

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.crosscreeknorthcdd.org

March 18, 2022

**Board of Supervisors
Cross Creek North Community
Development District**

REVISED AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Cross Creek North Community Development District will be held on **March 22, 2022 at 12:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043. The following is the revised agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of Meeting from the Regular Board Meeting held on January 11, 2022 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for December 2021 and January 2022 Tab 2
 - C. Acceptance of AMTEC Arbitrage Report, Series 2018, Period Ending December 31, 2021 Tab 3
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report
 - i.) Amenity Manager Report Tab 4
 - D. Landscape Report
 - i.) Greenpoint Landscape Report Tab 5
 - E. District Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Matters Related to Series 2022 Bonds
 - i. Consideration of Final Supplemental Assessment Methodology Tab 6
 - ii. Consideration of Supplemental Engineer's Report Tab 7
 - iii. Consideration of Supplemental Assessment Resolution 2022-03 for Series 2022 Bonds Tab 8
 - a. Notice of Series 2022 Assessments Tab 9
 - iv. Consideration of Developer Agreements
 - a. Completion Agreement Tab 10
 - b. True-Up Agreement Tab 11
 - c. Collateral Assignment Agreement Tab 12
 - d. Declaration of Consent to Jurisdiction Tab 13

- B. Consideration of Matters Related to Project Construction Including Series 2022 Project
 - i. Ratification of Assignment of Phase 2A, 2B-1, 2B-2, 2C and 2B-2F Construction Agreements and Acquisition of Completed Improvements Tab 14
 - Executed Phase 2, Unit 2A (Remaining) and Offsite Utilities Acquisition Packet
 - Executed Phase 2, Unit 2A Utility Acquisition (to be turned over to CCUA)
 - Executed Phase 2, Unit 2B-1 Utility Acquisition Package
 - ii. Ratification of Acquisition of Phase 1 Amenity Improvements Tab 15
 - Executed Amenity Center Acquisition Packet
 - iii. Consideration of Assignment of Phase 2 Amenity Construction Contract and Acquisition of Completed Improvements Tab 16
 - (DRAFT) Assignment of Construction Contract and Acquisition of Completed Improvements (Phase 2 Amenity Center Improvements)
- C. Consideration of Vesta Facility Attendant Staffing and Renewal Proposal..... Tab 17
- D. Consideration of Proposals for Common Area Maintenance, Phases 2A, 2B-1 & 2B-2 Tab 18
 - 1.) Charles Aquatics
 - 2.) Greenpoint Landscape
- E. Consideration of Addendum to Vesta Agreement, Regarding District Purchases Tab 19
- F. Consideration of Kutak-Rock Fee Agreement Tab 20
- G. Consideration of J. Lucas & Associates Work Authorization for Signage & Striping Tab 21
- H. Consideration of Proposals for Dog Waste Stations Tab 22

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,

Lesley Gallagher

Lesley Gallagher
District Manager

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2022; CONFIRMING THE DISTRICT'S PROVISION OF SERIES 2022 PROJECT; MAKING CERTAIN FINDINGS AND CONFIRMING ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2022 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Cross Creek North Community Development District ("District"), has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board"), has previously adopted, after notice and public hearing, Resolution 2018-07, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2018-07, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue;

WHEREAS, on March 15, 2022, the District entered into a Bond Purchase Contract whereby it agreed to sell \$15,075,000 of its Special Assessment Bonds, Series 2022 ("Series 2022 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2018-07, the District desires to set forth the particular terms of the sale of the Series 2022 Bonds and to confirm the liens of the levy of special assessments securing the Series 2022 Bonds.

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

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation, Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-07.

SECTION 3. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board hereby finds and determines as follows:

(a) On September 11, 2018, the District, after due notice and public hearing, adopted Resolution 2018-07, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certify the amount of the liens of the special assessments securing any portion of the bonds, including interest, cost of issuance, the number of payments due, any true-up amounts and the application of any true-up proceeds.

(b) The *Preliminary Engineer's Report*, dated March 21, 2017 ("Master Engineer's Report") as supplemented by *Supplemental Engineer's Report for Series 2022 Capital Improvements for Series 2022 Project*, dated January 6, 2022 as revised January 18, 2022 ("Supplemental Engineer's Report" and together with the Master Engineer's Report, the "Engineer's Report" or "Improvement Plan"), attached to this Resolution as **Composite Exhibit A**, identifies and describes the presently expected components of the infrastructure improvements for the project to be financed all or in part with the Series 2022 Bonds ("Improvements"), and the estimated costs of the Improvements, also referred to as Phase 2 (2A, 2B-1, 2B-2, 2C) and Master Amenity Improvements (collectively, "Series 2022 Project"), as \$22,467,000. The District hereby confirms that the Series 2022 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series 2022*, dated March 15, 2022, attached to this Resolution as **Exhibit B** ("Supplemental Assessment Report"), applies the *Master Special Assessment Allocation Report*, dated September 11, 2018 ("Master Assessment Report"), for the District to the Improvements and the actual terms of the Series 2022 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(d) The Series 2022 Project will specially benefit a portion of certain property within the District ("Series 2022 Assessment Area"), a legal description of which is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the costs of the Series 2022 Project financed with the Series 2022 Bonds to the specially-benefited properties within the District as set forth in Resolution 2018-07, and this Resolution.

SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 BONDS. As provided in Resolution 2018-07, this Resolution is intended to set forth the terms of the Series 2022 Bonds and the final amount of the lien of the special assessments securing those

bonds. The Series 2022 Bonds, in a par amount of \$15,075,000, shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2022 Bonds shall be due on November 1, 2052. The estimated sources and uses of funds of the Series 2022 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2022 Bonds is set forth on **Exhibit F** attached hereto. The lien of the special assessments securing the Series 2022 Bonds on the Series 2022 Assessment Area shall be the principal amount due on the Series 2022 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022 Bonds are secured solely by the lien against the Series 2022 Assessment Area.

SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022 BONDS.

(a) The special assessments for the Series 2022 Bonds (“Series 2022 Assessments”), shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2022 Bonds. The estimated costs of collection of the Series 2022 Assessments for the Series 2022 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2022 Assessments includes all property within the Series 2022 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage. It is intended that as lots are platted, the Series 2022 Assessments will be assigned to the 534 platted lots located within the Series 2022 Assessment Area of the Improvement Plan.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* dated as of December 1, 2018, and *Second Supplemental Trust Indenture*, both dated as of March 1, 2022, the District shall begin annual collection of the Series 2022 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**.

(d) The District hereby certifies the Series 2022 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Clay County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2022 Assessments and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect the Series 2022 Assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 6. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2018-07, there may be required from time to time certain true-up payments. As parcels of land are included in a plat or certificate of occupancy, the Series 2022 Assessments shall be allocated as set forth in Resolution 2018-07, this Resolution, and the

Supplemental Assessment Report, including, without limitation, the application of the true-up process set forth in the Supplemental Assessment Report. The District shall apply all true-up payments related to the Series 2022 Bonds only to the credit of the Series 2022 Bonds. All true-up payments, as well as all other prepayments of Series 2022 Assessments, shall be deposited into the accounts specified in the *Second Supplemental Trust Indenture* governing the Series 2022 Bonds.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Series 2022 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect. This Resolution and Resolution 2018-07, shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022 Special Assessments in the Official Records of Clay County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED and **ADOPTED** this 22nd day of March 2022.

ATTEST:

**CROSS CREEK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Comp. Exhibit A	<i>Preliminary Engineer's Report</i> , dated March 21, 2017, as supplemented by <i>Supplemental Engineer's Report for Series 2022 Capital Improvements for Series 2022 Project</i> , dated January 6, 2022 as revised January 18, 2022
Exhibit B	<i>Final Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series 2022</i> , dated March 15, 2022
Exhibit C	Legal Description of Series 2022 Assessment Area
Exhibit D	Maturities and Coupons of Series 2022 Bonds
Exhibit E	Sources and Uses of Funds for Series 2022 Bonds
Exhibit F	Annual Debt Service Payment Due on Series 2022 Bonds

EXHIBIT A

Preliminary Engineer's Report, dated March 21, 2017, as supplemented by
Supplemental Engineer's Report for Series 2022 Capital Improvements for Series 2022 Project,
dated January 6, 2022 as revised January 18, 2022

EXHIBIT B

*Final Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series
2022, dated March 15, 2022*

EXHIBIT C
Legal Description of Series 2022 Assessment Area

LOTS 1 THROUGH 100, inclusive, of **CROSS CREEK UNIT 2A**, according to the plat thereof as recorded in Plat Book 64, Page 55, of the Official Records of Clay County, Florida; and

LOTS 416 THROUGH 455, inclusive, **LOTS 870 THROUGH 880**, inclusive, **LOTS 916 THROUGH 949**, inclusive, **LOTS 1046 THROUGH 1087**, inclusive, of **CROSS CREEK UNIT 2B-1**, according to the plat thereof, as recorded in Plat Book 66, Page 1, of the Official Records of Clay County, Florida; and

TOGETHER WITH:

March 9, 2021

Work Order No. 20-291.00
File No. 127F-22.00A

Cross Creek Unit 2B-2

A portion of Florida Farmer's Land Company's Subdivision, as recorded in Plat Book 1, page 49, of the Public Records of Clay County, Florida, lying within Section 46 of the Moses E. Levy Grant, Township 5 South, Range 26 East, of said county, also being a portion of those lands described and recorded in Official Records Book 2843, page 583, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the most Southerly corner of Cross Creek Unit 1A, as recorded in Plat Book 61, pages 41 through 64, of the Public Records of said county, said corner lying on the Southwesterly line of said Section 46; thence South 39°40'30" East, along said Southwesterly line, 2306.47 feet; thence North 50°19'30" East, departing last said line, 1226.15 feet to the Point of Beginning.

From said Point of Beginning, thence North 07°55'19" West, 602.07 feet; thence South 72°15'21" East, 700.61 feet; thence South 76°39'12" East, 45.21 feet; thence North 51°50'04" East, 130.00 feet; thence South 38°09'56" East, 105.00 feet; thence North 51°50'04" East, 60.00 feet; thence North 38°09'56" West, 105.00 feet; thence North 51°50'04" East, 145.00 feet; thence North 03°10'25" West, 11.03 feet to a point on a non-tangent curve concave Northeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 55°00'29", an arc length of 48.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°40'10" West, 46.18 feet; thence North 38°09'56" West, 177.69 feet to the point of curvature of a curve concave Northeasterly having a radius of 190.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 29°10'34", an arc length of 96.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°34'39" West, 95.71 feet; thence North 08°59'22" West, 22.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 99°52'07", an arc length of 87.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 40°56'42" East, 76.53 feet; thence South 89°07'15" East, 53.55 feet to the point of curvature of a curve concave

Southerly having a radius of 1340.00 feet; thence Easterly along the arc of said curve, through a central angle of $03^{\circ}33'10''$, an arc length of 83.09 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $87^{\circ}20'40''$ East, 83.08 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of $23^{\circ}04'24''$, an arc length of 20.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $74^{\circ}01'53''$ East, 20.00 feet; thence North $05^{\circ}00'29''$ East, along a non-tangent line, 133.87 feet; thence South $84^{\circ}59'31''$ East, 117.83 feet; thence North $05^{\circ}00'29''$ East, 60.00 feet; thence North $84^{\circ}59'31''$ West, 116.13 feet; thence North $05^{\circ}00'29''$ East, 135.51 feet; thence North $07^{\circ}04'41''$ West, 70.68 feet; thence North $78^{\circ}23'27''$ East, 28.51 feet; thence North $66^{\circ}29'23''$ East, 46.11 feet; thence North $42^{\circ}35'02''$ East, 47.68 feet; thence North $81^{\circ}42'05''$ East, 20.00 feet; thence North $08^{\circ}17'55''$ West, 330.95 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $53^{\circ}17'55''$ West, 35.36 feet; thence North $08^{\circ}17'55''$ West, along a non-tangent line, 60.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $36^{\circ}42'05''$ East, 35.36 feet; thence North $08^{\circ}17'55''$ West, 207.00 feet; thence South $81^{\circ}42'05''$ West, 15.82 feet to a point on a non-tangent curve concave Southwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $62^{\circ}04'33''$, an arc length of 54.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $67^{\circ}15'39''$ West, 51.56 feet; thence South $81^{\circ}42'05''$ West, 90.00 feet; thence North $08^{\circ}17'55''$ West, 243.43 feet; thence North $42^{\circ}28'21''$ West, 148.08 feet; thence North $47^{\circ}31'39''$ East, 98.76 feet; thence North $70^{\circ}05'39''$ East, 123.94 feet to a point on a non-tangent curve concave Westerly having a radius of 1470.00 feet; thence Northerly along the arc of said curve, through a central angle of $00^{\circ}12'58''$, an arc length of 5.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $20^{\circ}00'50''$ West, 5.54 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 380.00 feet, through a central angle of $53^{\circ}08'19''$, an arc length of 352.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $06^{\circ}26'50''$ East, 339.93 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 25.00 feet, through a central angle of $82^{\circ}11'42''$, an arc length of 35.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}04'51''$ West, 32.87 feet; thence North $49^{\circ}10'42''$ West, 10.13 feet; thence North $40^{\circ}49'18''$ East, 60.00 feet to a point on a non-tangent curve concave Northerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of $83^{\circ}10'10''$, an arc length of 36.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $89^{\circ}14'13''$ East, 33.19 feet; thence North $47^{\circ}39'08''$ East, 375.31 feet to a point lying on the Southwesterly right of way line of County Road No. C-209 (Russell Road), an 80 foot right of way as presently established; thence South $42^{\circ}20'50''$ East, along last said line, 80.00 feet; thence South $47^{\circ}39'08''$ West, departing last said line, 312.99 feet; thence South $42^{\circ}20'52''$ East, 1197.15 feet; thence South $47^{\circ}41'38''$ West, 616.03 feet to a point on a non-tangent curve concave Northwesterly having a radius of 64.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $52^{\circ}09'39''$, an arc length of 58.26 feet to the point of tangency

of said curve, said arc being subtended by a chord bearing and distance of South 55°38'15" West, 56.27 feet; thence South 81°43'04" West, 57.62 feet to the point of curvature of a curve concave Northerly having a radius of 99.00 feet; thence Westerly along the arc of said curve, through a central angle of 36°33'46", an arc length of 63.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 80°00'03" West, 62.11 feet; thence South 28°16'50" West, along a non-tangent line, 18.46 feet; thence South 08°17'55" East, 164.66 feet; thence South 81°42'05" West, 120.00 feet; thence South 08°04'51" East, 60.00 feet; thence North 81°42'05" East, 105.21 feet; thence South 08°17'55" East, 259.19 feet; thence North 84°59'31" West, 28.86 feet; thence South 05°00'29" West, 88.90 feet; thence South 04°22'29" East, 49.16 feet; thence South 40°24'08" East, 112.07 feet; thence South 34°56'49" East, 54.20 feet; thence South 58°10'18" East, 98.15 feet; thence South 01°47'48" West, 43.91 feet; thence South 38°09'56" East, 6.86 feet; thence South 51°50'04" West, 143.67 feet to a point on a non-tangent curve concave Northeasterly having a radius of 80.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 13°35'24", an arc length of 18.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 31°22'14" East, 18.93 feet; thence South 51°50'04" West, along a non-tangent line, 61.68 feet; thence North 41°05'31" West, 5.41 feet to the point of curvature of a curve concave Southwesterly having a radius of 80.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 07°14'26", an arc length of 10.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 44°42'44" West, 10.10 feet; thence South 51°50'04" West, along a non-tangent line, 126.89 feet; thence South 38°09'56" East, 64.12 feet; thence South 51°50'04" West, 660.00 feet; thence South 23°07'30" West, 91.35 feet; thence South 14°30'36" East, 286.51 feet; thence South 75°29'24" West, 154.78 feet; thence South 16°16'51" East, 24.92 feet; thence South 75°29'24" West, 60.99 feet; thence South 14°30'36" East, 15.00 feet; thence South 75°39'45" West, 140.00 feet; thence North 14°30'36" West, 60.00 feet; thence North 67°41'20" West, 19.46 feet; thence North 47°50'07" West, 35.06 feet; thence North 42°18'22" West, 510.41 feet to the Point of Beginning.

Containing 45.50 acres, more or less.

TOGETHER WITH:

February 9, 2022

Work Order No. 20-332.00

File No. 127F-23.00A

Cross Creek Unit 2C

A portion of Florida Farmer's Land Company's Subdivision, as recorded in Plat Book 1, page 49, of the Public Records of Clay County, Florida, lying within Section 46 of the Moses E. Levy Grant, Township 5 South, Range 26 East, of said county, also being a portion of those lands described and recorded in Official Records Book 2843, page 583, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the most Southerly corner of Cross Creek Unit 1A, as recorded in Plat Book 61, pages 41 through 64, of the Public Records of said county, said corner lying on the Southwesterly line of said Section 46; thence South 39°40'30" East, along said

Southwesterly line, 4627.20 feet; thence North 50°19'30" East, departing last said line, 1491.98 feet to the Point of Beginning.

From said Point of Beginning, thence North 49°26'09" East, 194.23 feet; thence North 25°15'48" West, 89.12 feet; thence North 83°28'08" East, 116.54 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 60°57'27", an arc length of 53.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 52°59'25" East, 50.72 feet; thence North 22°30'41" East, 184.90 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet; thence Northerly along the arc of said curve, through a central angle of 75°13'33", an arc length of 98.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 15°06'05" West, 91.55 feet; thence North 37°17'08" East, along a non-tangent line, 218.89 feet; thence North 72°20'19" West, 174.40 feet; thence North 17°39'41" East, 108.56 feet; thence North 72°20'19" West, 60.00 feet; thence South 17°39'41" West, 95.00 feet; thence North 72°20'19" West, 128.56 feet; thence North 62°24'38" West, 77.45 feet; thence North 47°18'36" West, 84.68 feet; thence North 38°40'13" West, 51.12 feet; thence North 33°54'58" West, 44.07 feet; thence North 36°44'34" West, 17.12 feet; thence North 59°20'23" East, 183.31 feet; thence North 30°39'37" West, 35.47 feet; thence North 59°20'23" East, 120.00 feet; thence North 30°39'37" West, 8.20 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Northerly along the arc of said curve, through a central angle of 76°26'51", an arc length of 66.71 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°33'48" East, 61.87 feet; thence North 43°51'45" West, along a non-tangent line, 167.62 feet; thence North 30°39'37" West, 220.80 feet; thence North 33°03'29" West, 56.67 feet; thence North 36°25'33" West, 65.66 feet; thence North 51°50'04" East, 94.33 feet; thence North 38°08'22" West, 60.00 feet; thence South 51°50'04" West, 95.00 feet; thence North 38°09'56" West, 290.00 feet; thence North 45°17'26" West, 80.62 feet; thence North 38°09'56" West, 140.00 feet; thence North 51°50'04" East, 126.89 feet to a point on a non-tangent curve concave Southwesterly having a radius of 80.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 07°14'26", an arc length of 10.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°42'44" East, 10.10 feet; thence South 41°05'31" East, 5.41 feet; thence North 51°50'04" East, 61.68 feet to a point on a non-tangent curve concave Northeasterly having a radius of 80.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 13°35'24", an arc length of 18.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 31°22'14" West, 18.93 feet; thence North 51°50'04" East, along a non-tangent line, 143.67 feet; thence South 38°09'56" East, 130.51 feet; thence South 51°50'04" West, 120.91 feet; thence South 38°09'56" East, 60.00 feet; thence North 51°50'04" East, 110.00 feet; thence South 38°09'56" East, 134.29 feet to a point on a non-tangent curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 44°25'37", an arc length of 38.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°37'16" East, 37.81 feet; thence North 51°50'04" East, 128.67 feet to the point of curvature of a curve concave Northwesterly having a radius of 500.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 10°06'04", an arc length of 88.15 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 46°47'02" East, 88.03 feet; thence Easterly

along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of $86^{\circ}49'26''$, an arc length of 75.77 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $85^{\circ}08'44''$ East, 68.72 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 170.00 feet, through a central angle of $33^{\circ}13'38''$, an arc length of 98.59 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $68^{\circ}03'23''$ East, 97.21 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 50.00 feet, through a central angle of $83^{\circ}32'19''$, an arc length of 72.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $42^{\circ}54'02''$ East, 66.61 feet; thence South $01^{\circ}07'53''$ East, 17.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $45^{\circ}29'48''$, an arc length of 39.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $23^{\circ}52'47''$ East, 38.67 feet; thence South $46^{\circ}37'41''$ East, 208.92 feet to the point of curvature of a curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of $93^{\circ}45'27''$, an arc length of 81.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $00^{\circ}15'03''$ West, 72.99 feet; thence South $47^{\circ}07'46''$ West, 62.07 feet to a point lying on the Northwesterly prolongation of the Southwesterly line of those lands described and recorded in Official Records Book 1673, page 1660, of said Public Records; thence South $42^{\circ}14'08''$ East, along said Northwesterly prolongation and said Southwesterly line, 2014.19 feet to the most Northerly corner of those lands described and recorded in Official Records Book 26, page 114, of said Public Records; thence South $47^{\circ}53'48''$ West, along the Northwesterly line of last said lands, 1005.67 feet; thence North $42^{\circ}05'48''$ West, departing last said line, 130.19 feet; thence North $47^{\circ}54'12''$ East, 63.00 feet; thence North $42^{\circ}05'48''$ West, 60.00 feet to a point on a non-tangent curve concave Northerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $87^{\circ}05'48''$ West, 35.36 feet; thence North $42^{\circ}05'48''$ West, 197.66 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of $79^{\circ}28'16''$, an arc length of 34.68 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}21'40''$ West, 31.96 feet; thence North $52^{\circ}50'34''$ West, along a non-tangent line, 60.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 370.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $09^{\circ}07'13''$, an arc length of 58.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $41^{\circ}58'11''$ West, 58.83 feet; thence North $43^{\circ}28'13''$ West, along a non-tangent line, 162.32 feet; thence South $41^{\circ}23'35''$ West, 270.49 feet; thence South $47^{\circ}54'12''$ West, 166.10 feet; thence South $73^{\circ}59'26''$ West, 61.56 feet; thence South $60^{\circ}11'09''$ West, 109.60 feet to a point on a non-tangent curve concave Northeasterly having a radius of 170.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $08^{\circ}12'01''$, an arc length of 24.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $33^{\circ}54'51''$ West, 24.31 feet; thence North $29^{\circ}48'51''$ West, 70.75 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}11'09''$ East, 35.36 feet; thence North

31°02'21" West, along a non-tangent line, 60.01 feet to a point on a non-tangent curve concave Northerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of 86°39'32", an arc length of 37.81 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 76°29'04" West, 34.31 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 730.00 feet, through a central angle of 07°24'33", an arc length of 94.40 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 36°51'35" West, 94.33 feet.

Less and Except the following described lands:

Tract "D", as depicted on Cross Creek Unit 2B-1, recorded in Plat Book 66, Pages 1 through 10, of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Southerly corner of Cross Creek Unit 1A, as recorded in Plat Book 61, pages 41 through 64, of the Public Records of said county, said corner lying on the Southwesterly line of said Section 46; thence South 39°40'30" East, along said Southwesterly line, 4683.08 feet; thence North 50°19'30" East, departing last said line, 2588.57 feet to the Point of Beginning.

From said Point of Beginning, thence North 42°27'00" West, 48.77 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Northerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 78.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°33'00" East, 70.71 feet; thence North 47°33'00" East, 63.76 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet; thence Easterly along the arc of said curve, through a central angle of 90°13'24", an arc length of 78.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 87°20'18" East, 70.85 feet; thence South 42°13'36" East, 502.76 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet; thence Southerly along the arc of said curve, through a central angle of 90°07'48", an arc length of 157.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 02°50'18" West, 141.58 feet; thence South 47°54'12" West, 282.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 146°26'34", an arc length of 127.80 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 58°52'31" West, 95.74 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 550.00 feet, through a central angle of 56°47'46", an arc length of 545.20 feet to the point of tangency of said curve and Point of Beginning, said arc being subtended by a chord bearing and distance of North 14°03'07" West, 523.15 feet.

Containing 53.35 acres, more or less.

EXHIBIT D
Maturities and Coupons of Series 2022 Bonds

BOND PRICING

Cross Creek North Community Development District
Special Assessment Bonds, Series 2022

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price
Term 1:	05/01/2027	1,425,000	3.400%	3.400%	100.000		
Term 2:	05/01/2032	1,710,000	3.750%	3.750%	100.000		
Term 3:	05/01/2042	4,680,000	4.250%	4.050%	101.639 C	05/01/2032	100.000
Term 4:	05/01/2052	7,260,000	4.500%	4.200%	102.443 C	05/01/2032	100.000
		15,075,000					

Dated Date	03/29/2022	
Delivery Date	03/29/2022	
First Coupon	11/01/2022	
Par Amount	15,075,000.00	
Premium	254,067.00	
Production	15,329,067.00	101.685353%
Underwriter's Discount	-226,125.00	-1.500000%
Purchase Price	15,102,942.00	100.185353%
Accrued Interest		
Net Proceeds	15,102,942.00	

EXHIBIT E
Sources and Uses of Funds for Series 2022 Bonds

SOURCES AND USES OF FUNDS

Cross Creek North Community Development District
Special Assessment Bonds, Series 2022

Sources:

Bond Proceeds:

Par Amount	15,075,000.00
Premium	254,067.00
	<hr/>
	15,329,067.00
	<hr/>

Uses:

Other Fund Deposits:

DSRF (50% MADS)	451,712.50
Capitalized Interest Fund (through 11/1/2022)	<hr/>
	827,526.67

Delivery Date Expenses:

Cost of Issuance	148,250.00
Underwriter's Discount	<hr/>
	374,375.00

Other Uses of Funds:

Construction Fund	14,127,165.33
	<hr/>
	15,329,067.00
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EXHIBIT F
Annual Debt Service Payment Due on Series 2022 Bonds

BOND DEBT SERVICE

Cross Creek North Community Development District Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2022			375,814.17	375,814.17	375,814.17
05/01/2023	265,000	3.400%	319,087.50	584,087.50	
11/01/2023			314,582.50	314,582.50	898,670.00
05/01/2024	275,000	3.400%	314,582.50	589,582.50	
11/01/2024			309,907.50	309,907.50	899,490.00
05/01/2025	285,000	3.400%	309,907.50	594,907.50	
11/01/2025			305,062.50	305,062.50	899,970.00
05/01/2026	295,000	3.400%	305,062.50	600,062.50	
11/01/2026			300,047.50	300,047.50	900,110.00
05/01/2027	305,000	3.400%	300,047.50	605,047.50	
11/01/2027			294,862.50	294,862.50	899,910.00
05/01/2028	315,000	3.750%	294,862.50	609,862.50	
11/01/2028			288,956.25	288,956.25	898,818.75
05/01/2029	330,000	3.750%	288,956.25	618,956.25	
11/01/2029			282,768.75	282,768.75	901,725.00
05/01/2030	340,000	3.750%	282,768.75	622,768.75	
11/01/2030			276,393.75	276,393.75	899,162.50
05/01/2031	355,000	3.750%	276,393.75	631,393.75	
11/01/2031			269,737.50	269,737.50	901,131.25
05/01/2032	370,000	3.750%	269,737.50	639,737.50	
11/01/2032			262,800.00	262,800.00	902,537.50
05/01/2033	385,000	4.250%	262,800.00	647,800.00	
11/01/2033			254,618.75	254,618.75	902,418.75
05/01/2034	400,000	4.250%	254,618.75	654,618.75	
11/01/2034			246,118.75	246,118.75	900,737.50
05/01/2035	420,000	4.250%	246,118.75	666,118.75	
11/01/2035			237,193.75	237,193.75	903,312.50
05/01/2036	435,000	4.250%	237,193.75	672,193.75	
11/01/2036			227,950.00	227,950.00	900,143.75
05/01/2037	455,000	4.250%	227,950.00	682,950.00	
11/01/2037			218,281.25	218,281.25	901,231.25
05/01/2038	475,000	4.250%	218,281.25	693,281.25	
11/01/2038			208,187.50	208,187.50	901,468.75
05/01/2039	495,000	4.250%	208,187.50	703,187.50	
11/01/2039			197,668.75	197,668.75	900,856.25
05/01/2040	515,000	4.250%	197,668.75	712,668.75	
11/01/2040			186,725.00	186,725.00	899,393.75
05/01/2041	540,000	4.250%	186,725.00	726,725.00	
11/01/2041			175,250.00	175,250.00	901,975.00
05/01/2042	560,000	4.250%	175,250.00	735,250.00	
11/01/2042			163,350.00	163,350.00	898,600.00
05/01/2043	590,000	4.500%	163,350.00	753,350.00	
11/01/2043			150,075.00	150,075.00	903,425.00
05/01/2044	615,000	4.500%	150,075.00	765,075.00	
11/01/2044			136,237.50	136,237.50	901,312.50
05/01/2045	645,000	4.500%	136,237.50	781,237.50	
11/01/2045			121,725.00	121,725.00	902,962.50
05/01/2046	675,000	4.500%	121,725.00	796,725.00	
11/01/2046			106,537.50	106,537.50	903,262.50
05/01/2047	705,000	4.500%	106,537.50	811,537.50	
11/01/2047			90,675.00	90,675.00	902,212.50
05/01/2048	735,000	4.500%	90,675.00	825,675.00	
11/01/2048			74,137.50	74,137.50	899,812.50
05/01/2049	770,000	4.500%	74,137.50	844,137.50	
11/01/2049			56,812.50	56,812.50	900,950.00

BOND DEBT SERVICE

Cross Creek North Community Development District Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2050	805,000	4.500%	56,812.50	861,812.50	
11/01/2050			38,700.00	38,700.00	900,512.50
05/01/2051	840,000	4.500%	38,700.00	878,700.00	
11/01/2051			19,800.00	19,800.00	898,500.00
05/01/2052	880,000	4.500%	19,800.00	899,800.00	
11/01/2052					899,800.00
	15,075,000		12,325,226.67	27,400,226.67	27,400,226.67