

Standard Primer

Uncategorized - Softroc EPDM Installation EPDM Installation Location: Under Waterslide 1,507sqft Surface Preparation and Installation of Rubber Safety Surfacing Material. Colors: Client can Choose up to Three (3) Colors to Mix. UV Resin UV Primer	$21,098.00
Softroc - Supply and Disposal Fee Supply and Disposal Fee	$500.00
Uncategorized - Material Tax	$850.56

Services subtotal: $37,518.56

Subtotal	$37,518.56
Tax (Ocala Sales Tax 7%)	$0.00
Total	**$37,518.56**

Cross Creek
Community Development District

Ratification of Payment Authorization No. 294

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 294
4/4/2025

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

Vivian Carvalho
Secretary / Assistant Secretary

Lianna Litwin
Chairman / Vice Chairman

Cross Creek
Community Development District

Review of District Financial Statements

Cross Creek CDD

April 2025 Financial Package

April 30, 2025

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$359,166.64				$359,166.64
Assessments Receivable	5.75				5.75
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		$343.48			343.48
Debt Service Reserve 2007A Bond		15,930.11			15,930.11
Debt Service Reserve 2007B Bond		9,531.00			9,531.00
Debt Service Reserve 2016AB Bond		237,356.68			237,356.68
Revenue 2007AB Bond		21,439.98			21,439.98
Revenue 2016AB Bond		14,931.09			14,931.09
Interest 2016AB Bond		9,388.19			9,388.19
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		20,018.48			20,018.48
Total Current Assets	$360,519.26	$329,939.19	$0.00	$0.00	$690,458.45
Investments					
Amount Available in Debt Service Funds				$329,595.71	$329,595.71
Amount To Be Provided				80,404.29	80,404.29
Total Investments	$0.00	$0.00	$0.00	$410,000.00	$410,000.00
Total Assets	$360,519.26	$329,939.19	$0.00	$410,000.00	$1,100,458.45
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$23,229.86				$23,229.86
Deferred Revenue	5.75				5.75
Total Current Liabilities	$23,235.61	$0.00	$0.00	$0.00	$23,235.61
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$410,000.00	$410,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$410,000.00	$410,000.00
Total Liabilities	$23,235.61	$0.00	$0.00	$410,000.00	$433,235.61
Net Assets					
Net Assets, Unrestricted	($7,306.40)				($7,306.40)
Current Year Net Assets, Unrestricted	(1,086.71)				(1,086.71)
Net Assets - General Government	66,738.30				66,738.30
Current Year Net Assets - General Government	278,938.46				278,938.46
Fund Balance - Unreserved		($1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,792,089.14			4,792,089.14
Current Year Net Assets, Unrestricted		41,108.05			41,108.05
Net Assets - General Government		(3,317,408.00)			(3,317,408.00)
Net Assets, Unrestricted			($1,905,948.00)		(1,905,948.00)
Net Assets - General Government			1,905,948.00		1,905,948.00
Total Net Assets	$337,283.65	$329,939.19	$0.00	$0.00	$667,222.84
Total Liabilities and Net Assets	$360,519.26	$329,939.19	$0.00	$410,000.00	$1,100,458.45

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

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

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

Year To Date

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