



Rizzetta & Company

# **Cross Creek North Community Development District**

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## **Board of Supervisors' Meeting August 12, 2025**

**District Office:  
2806 N. Fifth Street  
Unit 403  
St. Augustine, FL 32084**

**[www.crosscreeknorthcdd.org](http://www.crosscreeknorthcdd.org)**

## **CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St. Augustine, FL 32084

<b>Board of Supervisors</b>	Robert Porter Shane Ricci Anthony Sharp Elizabeth Buschbacher Frank Mattera	Chairman Assistant Secretary Assistant Secretary Board Supervisor Board Supervisor
<b>District Manager</b>	Lesley Gallagher Danielle Wasilewski	Rizzetta & Company, Inc.
<b>District Counsel</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	Brad Weeber Matthew Guilbeault	England-Thims and Miller, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# 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](http://www.crosscreeknorthcdd.org)

Board of Supervisors  
Cross Creek North Community  
Development District

August 5, 2025

## FINAL AGENDA

Dear Board Members:

The regular meeting and public hearing of the Board of Supervisors of the Cross Creek North Community Development District will be held on **August 12, 2025, at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043. The following is the tentative 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 the Board of Supervisors' Regular Meeting held on May 13, 2025 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for April 2025 through June 2025 ..... Tab 2
  - C. Ratification of Acceptance of FY23-24 Audit Report..... Tab 3
- 4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - 1.) Consideration of Roadway Barriers Proposal ..... Tab 4
  - C. Amenity Manager/Field Operations Manager Reports - Vesta..... Tab 5
    - 1.) Consideration of Outdoor Furniture..... Tab 6
    - 2.) Consideration of Policy Updates ..... Tab 7
  - D. Aquatic Pond Report – J&J..... Tab 8
  - E. Landscape and Irrigation Reports - BrightView..... Tab 9
    - 1.) Ratification of BrightView's Pre-Approval Hurricane Response Letter..... Tab 10
    - 2.) Consideration of BrightView Landscape Proposals ..... Tab 11
  - F. District Manager
- 5. **BUSINESS ITEMS**
  - A. Consideration of Pool Repair Proposals ..... Tab 12
  - B. Consideration of Termite Bond Proposals ..... Tab 13
  - C. Consideration of Vesta's Pet Waste Management Proposal..... Tab 14
  - D. Consideration of AED Proposals ..... Tab 15
  - E. Public Hearing on Fiscal Year 2025-2026 Final Budget
    - 1.) Consideration of Resolution 2025-08, Approving Final Budget for Fiscal Year 2025-2026..... Tab 16
  - F. Consideration of Resolution 2025-09, Imposing Special Assessments ..... Tab 17
- 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*

## **Tab 1**



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**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**CROSS CREEK NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Cross Creek North Community Development District was held on **May 13, at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	<b>Board Supervisor, Chairman</b>
Shane Ricci	<b>Board Supervisor, Vice Chairman</b> <i>(joined at 6:04 pm)</i>
Elizabeth Buschbacher	<b>Board Supervisor, Assistant Secretary</b>
Frank Mattera	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Danielle Wasilewski	<b>Associate District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>Kutak Rock, LLP</b> <i>(via speakerphone)</i>
Matthew Guilbeault	<b>England-Thims &amp; Miller, Inc.</b> <i>(via speakerphone)</i>
John Williams	<b>Field Operations Manager, Vesta</b>
Mark Insel	<b>General Manager, Vesta</b>
Dan Fagen	<b>Regional General Manager, Vesta</b>
Tiffany Louks	<b>J&amp;J Aquatics</b>
Royce Peaden	<b>BrightView</b>
Carolina Guasch	<b>BrightView</b>

**Audience Members were present**

**FIRST ORDER OF BUSINESS****Call to Order**

Mr. Porter called to order the Board of Supervisors' meeting at 6:02 pm.

**SECOND ORDER OF BUSINESS****Audience Comments on Agenda Items**

An audience member inquired about budgeting for a Community Garden. Mr. Porter asked staff to research costs for the August CDD meeting.

*Mr. Ricci joined the meeting in progress at 6:04 pm.*

Discussion of Facility Staff monitoring and maintaining pet waste receptacles. Mr. Porter asked Vesta to provide pricing for the maintenance and oversight of the pet waste receptacles.

A brief explanation of the ponds and their purpose took place.

### THIRD ORDER OF BUSINESS

#### Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on March 11, 2025

On a motion by Mr. Ricci, seconded by Mr. Mattera, with all in favor, the Board approved, Minutes of the Board of Supervisors' regular meeting held on March 11, 2025, for Cross Creek North Community Development District.

### FOURTH ORDER OF BUSINESS

#### Ratification of Operation and Maintenance Expenditures for February and March 2025

On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2025 in the amount of \$82,188.16 and March 2025 in the amount of \$110,954.55, for Cross Creek North Community Development District.

### FIFTH ORDER OF BUSINESS

#### Ratification of Resolution 2025-05, Redesignating Assistant Secretary

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved Resolution 2025-05, Redesignating Assistant Secretary, for Cross Creek North Community Development District.

### SIXTH ORDER OF BUSINESS

#### Staff Reports

#### A. District Counsel

#### No report

Ms. Buchanan did not have a report but was available for questions.

#### B. District Engineer

1.) Acceptance of the Annual Engineer's Report

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board accepted ETM's Annual Engineer's Report, for Cross Creek North Community Development District.

**C. Amenity Manager/Field Operations Manager**

- a. Discussion of Pool Filters
- b. Update Regarding Termite Bond

Mr. Williams informed the Board that the entry fountain stopped working today and they were already working on obtaining replacement parts.

**D. J&J Aquatics Report****E. BrightView Landscape Report**

*Jumped to Business Items "A," Consideration of Landscape Enhancement Proposals.*

Mr. Mattera will work with staff and BrightView to determine the most cost-effective replacement plants. BrightView to provide updated proposals at the next meeting.

**F. District Manager Report**

- a. Supervisor of Elections – Registered Voters

Ms. Gallagher provided the board with a copy of the District Manager Report and stated the District has 2,059 registered voters as of April 15, 2025.

**SEVENTH ORDER OF BUSINESS****Consideration of Landscape Enhancement Proposals**

This was discussed under the Landscape Report by BrightView.

**EIGHTH ORDER OF BUSINESS****Consideration of J&J Pond & Fountain Maintenance Renewal Proposals**

Ms. Louks stated the renewal pricing for the pond maintenance will remain the same, but the fountain renewal decreased because there is only one (1) fountain to maintain.

Ms. Gallagher highlighted that J&J Aquatics has four (4) emergency visits listed in the proposal.

On a motion by Mr. Porter, seconded by Mr. Ricci, with all in favor, the Board approved J&J Aquatics Pond Maintenance renewal in the amount of \$34,521.96 annually, and J&J Aquatics Fountain Maintenance renewal in the amount of \$490 annually, for Cross Creek North Community Development District.

**NINTH ORDER OF BUSINESS****Consideration of J&J Restocking Carp Proposal**

Ms. Louks stated the District account for carp is 101, but the proposal was only for 79. Mr. Porter stated that 79 carp was sufficient.

On a motion by Mr. Mattera, seconded by Mr. Porter, with all in favor, the Board approved J&J Aquatics Carp Restocking proposal in the amount of \$865, for the Cross Creek North Community Development District.

#### TENTH ORDER OF BUSINESS

#### Consideration of Fountain Removal/ Replacement Proposals

The Board stated no interest in repairing, replacing or removing the fountain at this time. Ms. Gallagher suggested removing the meter from the account which the Board agreed.

#### ELEVENTH ORDER OF BUSINESS

#### Consideration of Southern Recreation Common Area Enhancement Proposals

The Board discussed cost of the dome covers, freight, installation, and requested Staff to provide updated proposals from Southern Recreation and from other vendors at next meeting.

#### TWELVETH ORDER OF BUSINESS

#### Consideration of Window Covering Proposals

Mr. Williams summarized the proposals. The Board agreed the cassettes were not necessary and approved Bumble Bee Blinds proposal for the fitness center and two (2) social rooms.

On a motion by Mr. Mattera, seconded by Mr. Porter, with all in favor, the Board approved Bumble Bee Blinds proposal for in the amount of \$6,368.86, for the Cross Creek North Community Development District.

#### THIRTEENTH ORDER OF BUSINESS

#### Discussion Regarding Possible District Expansion

Mr. Porter presented a map displaying the location and estimated 200-230 new homes to be constructed and connected to the current stub outs. This expansion is currently under contract and already zoned for residential use. Mr. Porter requested feedback from the audience on whether these new homes will be a part of Cross Creek North CDD or act as a separate entity.

The consensus from the audience was to include the new homes to aid in maintenance of roadways. The audience inquired about new CDD facilities along with the addition of the new homes, and Mr. Porter stated there are several options to explore when considering how and what new amenities can be added.

#### FOURTEENTH ORDER OF BUSINESS

#### Presentation of Fiscal Year 2025- 2026 Proposed Budget; Consideration of Resolution 2025-07,

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**Approving Proposed Budget and  
Setting a Public Hearing**

Ms. Gallagher presented Fiscal Year 2025-2026 Proposed Budget. Mr. Porter explained to the audience the budget process and approval process.

A discussion surrounding the RV Lot current policies limiting residents to rent one (1) lot per household was discussed. The Board requested Staff and District Management to update the policies allowing the rental of multiple spaces per household. Mr. Porter directed Mr. Insel to inform those who currently have a spot rented in the RV Lot that multiple spaces are now available per household until further notice.

Mr. Porter stressed to the Board that the quorum for the next meeting is vital for the Public Hearing.

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved Resolution 2025-07, Approving Proposed Budget for Fiscal Year 2025-2026 and setting a Public Hearing date for August 12, 2026 at 6:00 pm, for the Cross Creek North Community Development District.

**FIFTHTEENTH ORDER OF BUSINESS****Supervisor Requests & Audience  
Comments****Supervisor Requests:**

Mr. Mattera informed the Board and audience members that turtle eggs are to be protected and undisturbed. Should anyone locate or notice them to please contact Ms. Gallagher.

Ms. Buschbacher expressed concern with the right-hand lane and people merging. The District Engineer will inquire about vertical blockers to help maintain lane separation.

Ms. Buschbacher inquired about the social room rentals and what the funds collected pay for. Ms. Gallagher stated the funds are minimal and they are allocated to the general fund.

**Audience Comments:**

Inquiries about grills, policies and liabilities for the District to have them. Mr. Porter directed Staff to provide quotes for the next meeting. District Counsel and District Management will have an update on District liability and policies for consideration.

Residents inquired about the cameras at both entrances. A summary of their purpose and capabilities were discussed.

Speeding is still an issue, and a resident volunteered to contact the CCSO to request additional

Law Enforcement during periods of heavy traffic in Cross Creek North CDD.

Inquiries about the 3-acre parcel on Russell Road, near Cross Creek North entrance, and what is going to be constructed. Mr. Porter stated he had an inquiry from a Daycare, but a decision has

not been made at this time.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the meeting was adjourned at 7:20 p.m., for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

## **Tab 2**



# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.CROSSCREEKNORTHCCDD.ORG

## **Operation and Maintenance Expenditures**

**April 2025**

**Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$78,576.63**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

\_\_\_\_\_ Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	300041	9295230	Monthly Landscape Maintenance 4/25	\$ 16,946.00
BrightView Landscape Services, Inc.	300048	9310232	Removal of two Slanted Trees 03/25	\$ 80.17
BrightView Landscape Services, Inc.	300048	9310233	Removal of dead trees 03/25	\$ 160.33
BrightView Landscape Services, Inc.	300060	9325688	Removed Dead Palm Lake 18 04/25	\$ 80.17
Clay County Utility Authority	20250424-1	A00065960 03/25 ACH	3124 Oak Stream Drive 3/25	\$ 103.60
Clay County Utility Authority	20250424-1	CCUA Summary 03/25 ACH	CCUA Summary 03/25	\$ 3,386.01
Clay Electric Cooperative, Inc.	20250416-1	Clay Electric Monthly Summary 3/25 ACH	Clay Electric Monthly Summary 3/25	\$ 3,392.24
Clay Today	300052	2025-296602	Legal Advertising 04/25	\$ 64.80
COMCAST	20250415-1	8495 74 144 1963216 04/25 ACH	Cable & Internet Services 04/25	\$ 289.69
Constant Contact, Inc	20250403-1	1743497579	E-blast Communication 4/25	\$ 53.20
Disclosure Services, LLC	300053	5/4/2025	Amortization Schedule - Series 2018 & Series 2022 04/25	\$ 200.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Doody Daddy, LLC	300049	2504-CCN	Pet Waste Station Maintenance 04/25	\$ 1,006.00
Duval Fence, Inc.	300054	24609	50% Deposit- Gate Repairs 04/25	\$ 5,142.95
England, Thims & Miller, Inc.	300055	219169	Engineering Services 03/25	\$ 285.00
England, Thims & Miller, Inc.	300055	219170	Engineering Services 03/25	\$ 1,300.00
First Place Fitness Equipment, Inc	300056	42300	Gym Wipes 01/25	\$ 119.96
Florida Department of Revenue	20250421-1	65-8019576774-3 03/25	Sales Tax 01/25-03/25	\$ 305.63
Grau & Associates, P.A.	300044	27165	Audit FYE 09/30/2024	\$ 2,500.00
Hawkins, Inc	300057	7024296	Pools Chemicals 03/25	\$ 281.12
Hawkins, Inc	300057	7031857	Pool Chemicals 04/25	\$ 1,135.50
Hawkins, Inc	300057	7039854	Pool Chemicals 04/25	\$ 434.60
J & J Aquatics Specialist, LLC	300058	990664	Pond Maintenance 04/25	\$ 2,836.83

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michaela Rogers	300046	040425 Rogers	Vacating Storage Lot Refund 04/25	\$ 360.00
Republic Services	20250409-1	0687-001515451 04/25 ACH	Waste Deposal Services 04/25	\$ 284.69
Rizzetta & Company, Inc.	300043	INV0000098254	District Management Fees 4/25	\$ 5,276.41
School Now	300050	INV-SN-699	Website Services 10/1/24-09/30/25	\$ 384.38
TeleVoIPs, LLC	300059	51059	Phone Equipment 04/25	\$ 84.55
Turner Pest Control, LLC	300045	620416037	Pest Control Services 03/25	\$ 250.86
Turner Pest Control, LLC	300051	620588542	Pest Control Services 04/25	\$ 250.86
Vesta Property Services, Inc.	300047	425481	Management Services 04/25	\$ <u>31,581.08</u>
<b>Report Total</b>				<b>\$ <u>78,576.63</u></b>

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.CROSSCREEKNORTHCCDD.ORG

## **Operation and Maintenance Expenditures**

**May 2025**

**Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$101,506.68**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

\_\_\_\_\_ Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	300075	9345969	Irrigaton Repairs 04/25	\$ 564.00
BrightView Landscape Services, Inc.	300076	9330234	Monthly Landscape Maintenance 05/25	\$ 16,946.00
BrightView Landscape Services, Inc.	300076	9345968	Irrigaton Repairs 04/25	\$ 1,350.00
BrightView Landscape Services, Inc.	300076	9351281	Removal 2 Pine Trees Per County 05/25	\$ 200.42
Clay County Utility Authority	20250529-1	A00065960 04/25 ACH	3124 Oak Stream Drive 04/25	\$ 105.27
Clay County Utility Authority	20250529-1	CCUA Summary 04/25 ACH	CCUA Summary 04/25 ACH	\$ 4,670.04
Clay Electric Cooperative, Inc.	20250515-2	Clay Electric Monthly Summary 4/25 ACH	Clay Electric Monthly Summary 4/25	\$ 3,597.38
Coastal Network and Automation	300065	1065	Acces Cards 03/25	\$ 515.00
Coastal Network and Automation	300077	1096	Access Cards 05/25	\$ 515.00
COMCAST	20250515-1	8495 74 144 1963216 05/25 ACH	Cable & Internet Services 05/25	\$ 337.84
Constant Contact, Inc	20250505-1	1746089300	E-blast Communication 05/25	\$ 53.20

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cross Creek North CDD	DC 050825	DC 050825	Debit Card Replenishment	\$ 1,714.45
Doody Daddy, LLC	300078	2505-CCN	Pet Waste Station Maintenance 05/25	\$ 1,006.00
Duval Fence, Inc.	300079	24609 Balance	Gate Repairs -Balance from Deposit 04/25	\$ 5,142.95
Elizabeth Buschbacher	300067	EB051325	Board of Supervisor Meeting 05/13/25	\$ 200.00
England, Thims & Miller, Inc.	300080	219590	Engineering Services 04/25	\$ 2,860.00
First Place Fitness Equipment, Inc	300062	42672	Fitness Equipment 03/25	\$ 131.07
First Place Fitness Equipment, Inc	300072	42576	Fitness Equipment 03/25	\$ 119.96
First Place Fitness Equipment, Inc	300081	43162	Fitness Equipment 05/25	\$ 239.92
First Place Fitness Equipment, Inc	300082	42846	Fitness Equipment 04/25	\$ 239.92
First Place Fitness Equipment, Inc	300082	42981	Fitness Equipment 04/25	\$ 184.00
First Place Fitness Equipment, Inc	300082	WO-45710	Fitness Equipment 04/25	\$ 149.96

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Flock Group, Inc.	300066	INV-61826	Safety Services 04/25	\$ 5,650.00
Florida Department of Health in Clay County	300092	10-BID-7898602	Lap Pool Permit #10-60-2354762- 2895 Big Oak Dr 05/25	\$ 300.00
Francesco Mattera	300068	FM051325	Board of Supervisor Meeting 05/13/25	\$ 200.00
Grau & Associates, P.A.	300073	27424	Audit FYE 09/30/24	\$ 1,500.00
Hawkins, Inc	300083	7053419	Pool Chemicals 04/25	\$ 1,928.50
Hawkins, Inc	300083	7060782	Pool Chemicals 05/25	\$ 1,032.50
Hawkins, Inc	300083	7065865	Pool Chemicals 05/25	\$ 568.40
Hi-Tech System Associates	300069	423442	Access Control 05/25	\$ 284.99
Hi-Tech System Associates	300084	421839	Access Control 04/25	\$ 284.99
J & J Aquatics Specialist, LLC	300085	990716	Pond Maintenance 05/25	\$ 2,836.83
J & J Aquatics Specialist, LLC	300085	990758	Pond Maintenance 05/25	\$ 865.00



# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kara and Nate King	300063	042925 King	Vacating Storage Lot Refund 04/25	\$ 500.00
Phil Lentsch	300086	00040387	CDD Book Copies and UPS 05/25	\$ 68.19
Red Rhino Leak Detection	300087	463286	Commercial Pool Leak Detection 05/25	\$ 1,380.00
Republic Services	20250507-1	0687-001523258 05/25 ACH	Waste Deposal Services 05/25	\$ 285.64
Rizzetta & Company, Inc.	300061	INV0000098879	District Management Fees 5/25	\$ 5,276.41
Robert Porter	300070	RP051325	Board of Supervisor Meeting 05/13/25	\$ 200.00
Shane T. Ricci	300071	SR051325	Board of Supervisor Meeting 05/13/25	\$ 200.00
T & M Electric of Clay County, LLC	300064	71727	Service Call -New Gate Opener Pad 04/25	\$ 995.00
T & M Electric of Clay County, LLC	300088	71819	Service Call - Install Whip on Gate Motor 04/25	\$ 600.00
TeleVoIPs, LLC	300089	51781	Phone Equipment 05/25	\$ 86.14
U.S. Bank	300074	7728616	Trustee Fees 04/01/25 - 03/31/26	\$ 4,040.63

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Paid Operation & Maintenance Expenditures**

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	300090	426041	Management Services 05/25	<u>\$ 31,581.08</u>
<b>Report Total</b>				<b><u>\$ 101,506.68</u></b>

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.CROSSCREEKNORTHCCDD.ORG

## **Operation and Maintenance Expenditures**

**June 2025**

### **Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$113,165.70**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

\_\_\_\_\_ Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	300109	9363518	Rejuvenate Volleyball Court Drainage Mat 05/25	\$ 28,351.79
BrightView Landscape Services, Inc.	300097	9369342	Monthly Landscape Maintenance 06/25	\$ 16,946.00
BrightView Landscape Services, Inc.	300098	9384145	Bulk trash Removal in Pond 05/25	\$ 1,202.50
BrightView Landscape Services, Inc.	300109	9392263	Irrigation Repair 06/25	\$ 2,025.00
BrightView Landscape Services, Inc.	300109	9398255	Spring Annuals 06/25	\$ 630.00
Clay County Utility Authority	20250626-1	A00065960 05/25 ACH	3124 Oak Stream Drive 05/25	\$ 103.96
Clay County Utility Authority	20250626-1	Monthly Summary 05/25 ACH 274	CCUA Summary 05/25	\$ 2,875.79
Clay Electric Cooperative, Inc.	20250617-1	Clay Electric Monthly Summary 05/25 ACH	Clay Electric Monthly Summary 05/25 ACH	\$ 3,301.46
COMCAST	20250616-1	8495 74 144 1963216 06/25 ACH	Cable & Internet Services 06/25	\$ 337.84
Constant Contact, Inc	20250603-1	1748762345	E-blast Communication 06/25	\$ 58.90
Crowbar Ventures, LLC	300093	2059983	50% Deposit - Interior & Exterior Window Coverings 05/25	\$ 3,184.43

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Doody Daddy, LLC	300099	2506-CCN	Pet Waste Station Maintenance 06/25	\$ 1,006.00
England, Thims & Miller, Inc.	300100	220004	Engineering Services 05/25	\$ 380.00
England, Thims & Miller, Inc.	300100	220005	Engineering Services - Annual Report 05/25	\$ 1,040.00
First Place Fitness Equipment, Inc	300110	43367	Fitness Equipment 06/25	\$ 48.14
Florida Department of Health in Clay County	20250627-1	10-BID-7898600	Pool Permit# 10-60-1862168 05/25	\$ 300.00
Florida Department of Health in Clay County	20250627-1	10-BID-7898601	Pool Permit# 10-60-1862172 05/25	\$ 175.00
Florida Department of Health in Clay County	20250627-1	10-BID-7898602	Lap Pool Permit #10-60-2354762-2895 Big Oak Dr 05/25	\$ 300.00
Grau & Associates, P.A.	300101	27644	Audit Services FY 23/24	\$ 800.00
Hawkins, Inc	7081750	7081583	Pool Chemicals 05/25	\$ 707.50
Hawkins, Inc	300102	7085465	Pool Chemicals 06/25	\$ 1,079.20
Hawkins, Inc	300111	7097169	Pool Chemicals 06/25	\$ 2,129.60

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hawkins, Inc	300111	7111954	Pool Chemicals 06/25	\$ 1,140.00
Hi-Tech System Associates	300096	76397	Service Call 05/25	\$ 95.00
Hi-Tech System Associates	300096	76732	Service Call 05/25	\$ 166.25
Hi-Tech System Associates	300112	76807	Service Call 06/25	\$ 166.25
Hi-Tech System Associates	300103	425045	Access Control 06/25	\$ 284.99
J & J Aquatics Specialist, LLC	300104	990769	Pond Maintenance 06/25	\$ 2,836.83
Kutak Rock, LLP	300105	3579334	Legal Services 03/25	\$ 1,987.00
Lake Fountains and Aeration, Inc.	300113	17399	Contactor for Control Box 06/25	\$ 1,527.00
Republic Services	20250606-1	0687-001531588 06/25 ACH	Waste Disposal Services 06/25	\$ 285.64
Rizzetta & Company, Inc.	300091	INV0000099656	District Management Fees 06/25	\$ 5,276.41
Rogers Pavement Maintenance Inc.	300114	39231c	Sign Installs 06/25	\$ 750.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TeleVoIPs, LLC	300106	52542	Phone Equipment 06/25	\$ 86.14
Vesta Property Services, Inc.	300107	426734	Management Services 06/25	<u>\$ 31,581.08</u>
<b>Report Total</b>				<b><u>\$ 113,165.70</u></b>

## **Tab 3**



**CROSS CREEK NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA**

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# Grau & Associates

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Cross Creek North Community Development District  
Clay County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Cross Creek North Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 12, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cross Creek North Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,008,339.
- The change in the District's total net position in comparison with the prior fiscal year was \$710,784, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,698,120, an increase of \$344,219 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 2,751,054	\$ 2,395,153
Capital assets, net of depreciation	29,980,149	30,086,576
Total assets	32,731,203	32,481,729
Current liabilities	668,167	550,604
Long-term liabilities	31,054,697	31,633,570
Total liabilities	31,722,864	32,184,174
Net position		
Net investment in capital assets	(1,073,577)	(1,546,619)
Restricted	1,083,321	1,149,796
Unrestricted	998,595	694,378
Total net position	\$ 1,008,339	\$ 297,555

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenue exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,284,688	\$ 2,196,067
Operating grants and contributions	99,538	54,877
Capital grants and contributions	5,928	83,792
General revenues		
Unrestricted investment earnings	19,941	9,279
Miscellaneous revenue	18,703	-
Total revenues	3,428,798	2,344,015
Expenses:		
General government	122,691	114,287
Maintenance and operations	564,701	467,966
Parks and recreation	547,171	261,694
Interest on long-term debt	1,483,451	1,123,607
Bond issue costs	-	283,640
Total expenses	2,718,014	2,251,194
Change in net position	710,784	92,821
Net position - beginning	297,555	204,734
Net position - ending	\$ 1,008,339	\$ 297,555

As noted above and in the statement of activities, the cost of all governmental activities during the period ended September 30, 2024 was \$2,718,014. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and interest income. The majority of the increase in program revenues is the result of increased assessments. In total, expenses increased from prior fiscal year, the majority of the increase as result of increase in maintenance and repairs as well as an increase in interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$30,974,698 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$994,549 has been taken which resulted in a net book value of \$29,980,149. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2024, the District had \$30,950,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cross Creek North Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.



## **FINANCIAL STATEMENTS**

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 1,041,660
Prepaid items and deposits	9,869
Restricted assets:	
Investments	1,699,525
Capital assets:	
Nondepreciable	22,652,495
Depreciable, net	7,327,654
Total assets	<u>32,731,203</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	52,934
Accrued interest payable	615,233
Non-current liabilities:	
Due within one year	565,000
Due in more than one year	30,489,697
Total liabilities	<u>31,722,864</u>
<b>NET POSITION</b>	
Net investment in capital assets	(1,073,577)
Restricted for debt service	1,083,321
Unrestricted	998,595
Total net position	<u>\$ 1,008,339</u>

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 122,691	\$ 122,691	\$ -	\$ -	\$ -
Maintenance and operations	564,701	570,117	-	5,928	11,344
Parks and recreation	547,171	547,171	-	-	-
Interest on long-term debt	1,483,451	2,044,709	99,538	-	660,796
Total governmental activities	2,718,014	3,284,688	99,538	5,928	672,140
General revenues:					
Unrestricted investment earnings					19,941
Miscellaneous revenue					18,703
Total general revenues					38,644
Change in net position					710,784
Net position - beginning					297,555
Net position - ending					\$ 1,008,339

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 1,041,660	\$ -	\$ -	\$ 1,041,660
Investments	-	1,698,554	971	1,699,525
Prepaid items and deposits	9,869	-	-	9,869
Total assets	<u>\$ 1,051,529</u>	<u>\$ 1,698,554</u>	<u>\$ 971</u>	<u>\$ 2,751,054</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 52,934	\$ -	\$ -	\$ 52,934
Total liabilities	<u>52,934</u>	<u>-</u>	<u>-</u>	<u>52,934</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	9,869	-	-	9,869
Restricted for:				
Debt service	-	1,698,554	-	1,698,554
Capital projects	-	-	971	971
Unassigned	988,726	-	-	988,726
Total fund balances	<u>998,595</u>	<u>1,698,554</u>	<u>971</u>	<u>2,698,120</u>
Total liabilities and fund balances	<u>\$ 1,051,529</u>	<u>\$ 1,698,554</u>	<u>\$ 971</u>	<u>\$ 2,751,054</u>

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 2,698,120

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	30,974,698	
Accumulated depreciation	<u>(994,549)</u>	29,980,149

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(615,233)	
Original issue discount	128,198	
Original issue premium	(232,895)	
Bonds payable	<u>(30,950,000)</u>	<u>(31,669,930)</u>
Net position of governmental activities		<u><u>\$ 1,008,339</u></u>

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,239,979	\$ 2,044,709	\$ -	\$ 3,284,688
Developer contribution	-	-	5,332	5,332
Interest income	19,941	99,538	596	120,075
Miscellaneous revenue	18,703	-	-	18,703
Total revenues	1,278,623	2,144,247	5,928	3,428,798
<b>EXPENDITURES</b>				
Current:				
General government	122,691	-	-	122,691
Maintenance and operations	357,806	-	-	357,806
Parks and recreation	493,909	-	-	493,909
Debt service:				
Principal	-	575,000	-	575,000
Interest	-	1,381,443	-	1,381,443
Capital outlay	-	-	153,730	153,730
Total expenditures	974,406	1,956,443	153,730	3,084,579
Excess (deficiency) of revenues over (under) expenditures	304,217	187,804	(147,802)	344,219
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	(148,398)	148,398	-
Total other financing sources (uses)	-	(148,398)	148,398	-
Net change in fund balances	304,217	39,406	596	344,219
Fund balances - beginning	694,378	1,659,148	375	2,353,901
Fund balances - ending	\$ 998,595	\$ 1,698,554	\$ 971	\$ 2,698,120

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 344,219
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	153,730
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(260,157)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	575,000
Amortization of bond discount/premium is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	3,873
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(105,881)</u>
Change in net position of governmental activities	<u><u>\$ 710,784</u></u>

See notes to the financial statements

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Cross Creek North Community Development District (the "District") was established by Clay County Ordinance 2017-10 enacted on March 3, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, certain Board members are affiliated with DR Horton, Inc. - Jacksonville ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Year</u>
Stormwater system	30
Recreation facility	50
Improvements other than buildings	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations Fund Y Class	\$ 1,699,525	S&P AAAM	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 1,699,525</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 148,398
Capital projects	148,398	-
Total	<u>\$ 148,398</u>	<u>\$ 148,398</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made as a result of the reserve release conditions being met on the Series 2023 Bonds, causing a portion of the reserve to be transferred to the capital projects fund in accordance with the Series 2023 Bond Indenture.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 22,498,765	\$ 153,730	\$ -	\$ 22,652,495
Total capital assets, not being depreciated	22,498,765	153,730	-	22,652,495
Capital assets, being depreciated				
Stormwater system	4,563,639	-	-	4,563,639
Recreation facility	2,663,086	-	-	2,663,086
Improvements other than buildings	1,095,478	-	-	1,095,478
Total capital assets, being depreciated	8,322,203	-	-	8,322,203
Less accumulated depreciation for:				
Stormwater system	(347,044)	(152,121)	-	(499,165)
Recreation facility	(186,510)	(53,262)	-	(239,772)
Improvements other than buildings	(200,838)	(54,774)	-	(255,612)
Total accumulated depreciation	(734,392)	(260,157)	-	(994,549)
Total capital assets, being depreciated, net	7,587,811	(260,157)	-	7,327,654
Governmental activities capital assets	\$ 30,086,576	\$ (106,427)	\$ -	\$ 29,980,149

The engineer's report estimates the total cost of the District infrastructure improvements at \$23,220,000 which consists of phase 1 and phase 2 of the infrastructure project. The Series 2018 Bonds will be used to provide funds for the acquisition of a portion of phase 1 of the infrastructure project (the "Series 2018 Project"). The Series 2018 Project will include roadway improvements, water and sewer improvements, stormwater management system, recreational improvements, and hardscape and landscape. Phase 1 of infrastructure project has an estimated cost of \$13,870,000. Upon completion, certain improvements are to be conveyed to other governments for ownership and maintenance responsibilities.

The Developer entered into a completion agreement with the District whereby the Developer agrees to complete, cause to be completed, or provide funds or cause funds to be provided to the District in an amount sufficient to complete the Series 2018 Project not funded with the Series 2018 Bonds. Series 2022 Bonds were issued to provide funds for the acquisition of a portion of phase 2 of the infrastructure project. The Series 2022 Project includes improvement in the Series 2022 Assessment Area which is comprised of Phase 2A, 2B-1, 2B-2 and 2C. Phase 2 of infrastructure project has an estimated cost of \$15,471,618. Series 2023 Bonds were issued to provide funds for the acquisition of a portion of phase 2 of the infrastructure project. The Series 2023 Project includes improvement in the Series 2023 Assessment Area which is comprised of Phase 2D-1, 2F, 2D-2, 2E-1 and 2E-2. Phase 2 of infrastructure project has an estimated cost of \$10,888,660. All the current year capital asset additions were acquired from the Developer.

Upon completion, certain improvements are to be conveyed to other governments for ownership and maintenance responsibilities. During the current fiscal year, there were no conveyances to the County for ownership and maintenance.

Developer contributions to the capital projects fund for the current fiscal year were \$5,532.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2018

In December 2018, the District issued \$8,105,000 of Series 2018 Bonds, consisting of multiple term bonds with due dates ranging from November 1, 2024 - November 1, 2050 and fixed interest rates ranging from 4.375% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2018 Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Series 2018 (Continued)

The Series 2018 are subject to redemption at the option of the District prior to their maturity. The Series 2018 are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year. The District prepaid \$15,000 of the Series 2018 Bonds.

### Series 2022

In March 2022, the District issued \$15,075,000 of Series 2022 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2027 - May 1, 2052 and fixed interest rates ranging from 3.4% to 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2022 Bonds is to be paid serially commencing May 1, 2021 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

### Series 2023

On July 26, 2023, the District issued \$8,915,000 of Series 2023 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2030 - May 1, 2053 and fixed interest rates ranging from 4.5% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2023 Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. The District prepaid \$10,000 of the Series 2023 Bonds.

### Compliance

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements for the Series 2023 Reserve account will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the District met the Reserve release conditions on the Series 2023 Bonds and transferred \$148,398 from the reserve account to the construction account. The District was in compliance with the requirements at September 30, 2024.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 7,800,000	\$ -	\$ 150,000	\$ 7,650,000	\$ 140,000
Less original issue discount	(45,627)	-	(1,674)	(43,953)	-
Series 2022	14,810,000	-	280,000	14,530,000	285,000
Plus original issue premium	241,364	-	8,469	232,895	-
Series 2023	8,915,000	-	145,000	8,770,000	140,000
Less original issue discount	(87,167)	-	(2,922)	(84,245)	-
Total	\$ 31,633,570	\$ -	\$ 578,873	\$ 31,054,697	\$ 565,000

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Long-term debt activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 565,000	\$ 1,473,497	\$ 2,038,497
2026	585,000	1,447,556	2,032,556
2027	605,000	1,423,877	2,028,877
2028	635,000	1,399,157	2,034,157
2029	660,000	1,372,306	2,032,306
2030-2034	3,760,000	6,397,269	10,157,269
2035-2039	4,765,000	5,414,527	10,179,527
2040-2044	6,025,000	4,182,259	10,207,259
2045-2049	7,700,000	2,538,853	10,238,853
2050-2053	5,650,000	578,388	6,228,388
	<u>\$ 30,950,000</u>	<u>\$ 26,227,689</u>	<u>\$ 57,177,689</u>

## NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns the majority of the land within the District; therefore assessment revenues in the general and debt service funds includes the assessments levied on those lots owned by the Developer.

## NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the last three years.



**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,237,018	\$ 1,239,979	\$ 2,961
Interest Income	-	19,941	19,941
Miscellaneous revenue	79,440	18,703	(60,737)
Total revenues	<u>1,316,458</u>	<u>1,278,623</u>	<u>(37,835)</u>
EXPENDITURES			
Current:			
General government	130,096	122,691	7,405
Maintenance and operations	621,707	357,806	263,901
Parks and recreation	564,655	493,909	70,746
Total expenditures	<u>1,316,458</u>	<u>974,406</u>	<u>342,052</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	304,217	<u>\$ 304,217</u>
Fund balance - beginning		<u>694,378</u>	
Fund balance - ending		<u>\$ 998,595</u>	

See notes to required supplementary information

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	0
Independent contractor compensation	\$1,900.50
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$106.46 - \$1,165.43 Debt service - \$1,398.79 - \$1,799.79
Special assessments collected	\$3,284,688.00
Outstanding Bonds:	See Note 7 for details



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Cross Creek North Community Development District  
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cross Creek North Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our opinion thereon dated June 12, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 12, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cross Creek North Community Development District  
Clay County, Florida

We have examined Cross Creek North Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cross Creek North Community Development District, Clay County, Florida and is not intended be and should not be used by anyone other than these specified parties.

June 12, 2025



1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cross Creek North Community Development District  
Clay County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cross Creek North Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 12, 2025.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2025, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cross Creek North Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cross Creek North Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended us.

June 12, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



## **Tab 4**



Pavement Maintenance, Inc.  
P.O. Box 65909  
Orange Park, Fl 32065

Proposal

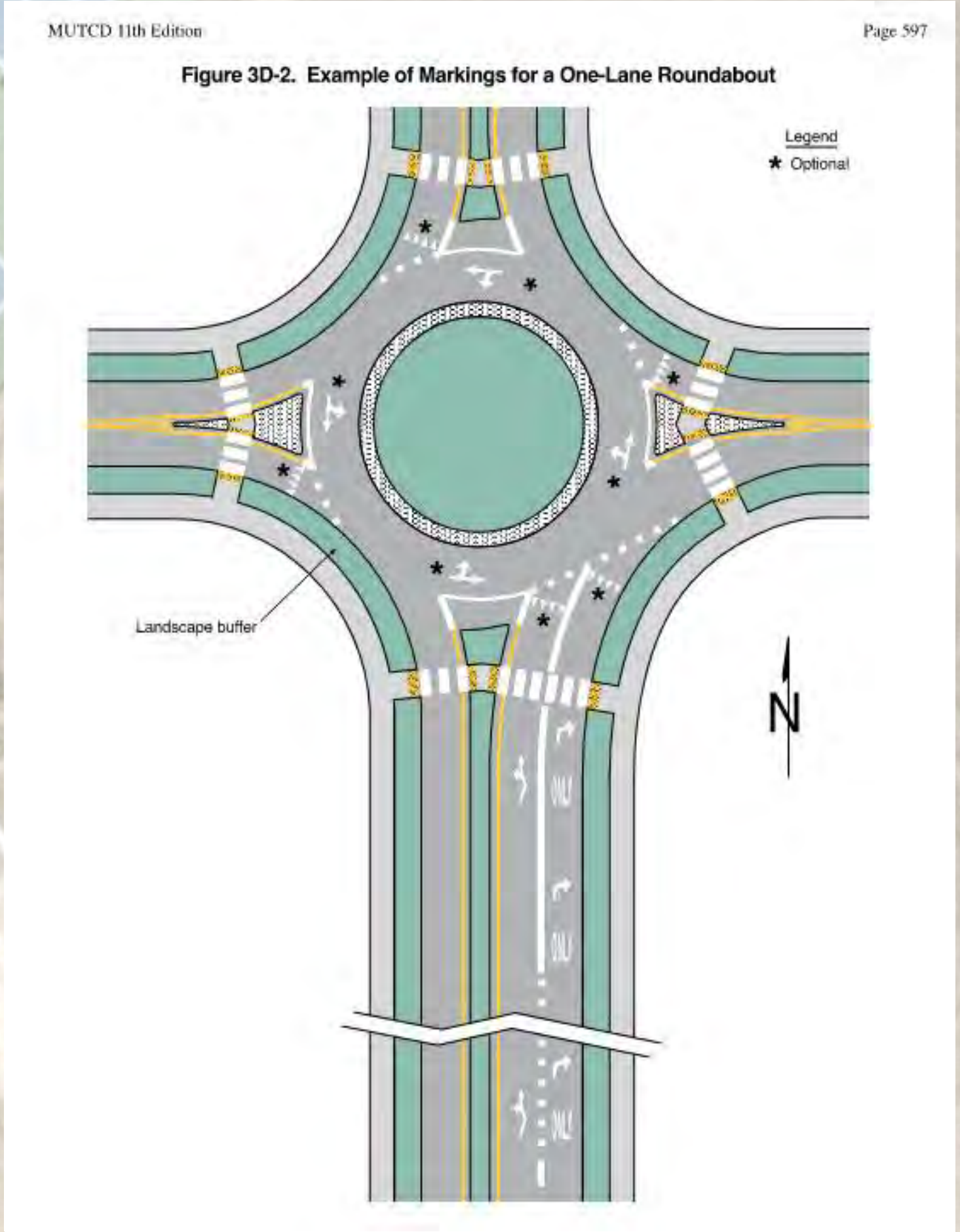
Date	Proposal #
6/17/2025	106429c

Customer	
Cross Creek north CDD C/O Rlzzetta and Co. 3434 Colwel Ave suite 200 Tampa fl. 33614	
Attn To	Matthew

Job Name & Address			
Cross Creek N Roundabout			
Estimator	Joyce	DOP	

Description		Qty	U/M
Line Removal via water blasting(Yield Bar) Total: \$3,500.00 (If Grinding is acceptable, deduct \$2,500 from total)		1	LS
Layout and Paint 6" Temporary Line, White Reflective Paint. Layout and Paint 18" Temporary Yield Bar Line, White Reflective Paint. Total: \$900.00		20 1	LF LF
Install 6" White DOT Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate. Install 18" DOT White Yield Bar Line Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate. Total: \$1,350.00		20 1	LF LF
Notes: 1. No M.O.T. included in this price. 2. To perform traffic marking reflectivity test using field reflectometer for pavement markings, add \$1,000.00 3. Price is based on work to be completed Monday-Friday during normal business hours. Any additional mobilizations not included in this price will be \$850.00 per mobilization Due to current market volatility, prices are good for 30 days			
Acceptance Signature		Total	\$5,750.00
Phone #	Fax #	E-mail	Terms
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30



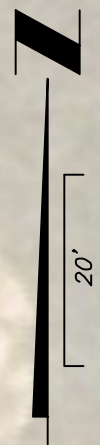


**NORTHWEST ROUNDABOUT ENTRANCE**

**CROSS CREEK NORTH  
PHASE 1**

**ETM**  
ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
(904) 642-8990  
www.etmnc.com  
REG- 00002584 LC-0000316





## **Tab 5**

# Cross Creek N CDD

## Managers Report

*Date of meeting: 8.12.25*

*Submitted by: Mark Insel*

---

### POOL & FACILITY OPERATIONS

- **Weather Policy Review (Discussion Item):**

We recommend updating the pool and pool deck closure policy to address inclement weather. This remains the most significant concern over the past two months.

- **Pool Safety & Equipment Policy Review (Discussion Item):**

Staff has engaged in multiple conversations with residents regarding the use of oversized floats, inflatable paddleboards, and rigid boogie boards. Due to increased pool occupancy and safety risks—such items obstruct visibility and endanger other swimmers—they are not permitted.

- **Behavior & Monitoring:**

Increased reports of horseplay in the pool have prompted staff to enhance property walkthroughs and reinforce appropriate pool behavior.

- **Facility Usage & Maintenance:**

- The facility continues to be in high demand, with weekend rentals fully booked and occasional weekday reservations.
- Blinds have been installed in the clubhouse, offering much-needed shade and privacy.
- Extensive maintenance and upkeep projects have been completed around the decks and buildings to maintain a clean and inviting appearance.
- Loungers, chairs, and tables at the pool have undergone another round of bleaching and pressure washing.
- Small repair and maintenance items (e.g., door locks, weather stripping, painting) are being addressed regularly. Restroom floors at the main pool have been repainted.

- **Storage Lot Gate:**

The gate has experienced intermittent malfunctions, particularly during heavy rains. Hi-Tech has installed sensor covers, which appear to have improved functionality.

- **Resident Registration:**

We continue registering new residents, though we have noticed a decrease in volume.

- **Communications & Technology:**

- The Vesta website has proven beneficial, enabling residents to easily access information and submit inquiries.
- Monthly newsletters are being distributed and include community updates, policy reminders, and event announcements.
- QR codes are posted on bulletin boards and playgrounds for resident feedback and access to resources, including a direct link to the website: <https://ccnamenities.com>.

- **Cleaning & Safety Inspections:**

- Vesta staff have been diligent with cleaning routines, including removal of exterior stains.
- Daily safety checks are conducted on the playground, volleyball court, and other property features.
- New volleyball sand was added in June.

- **Amenity Use:**

- Monthly food trucks continue to be popular and will remain a recurring event.
- Pickleball courts are highly utilized; a trash receptacle will be relocated for improved convenience.

- The dog park remains active with no reported issues. Sod replacement options are currently being evaluated.
- 

## **GYM & EQUIPMENT**

- A new mat area was added for slam ball exercises, enhancing functionality.
  - All fitness equipment undergoes monthly preventative maintenance and regular inspections.
  - Minor repairs have been completed as needed.
  - Janitorial services occur three times a week, with frequent cleaning and weekly deep cleans by staff.
  - Newly installed blinds have received positive feedback, especially during the warmer months.
- 

## **POND & LAKE MANAGEMENT**

- J & J Aquatics is on-site biweekly. While some progress has been made, clearer communication is needed regarding treatment outcomes and ongoing issues such as algae, aquatic weeds, low water levels, and litter.
  - John continues to monitor pond conditions daily and documents improvements or issues.
  - We regularly consult J & J on biological solutions (e.g., carp or tilapia) and suitability for individual ponds.
- 

## **LANDSCAPE MANAGEMENT**

- BrightView is operating on their summer schedule, adjusted due to high heat conditions.
  - Community landscaping is in excellent condition.
  - Upcoming tasks include trimming of palms, hedges, and bushes around the facility.
  - Weeding has been completed at the entrances. Upcoming roadway and drainage work near the entrance will involve redesigning beds; bushes will be removed and replaced with annuals.
- 

## **COMPLETED PROJECTS (No Board Action Required)**

- The waterwheel monument was pressure washed and the previously leaking tube has been repaired and is still functioning properly.
  - Resident feedback on the overall appearance of the facility has been overwhelmingly positive.
  - Routine janitorial and maintenance services continue without interruption.
  - Regular inspections are conducted to monitor signage, road conditions, and drainage. Incidents of illegal dumping in preserve areas have seemed to cease.
-

## LOOKING AHEAD

- Approved proposals will move forward to completion.
- Monthly food trucks will continue.
- Ongoing communication efforts will include policy highlights, newsletters, and community updates.
- Informal Q&A sessions with residents will occur quarterly, or as needed, based on attendance and engagement.
- Continued focus on maintaining a clean, well-kept facility and amenities.
- Ongoing landscape and irrigation oversight.
- Proactive completion of small to mid-size projects that do not require Board approval.

*Should you have any comments or questions feel free to contact me directly*

*Mark Insel 904-408-7716*



# Cross Creek N CDD

## Field Operations Managers' Report

*Date of meeting: 8/12/2025*

*Report submitted: 8/01/2025*

*Submitted by: John Williams*

---

### **Board Direction Needed:**

- Would we like to add the 21 carp to pond 8 now? We paid them back for the previously approved and paid quote since they did not add them due to low water levels. Water levels are back up now. If we would like to, I will have them write up another quote with updated pricing.
- A discussion was made last meeting on a possibility of adding a grill by the amenity center. I would install this myself and would need a Do Not Exceed limit of \$475 if this is wanted.
- A discussion was made last meeting on possibly adding a community garden.  
A very rough estimate would be anywhere from \$6,000 to \$12,000 for this. There are a lot of variables. We also need to consider ongoing maintenance. Only residents would be responsible for upkeep, and if it becomes overgrown, we may incur additional charges from Brightview for maintenance beyond their current scope. Access for mowing would also need to be maintained or could result in increased costs if they must weed eat it. We would also have an increased water and electricity bill.

### **Completed Projects (In-House)/ No Board Action Needed:**

- New handle installed to gym bathroom door and lock plate was moved out for ease of closing.
- Repaired the ADA pool chair lift by replacing the actuator.
- Repair made to the dog station lid on Evening Oaks.
- Replaced part to the splash pad sprayer.
- Phosphate treatments to all pools.
- Repair to a return in the Main Pool. Cover came off.
- Repair to pavers at Lap Pool.
- More repairs to the pickleball court bathroom that has been kicked in again.

### **Completed Projects (Contractor)/ No Board Action Needed:**

- First Place Fitness repaired the upholstery to the lat pull down machine
- Brightview removed the trash in the preserve around pond 8
- Brightview replaced the boarder, lining, and sand at the volleyball court. They installed a drain for this as well.
- Rogers Pavement Maintenance installed the approved street signs at Russell and Buck Creek.
- Brightview replaced the quoted irrigation nodes.
- Blinds installed in the gym and social halls.
- J&J added carp to ponds 5, 18, 19, 26, and 27.
- ADA ramps installed by RV Lot.
- Fire extinguisher checks done.
- Mats added to the gym that were approved but have been on back order for months.
- Brightview replaced the approved jasmine on Main Pool deck.
- Filter media and laterals replaced in the sand filters for the Main Pool.



### **Pool and Facility:**

- We have been having issues with the cameras but Hi-Tech replaced the main board. This is functioning properly now.
- We were having issues with the RV Lot gate opening, this was related to the issues with the main board and sensors. Hi-Tech replaced the main board and put covers over the sensors. We will continue to monitor.

### **Gym and Equipment:**

- Additional wipe station added.
- Repair to the lock plate on the gym bathroom door so that it would close easier.
- Mat added for stretching and for the slam balls to reduce noise and marks left on the floor.

### **Pond and Lake Management:**

- Had a discussion with J&J about better reporting being needed so that we can see issues and know what is being done. Also asked what can be done to get ponds in better shape, gave a detailed report of issues I found to them with points to focus on.

### **Landscape Management:**

- Irrigation and annuals moved at front entrance to prepare for construction.
- Jasmine installed

### **Third Party Quotes Provided:**

- Quotes for picnic table, two benches, and dome lids. Quotes from:
  - Southern Recreation.
  - REP Services.
  - Southern Breeze with quote for install from STA Home Services.
- Quotes for repair to expansion joint and four returns on Main Pool. Quotes from:
  - Crown Pools
  - Southern Elegance Pools
  - Oakwells
- Quote for the replacement of a dead oak tree in amenity parking lot from Brightview
- Quote for termite bond on Main Pool and two Entrance Monuments. Quotes from:
  - Turner Pest Control
  - Killin It Pest Solutions
- Brightview quote for solutions to some parks that are bare, this was discussed between Frank and Brightview.
- Brightview quote for replacement of dead plant material in amenity parking lot, this was discussed between Elizabeth and Brightview.

**Other Comments:**

- Vesta has provided a cost for us to maintain the dog stations in-house.
- The board was questioning when remarciting is due for the Main Pool, it is due 2031-2032.
- When Brightview replaced the sand at the volleyball court, they straightened the volleyball post so we did not have to have AMG repair this. This was approved for repair at the last meeting but ended up not being needed.
- Health inspection passed for both pools and the splash pad.
- I will be getting quotes for hydroseeding the dog parks. One side of the dog park will be hydroseeded at a time since we need to keep residents off it for weeks after spraying. It was suggested that the best time for this to be done is between September and November so I will have a quote for this next meeting.

*Should you have any comments or questions feel free to contact me directly.  
John Williams 904-478-9732 ext 504 or [jwilliams@vestapropertyservices.com](mailto:jwilliams@vestapropertyservices.com)*



## **Tab 6**



Proposed Date	JUNE 19, 2025
Expiration Date	JULY 19, 2025

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
**Cross Creek North CDD**

**PROPOSE**     **Cross Creek North CDD**  
**D TO**         **John Williams**  
                    [jwilliams@vestapropertyservices.com](mailto:jwilliams@vestapropertyservices.com)  
                    2891 Big Oak Drive  
                    Green Cove Springs, FL 32043

**BILL TO**  
**Cross Creek North CDD**  
**Rizzetta**  
[cddinvoice@rizzetta.com](mailto:cddinvoice@rizzetta.com)  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Travis		Installed	50% Deposit	
QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
2ea.	B6WBRCs	SRP Regal Series 6' In Ground Park Benches	775.00	1,550.00
1ea.	T8RC	SRP Regal Series 8' Pic Nic Table		1,575.00
3ea.	DOME32S-HW	SRP Steel Dome Lid for 32 Gal. Waste Receptacles	375.00	1,125.00

Subtotal	4,250.00
Tax Rate	.075
Tax	Exempt
Freight	1,095.00
Installation	650.00
<b>Total Due</b>	<b>5,995.00</b>

**Terms and Conditions and Required Signature on next page.**

### Southern Recreation, Inc. Terms and Conditions

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation.

Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers  
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-  
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. SR WILL NOT INSTALL any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

**Rock/Foreign Object Clause** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Playground Surfacing** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature *Terry Rogers* Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



**Southern Recreation, Inc.**

**4060 Edison Avenue, Jacksonville, Florida 32254**



# REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade  
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@rep-services.com

E-mail POs and contracts to:  
[contracts@rep-services.com](mailto:contracts@rep-services.com)

CGC1508223 FEIN 59-2978507 Page 1 of 2

## Please mail checks to:

Rep Services, Inc.  
165 W. Jessup Ave.  
Longwood, FL 32750-4146

<b>Proposed To:</b> Vesta Property Services, Inc Cross Creek North CDD 2895 Big Oak Drive Green Cove Springs, FL 32043	<b>Ship To:</b> TBD at a later date	<b>Bill To:</b> Cross Creek North Community Redevelopment Cross Creek North CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614-8390
<b>Attn:</b> John Williams	<b>Attn:</b>	<b>Attn:</b> Accounts Payable

<b>Project No:</b> 21805	<b>Project Name:</b> Cross Creek North CDD	<b>Project Contact:</b> John Williams
<b>Proposal No:</b> 21805.01	<b>Proposal Name:</b> Cross Creek North CDD	<b>Project Location:</b> 2895 Big Oak Drive Green Cove Springs, FL 32043 Project County: Clay
<b>Proposal Date:</b> 5/30/2025	<b>Proposal Expires:</b> 6/27/2025	
<b>For Questions Contact:</b> Jacqui Rohrborn	☎ 407-853-3560	✉ jacqui@rep-services.com
<b>Consultant:</b> Scott Brushwood	☎ 727-539-8457	✉ scott@rep-services.com
		<b>Opt/Rev:</b> A/0 5/30/25 - JR

**Vendor:** Anova **Proj Drawings:** ANO 604165

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Benches	F1061	2 EA	6FT EXP ING BN/BCK-STD	1,000.00	1,000.00	2,000.00
Miscellaneous	A2376	1 EA	2.375IN Two-Hole Hold Down Kit (One Pair)	89.00	89.00	89.00
Receptacles	F3015	3 EA	32 Gallon Dome Top With Push Door Opening	324.00	324.00	972.00
Tables	F2003	1 EA	6FT EXP PORT TRAD TBL-STD	1,823.00	1,823.00	1,823.00
Product Subtotal:						\$4,884.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 513 lbs Freight Charge						\$1,644.03
<b>Anova Total:</b>						\$6,528.03

**Installation By RSI Installer: The scope includes the following, as required:** 604194

Item	Qty	Description
INS-ANO	1 LT	Mobilization, Assembly and Installation of Anova Site Furnishings, including tie downs of picnic tables.
<b>RSI Installer Total:</b>		\$7,295.00

## General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

<b>Product:</b>	\$4,884.00
<b>Installation:</b>	\$7,295.00
<b>Freight:</b>	\$1,644.03
<b>Proposal Total:</b>	\$13,823.03

## Notes

### Basis of Proposal:

Our proposal is based upon email thread dated 5/20/2025

Please note the vendor information itemized below.

### Estimated product delivery schedule-

The lead time for your project is 7-8 weeks after RSI receipt of your signed order, finish selections, Credit Agreement and Deposit.

This proposal is for material, freight, and applicable tax only. Any building permits, engineering, unloading, assembly, installation, site preparation and surfacing are by others. Drivers will not unload the shipment. Purchaser must make arrangements for unloading of playground or exercise equipment, shade, and shelter product lines. In most circumstances this will require a forklift. For certain site furnishing orders, a lift gate and pallet jack may be available for an additional fee. Please alert your sales team of this need.

### Anova Site Furnishings: Freight includes liftgate.

**Color Selection:** to be made at time of color submittal approval.

**Support Option:** to be made at time of support submittal approval.

**NOTES:** Please be aware of the following

Some products require assembly.

Shipments are via Semi Trailer.

### Installation:

Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area

- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

**Time Limitations Holding Prices Firm:**

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of Cross Creek North Community Redevelopment District noted and has the requisite authority to bind Cross Creek North Community Redevelopment District and/or principal.

Accepted By:

Cross Creek North Community  
Redevelopment District

Company Name	Authorized By	Printed Name	Date
As Its: _____ (Title)			



1128 Carmona Place, St. Augustine, FL 32092

Telephone: (904) 315-3933; (904) 315-3944

Quote: 2825

Date: 06/11/25

Quote Expires: 06/26/25

**PROJECT:**

(2) Benches, (1) Picnic Table, (3) Lids

**BILLING ADDRESS:**

Cross Creek North CDD c/o Rizzetta  
3434 Colwell Ave., Ste 200, Tampa, FL 33614-8390  
[CDDinvoice@rizzetta.com](mailto:CDDinvoice@rizzetta.com)

**SHIPPING ADDRESS:**

Cross Creek North CDD  
2895 Big Oak Drive, Green Cove Springs, FL 32043

**PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER**

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Channel Bench, Expanded Steel Seat & Back, Powdercoated Frame, Embedded Installation	Expanded Steel, Embedded Installation	6'	Green Expanded Steel / Black Frame	\$705.00	2	\$1,410.00
Picnic Table, Heavy Duty, 6' Seats, 8' Top, Wheelchair Accessible on One End, Expanded Steel Seats & Top, Powdercoated Frame, Portable, Includes Strap Anchors & Screw Anchors for Surface Installation	Expanded Steel, Portable	6' Seats, 8' Top	Blue Expanded Steel / Black Frame	\$1,177.00	1	\$1,177.00
Round Plastic Dome Lid with Square Door for Existing Trash Receptacles	Plastic Dome Lid	Std.	Black	\$158.00	3	\$474.00
Assembly & Installation Not Included						

<b>Freight Includes: Yes/No</b>	<b>Estimated Lead Time: 45 - 60 Days Plus Transit.</b> Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Order will be drop shipped to shipping address noted above. Freight includes Lift Gate & Delivery Appointment	<b>Product Total</b>	\$3,061.00
Call Prior to Delivery: Yes		<b>Freight</b>	\$679.00
Lift Gate: Yes		<b>Tax Exempt</b>	\$0.00
Limited Access Delivery: No		<b>TOTAL</b>	\$3,740.00

**TERMS & CONDITIONS:** All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/	<i>Chris Smith</i>
Purchaser's Signature / Printed Name	Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name	Date
--------------------------------------	------



# Channel Bench

## Powder Coated Frame with Expanded Steel Seat & Back

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

*Commercial Warranty - 5 Years - Steel Bench & Thermo-Plastic Coating; 1 Year - Powdercoat*

Portable / Surface Mount



\* Extra heavy design to be stronger and more stable with a simple, clean style.

\* Sturdy, formed and welded steel frame construction.

\* Standard Seat & Back are 10" wide.

\* Frames are either Hot Dip Galvanized or Powder Coated.

\* Thermo-plastic coating formulated with U.V. stabilizer for ultraviolet protection.

\* Thermo-plastic coating heat fused to expanded steel back and seat for durability.

\* Portable / Surface Mount, 9/16" dia. anchor holes in frame foot.

\* Embedded / Stationary frame post installation.



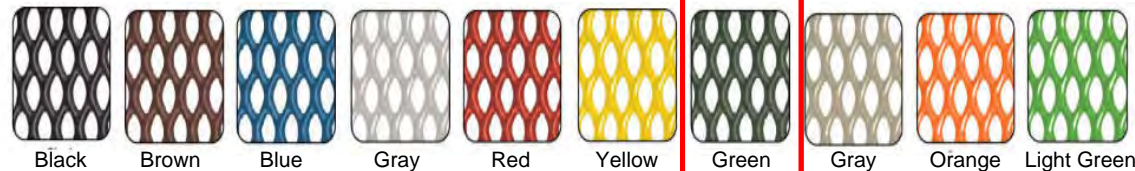
*Optional Cover Caps and Armrests are available for an additional fee.*

Embedded / Stationary Installation

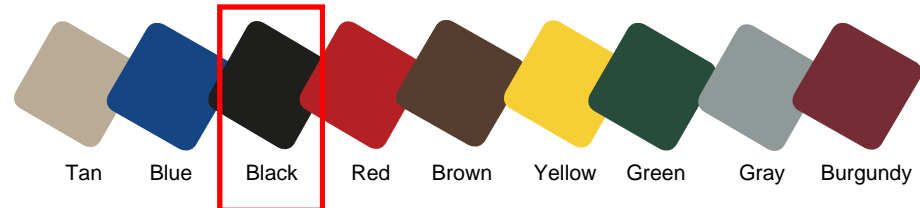


**Available in 4', 6', 8', 10', and 16'; Matching Picnic Tables & Receptacles Available**

### Expanded Steel - Color Choices:



### Powdercoat Finish - Color Choices:

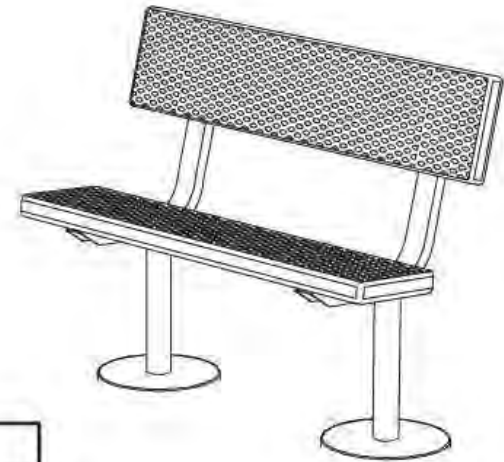
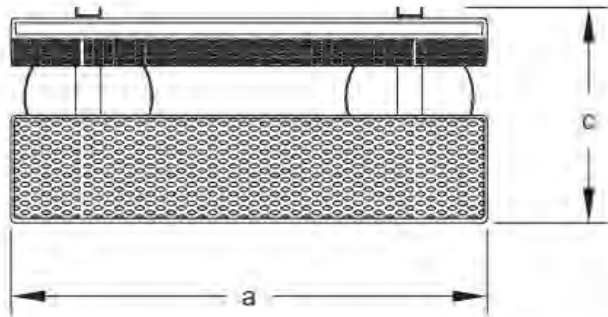




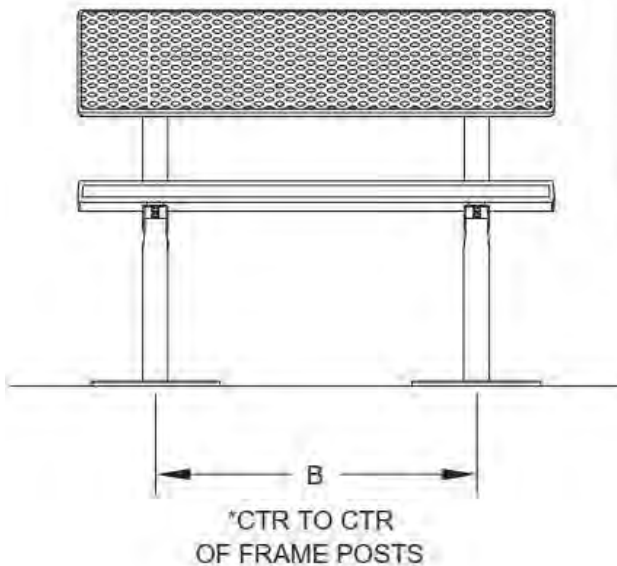
# Channel Bench - Embedded Installation

## Powder Coated Frame with Expanded Steel Seat & Back

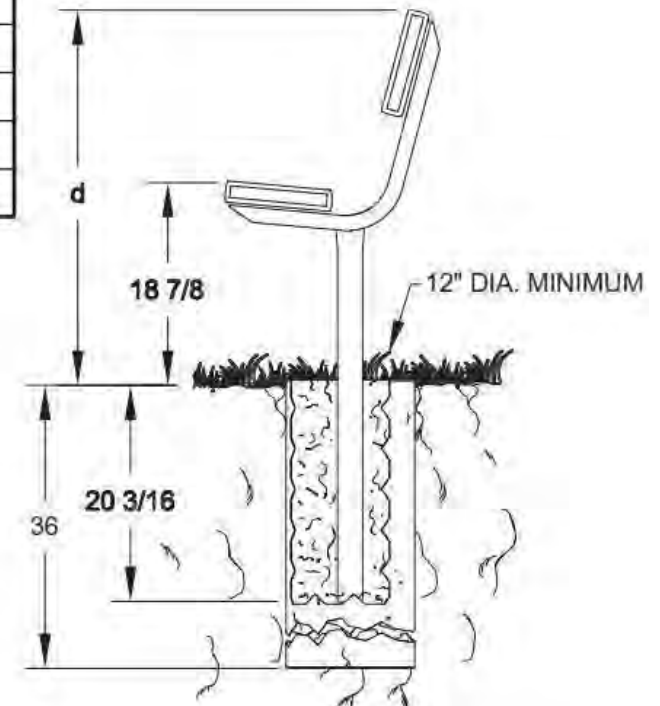
St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944



SIZE	DIMENSION			
	a	b	c	d
4' bench 10" seat & back	44	30	20-1/16	35
6' bench 10" seat & back	72	51-3/4	20-1/16	35
8' bench 10" seat & back	96	70	20-1/16	35
4' bench 12" seat & back	48	36	21-1/16	36
6' bench 12" seat & back	72	51-3/4	21-1/16	36
8' bench 12" seat & back	96	70	21-1/16	36



NOTE:  
 LOCAL SOIL  
 CONDITIONS  
 MAY REQUIRE  
 A LARGER  
 FOOTING  
 (CHECK LOCAL  
 CODES)



### 6' Heavy Duty, Wheelchair Accessible, Raised Top, Portable Picnic Table Expanded Steel, Powdercoat Frame

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

*Commercial Warranty - Lifetime - Frame; 5 Years - Expanded Steel; 1 Year - Powdercoat*



- \* ADA compliant wheelchair accessibility at one end.
- \* Includes Strap & Surface Anchors for Concrete Surface Installation



- \* End frames are one-piece welded construction, fabricated from 1.660" O.D. (1-5/8" O.D.) steel pipe to meet 1-1/4" nominal pipe size specifications with 2" x 2" x 1/8" die formed steel angle for attaching the seats and top.
- \* Table frame design incorporates nontip, nontrip, walk-through design features. Bends are tightly formed to prevent tipping when weight is on one side.
- \* Nominal 30" of clearance from ground level to underside of table top; nominal seat top height of 21"; nominal 6' long seats; and a nominal 8' long top. Includes frame stabilizing outriggers.
- \* Table provides one wheelchair space at one end of the table by extending the 2' creating a ADA recommended space of 30" wide, 19" deep, and 27" from ground to bottom of table top for knee space, and minimum 9" above ground extending a total of 24" deep for toe space.
- \* Frames are supported by diagonal braces of 1-5/16" O.D. steel pipe and a die-formed steel channel is provided to support extended portions of the table top.
- \* Thermoplastic Coating heat fused to expanded steel top and seats for durability and formulated with U.V. stabilizers for ultraviolet protection.
- \* Limited Lifetime Warranty on frames.

#### Matching Accessories:



Expanded Steel Trash Receptacle, Game Board Table Top

#### Powdercoat Finish



Tan



Blue



Black



Red



Brown



Yellow



Green



Gray



Burgundy

#### Expanded Steel



Tan



Blue



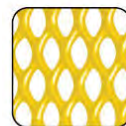
Black



Red



Brown



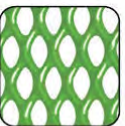
Yellow



Green



Gray

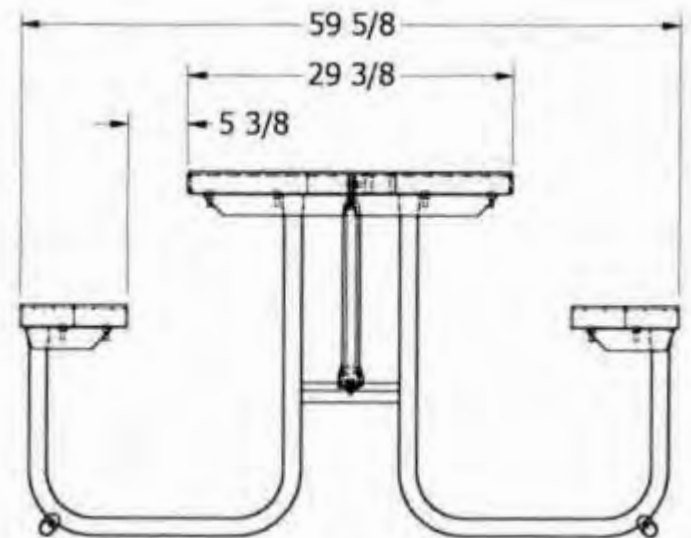
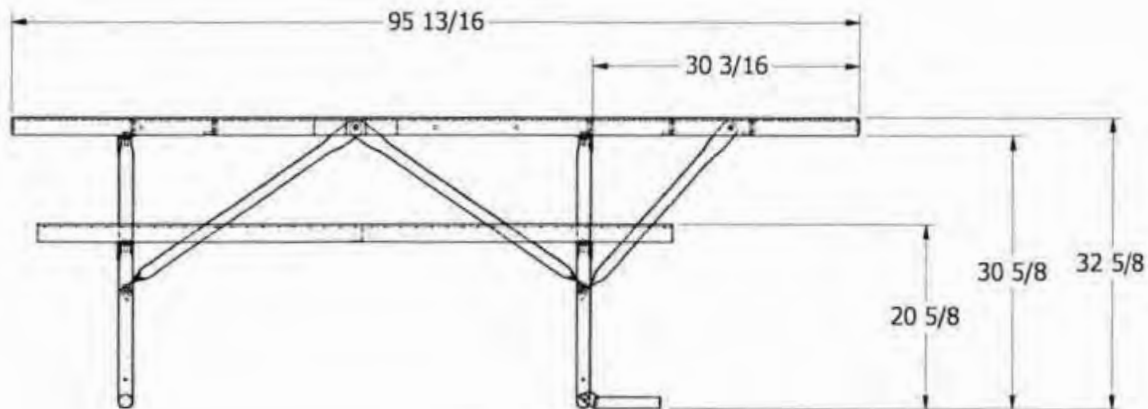
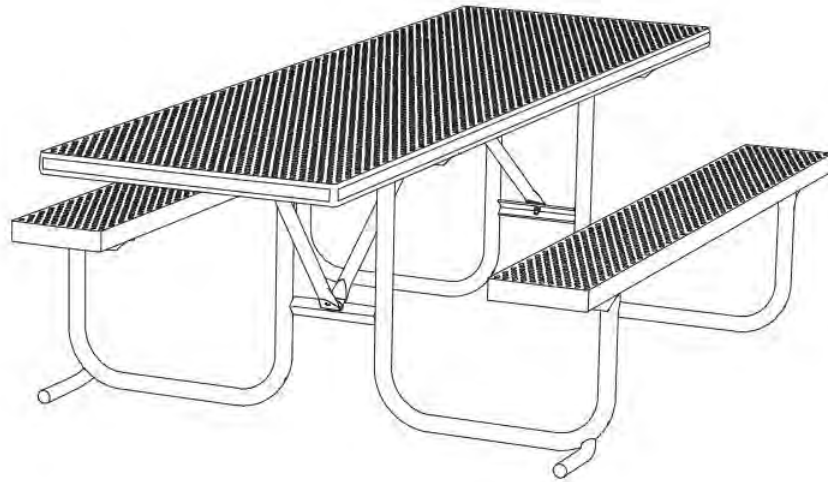
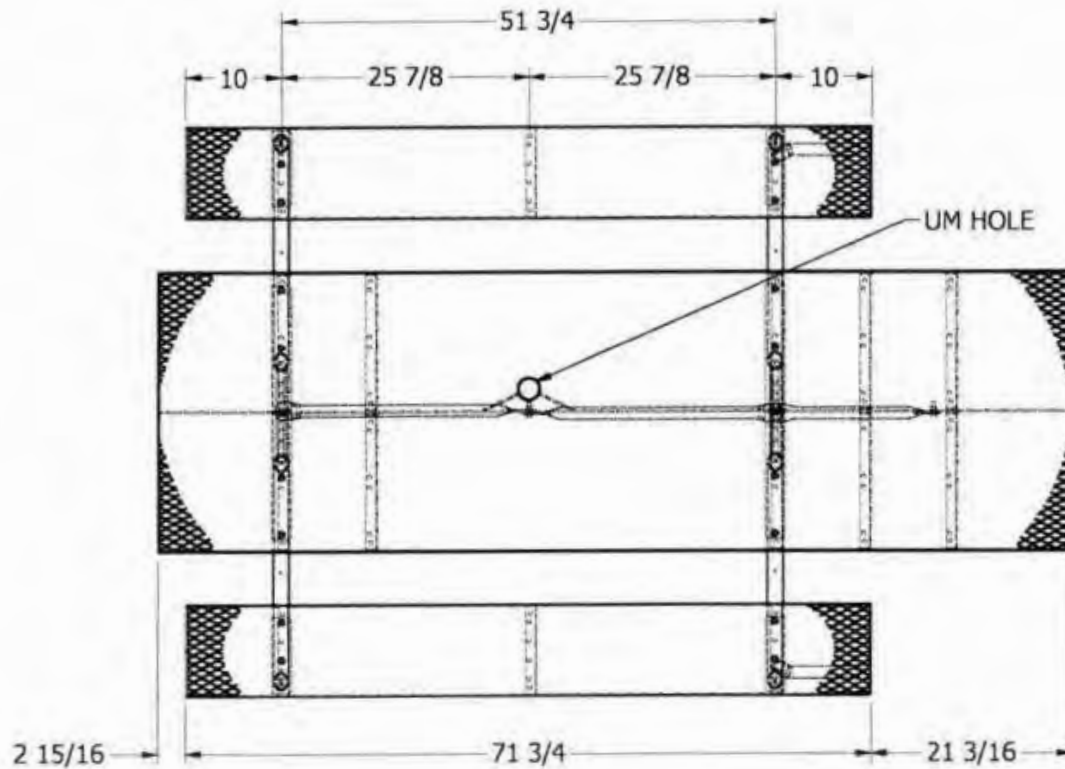


Light Green



6' Heavy Duty, Wheelchair Accessible,  
 Raised Top, Portable Picnic Table  
 Expanded Steel, Powdercoat Frame

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944



ALL DIMENSIONS IN INCHES.

## Round Trash Receptacle Lid

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

*Commercial Warranty - 1 Year - Lid*

### Plastic Dome Lid with Square Door



**Selected Color: Black**



### Lid Color Options



Cedar

Brown

Yellow

Green

Gray

Black

Red

Blue

STA Home Services, LLC

2230 Shore Drive  
FL 32086

Estimate

Date	Estimate #
6/13/2025	5

Name / Address
Cross Creek North CDD Rizzettacddinvoice@rizzetta.com 3434 Colwell Avenue, Suite 200 Tampa, FL 33614-8390

			Project
Description	Qty	Rate	Total
Quote for installing: Two benches and strapping them down a picnic table  This includes all assembly, placement strapping down table and concrete for benches		500.00	500.00
		Total	\$500.00

## **Tab 7**

### **GENERAL SWIMMING POOL RULES (amended)**

On a case-by case basis per bathing load and/or safety issues, the amenity manager or facility attendants will determine if and when balls designed for water-play will be permitted in the pools. Tennis balls, beach balls larger than 8", basketballs, Nerf Balls, soccer balls, or any other type of hard non-water sports balls are not permitted. Play equipment, such as snorkels and dive sticks, must meet with the staff's approval prior to use. Masks and goggles must have shatter-proof polycarbonate lenses. Only the following inflatable or floating devices are permitted: 1) infant water floats with seats; 2) arm floats; and 3) pool noodles. For numbers one and two, parents/guardians must remain within arm's length of children under their care. No other inflatable rafts, tubes, or floats are permitted. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern. Notwithstanding anything to the contrary set forth herein, should a Patron inform the amenity manager or staff that a certain flotation device is a necessary accommodation for such Patron, or their child, to use the pool, the amenity manager or staff shall have the authority, on a case-by-case basis, to authorize the use of the flotation device.



### **SWIMMING POOL: THUNDERSTORM POLICY (new addition)**

The amenity manager or facility attendants are in control of the pools and pool areas at all times while on duty and they alone will determine when the pools and pool areas will be closed and re-opened during inclement weather. During periods of thunder, heavy rain, or any other inclement weather, the pools and pool areas will be closed, and residents and their guests must leave the pools and pool areas to seek cover. The amenity manager or facility attendants alone will determine when it is safe to reopen the pools and pool areas consistent with guidelines from the American Red Cross Manual, FL Health Department, and the NWS, which recommend that residents and guests exit the pools and pool areas at the first sound of thunder or sighting of lightning for a minimum waiting period of thirty minutes. At any point during the thirty-minute waiting period, if thunder and/or lightning are experienced, the waiting period will be extended 30 minutes from the last event of thunder or lightning. Staff may also close the pools during periods of heavy rain when visibility of the pools and pool floors is reduced.

## COMMUNITY GARDEN POLICIES

The District may lease each bed to a household (“Gardener”) in the Community Garden (the “Garden”) and enforce the Garden policies. The Garden policies will be provided to each person who leases a bed in the Garden pursuant to an agreement with the District. The District reserves the right to make future modifications to the Garden policies without advanced notice.

1. **Hours:** The Garden will be open daily between dawn to dusk.
2. **Litter:** Each Gardener is responsible for proper disposal of trash. Do not place any trash in common areas, roadways, or in beds. The entire Garden, including all common areas and beds, are to be kept free of litter, including boxes, cans, buckets, baskets, and containers of any kind not in actual usage as part of gardening activity.
3. **Watering:** All hoses belong to the District. Gardeners must remain in the Garden while watering with hoses and keep water from running off their bed(s). All hoses must be turned off and stored properly prior to leaving the Garden.
4. **Clean Up:** Upon termination or expiration of a lease agreement, each leased bed shall be cleaned including removing all plants, roots, weeds and other debris from bed, leaving the bed in a smoothly raked condition.
5. **Compost:** Gardeners will place any organic waste, such as weeds, dead plants or rotten produce in the compost pile designated by the District.
6. **Pets:** All pets are not permitted in the Garden at any given time.
7. **Fires:** Gardeners may not start or maintain a campfire, burn weeds, use a grill, or cook in the Garden.
8. **Music:** Gardeners may not play music unless headphones are used. The District may play music for District sponsored events.
9. **Mulch:** Plastic mulches and rubber mulches are prohibited.
10. **Fertilizer/Pesticides:** The applications of non-organic or non-natural chemical insecticides, pesticides, herbicides, weed killers, fungicides, or weed repellants are allowed in the Garden. The District reserves the right to prohibit use of harmful chemicals in the Garden.
11. **Alcohol And Drugs:** No alcohol or illegal substances may be consumed in the Garden. Gardeners may not bring alcohol or illegal substances onto garden premises. Gardeners may not come into the garden while under the influence of alcohol or illegal substances. No illegal substances may be grown in the garden.
12. **Suspension of Privileges:** Gardeners may lose their rights to participate in the Garden if they fail to comply with the Garden policies. The District may also provide written notice to the Gardener of its failure to comply with any of the Garden policies, in which event the Gardener will have five (5) days to correct. If the violation is not corrected to the District’s satisfaction within five (5) days after the violation notice has been delivered, the District may terminate the Gardener’s lease agreement.







## **GRILLS**

Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District. All Patron using the grill are expected to conduct themselves in a responsible, courteous and safe manner in compliance with the policies. Disregard or violation of the policies and misuse or destruction of the grill may result in the suspension or termination of Amenity Center privileges.

The following policies apply to the Grill:

1. Use of the grill is at the Patron's own risk and on a first come, first serve basis
2. Obey Florida open fire burning rules.
3. Residents must be eighteen (18) years of age and older to use the grill.
4. Always keep children away from grill.
5. Operating Hours. The fire pit may only be used during designated hours.
6. Smoking (including e-cigarettes) is not permitted in the grill.
7. Residents are responsible for bringing charcoal and any additional supplies
8. Do not burn lumber or any building materials.
9. Never use gasoline or other flammable or combustible liquids when using the grill.
10. Do not leave open flames unattended.
11. Extinguish fire completely before leaving.
12. Clean up: Residents and their guests must clean up the area and remove all trash when done.
13. Glass Containers, breakable objects of any kind and alcoholic beverages are not permitted.

## Safe Grilling Practices

Promote safe grilling practices among residents through clear guidelines:

- **Lighting Instructions:**
  - **Gas Grills:** Open the lid, then turn on the gas and ignite according to manufacturer instructions. If the flame goes out or does not light, turn the grill and gas off and wait at least 5 minutes before re-ignition.
  - **Charcoal Grills:** Use a charcoal chimney starter or electric starter. Never use gasoline or lighter fluid to light coals.
- **Electric Grills:** Plug in and preheat according to manufacturer instructions.
- **Fire Safety:** Have a fire extinguisher readily available and ensure residents know how to use it.
- **Cleaning:** Clean the grill after each use to prevent grease buildup, which can cause fires.
- **Fuel Safety:** Follow manufacturer instructions for handling and storing propane tanks or charcoal.

## Signage and Communication

Clear and concise signage is crucial for promoting grill safety. Consider including the information like the following on signs posted near the grill area. Keep in mind that the guidance on signs may need to be adjusted to reflect the type of grill and manufacturer recommendations:

- Never leave a lit grill unattended.
- Keep children and pets at least 3 feet away.
- Clean the grill after each use.
- Properly dispose of ashes in designated containers (for charcoal grills).
- Keep combustibles away from grill.
- Report any malfunctions or damage to [designated contact].
- Use at your own risk.
- Adult supervision recommended.
- Extinguish grills properly by closing the lid and turning off the gas valve (for gas grills).
- Do not move a hot grill.
- Do not grill in high winds.
- Grease and fat buildup should be cleaned regularly.
- Use caution when opening the grill lid as heat and steam may escape.
- Observe posted grill hours.
- Review and follow manufacturer instructions for specific grill operation and safety guidelines.
- Emergency Contact:
  - In case of fire, call 911.
  - For other emergencies, contact [designated contact].
- Location of first-aid kit and fire extinguisher.

## Risk Transfer

- **Rental Agreements:** Consider having residents sign a rental agreement outlining their responsibilities for grill usage, acknowledging risks, and agreeing to follow the rules. This can help ensure accountability and promote safe practices.

## Maintenance and Inspection

Regular maintenance is crucial for ensuring grill safety.

- **Designated Responsibility:** Assign a staff member or volunteer to be responsible for grill maintenance and inspections.
- **Inspection Checklist:** Develop a checklist for regular inspections, including:
  - Checking for gas leaks (if applicable)
  - Inspecting for damage to grill components
  - Verifying proper functionality of igniters, burners, and controls
  - Confirming cleanliness of the grill and surrounding area
- **Prompt Repairs:** Address any maintenance issues promptly to prevent accidents. Document maintenance and repairs.



By following these guidelines and prioritizing safety, CDDs can create a grilling environment where residents can relax, socialize, and enjoy delicious food without worry.

*At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at [riskservices@egisadvisors.com](mailto:riskservices@egisadvisors.com).*

## Tab 8

## Cross Creek July

We are aware that there is Algae in a few of the ponds on property. With the extreme heat and low water levels we are treating the algae very cautiously. Unfortunately, weather and low water mixed with chemicals could cause fish to die as the oxygen levels are being played with in these ponds. As we treat, we are having to use lower rates of chemical than we would like to avoid a fish kill. As soon as we get some rain and these levels start to rise we are going to come in with a double rate of treatment, however for now we are having to treat minimally.



Pond 18 Algae has been sprayed and is bleaching out. Small patch of shoreline that is still green will be treated next visit. All other Shoreline is browning out.





Pond 27

Shoreline is brown out. Algae in this pond is being treated. This pond is at a normal level and will be hit with a full treatment next visit.



Pond 25 Penny wort and small patch of algae in the corner will be treated next visit.





Pond 20 Algae is bleaching out and, in the corners, and around the shoreline. Treatment was done on 7/31 and we will follow up with a heavy treatment next visit.



Pond 19 Patches of algae due to low water levels in this pond. Cattails are browned out and dying.



One side of berm still

green. Will be sprayed again.



Pond 23 Algae along the

shoreline on the one side. Will be treated next visit





Pond 21 the lower water level has caused an algae bloom. Will be treating in sections



Pond 16 shorelines are browned and algae is bleaching out.





Pond 22 shorelines are burned back and algae is yellowing out from treatment.



Pond 13 far corner is very low and algae is being treated. The shorelines are burned back around the rest of the pond.



Pond 15 Shorelines completely burned up and algae being treated.





Pond 26 Pond is incredibly low limiting treatment. Once the water levels rise we will have the boat in this pond. For now we are treating with caution.



14 Shorelines are completely burned back. The pond level is extremely low for this pond.

Pond



Pond 6 Heavy shoreline treatment was done the last visit of July. Water clarity is good shorelines should start burning back immediately.





Pond 5 Small patch of algae in the shallower area of the pond. Starting to brown from treatment



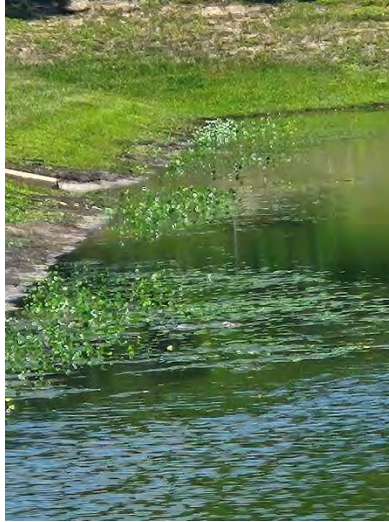
Pond 2 overall good condition. Low water levels.



Pond 1 shorelines are burned back and water clarity in good condition







Pond 3 Small area of pennywort to be treated. Low water levels for this pond



Pond 4 small amounts of Pennywort in the pond will be treated next visit





Pond

9 in overall good condition small areas of shoreline to be treated next visit



Pond

7 overall good condition. Small area with grass clippings in the pond.





Pond 8

Vegetation browning out and treated.



Pond 10 Small amounts of shoreline will be treated next visit



Pond 11 pond levels low. Shorelines treated





Pond 12 Algae browning out from treatment





Pond 17 Water levels low. Shorelines burned back

## **Tab 9**



# Quality Site Assessment

Prepared for: **Cross Creek North CDD**

## General Information

**DATE:** Friday, Jul 25, 2025  
**NEXT QSA DATE:** Tuesday, Oct 21, 2025  
**CLIENT ATTENDEES:**  
**BRIGHTVIEW ATTENDEES:** Royce Peaden

## Customer Focus Areas

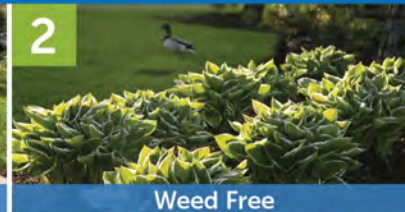
Entry Beds, Amenity Center, Ponds, Traffic Circles

## Quality you can count on.

**7** Seven Standards of Excellence



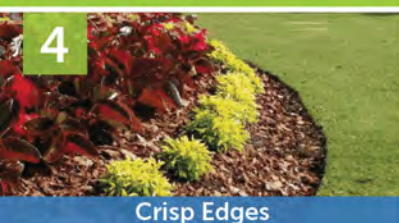
Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs



# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items



- 1** Summer annuals are showing good color and holding up well. Pentas will be monitored for fungus during excess rainy periods.
- 2** Maintenance item for crew - we will raise canopy on Crape Myrtles and trim plants around amenity center in upcoming visits.
- 3** Recently approved proposal to in-fill tri-color jasmine at main pool was completed. During latest inspection some drought damage was noted. Irrigation has been investigated and adjusted controller timing and coverage.
- 4** Approved renovation of Volleyball court was recently completed, including installation of sub-surface drainage. Condition of court has improved and pooling of water below surface has been eliminated.

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items



- 5** Roses at entrance and amenity recently treated with fungicide, insecticide, and fertilizer. Roses on island and roundabout areas showing signs of being planted too deep and are stressed. Recommend budgeting in the future to replace these areas with plant choice that will perform better.
- 6** JEA stations throughout are being maintained regularly and are weed free.
- 7** All turf and common areas throughout are being maintained regularly.
- 8** Bed spaces throughout are being treated regularly for weeds and maintaining a clean appearance.

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items



**9** Team is in the process of raising tree canopies throughout property m.

**10** “Mulch volcanoes” are present throughout site. Recommend budgeting to have this excess soil and mulch removed ahead of future mulching projects. These will eventually lead to decline in trees as they are starving the roots of necessary oxygen and can lead to rot on the tree trunks.

**11** Secondary entrance - some plant material showing signs of nutrient deficiency. We will apply additional shrub fertilizer in these areas.

### Recommendations for Property Enhancements

1



NO PHOTO INCLUDED

1

**Contract palm pruning was completed in May. Several Sabal Palms around site are currently pushing out fruiting bodies. Additional pruning would to seed pods would help with appearance and reduce seeds germinating in beds.**



# BrightView

Landscape Services

## Irrigation Report

Property Name:

Cross Creek

Controller Location:

Tennis

Job #:

7/25/25

Tech Name:

Carlos R

Type of controller:

7

Date:

7/25/25

Access Code:

Controller Name:

Zones per Controller:

7

Page:

1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7										
Spray   Rotor   Drip:			R		D	R	R	R	R/D										
A	S M T W TH F S	12AM	30	30	30	30	30	30	30										
B	S M T W TH F S				D	O													
C	S M T W TH F S				D	O													
D	S M T W TH F S				D	O													
E	S M T W TH F S				N														
F	S M T W TH F S				N														

Broken Head																			
Broken Riser																			
Broken Nozzle																			
Broken Lateral Line																			
Broken Bubbler																			
Broken Rotor																			
Cut Drip Line																			
Valve Inoperable																			
Solenoid/Decoder Inoperable																			
Broken valve box/Missing Lid																			
Good Zone																			
Maint. Damage (NO CHARGE)																			

Which Zones are Annual Zones:

Backflow/Meter Location:

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

Irrigation Map?:

Tech Notes:

Zone 2: 3 down, need to locate and replace decoder 1 Flex by parking Rd.



# BrightView

Landscape Services

## Irrigation Report

Property Name:

Loos Creek

Controller Location:

Pool

Job #:

7/25/25

Tech Name:

Carlos R

Type of controller:

9

Date:

7/25/25

Access Code:

Controller Name: THUR

Zones per Controller:

9

Page:

1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones:

Backflow/Meter Location:

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

Irrigation Map?:

Tech Notes:

Zones 10, 11, 12 need Battery Mode

Replace Rain/Freeze Sensor:

Replace Rain/Freeze Sensor:

BrightView

Irrigation Report

Landscape Services

Property Name: Cross Creek

Controller Location: Back Ent

Job #: \_\_\_\_\_

Tech Name: Colts R

Type of controller: LB

Date: 7/22/25

Access Code: \_\_\_\_\_

Controller Name: Ran Bird

Zones per Controller: 8

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8										
Spray   Rotor   Drip:			25																	
A	<del>SI MT W TH F S</del>	11 PM	5																	
B	SI MT W TH F S																			
C	SI MT W TH F S																			
D	SI MT W TH F S																			
E	SI MT W TH F S																			
F	SI MT W TH F S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: \_\_\_\_\_

Backflow/Meter Location: \_\_\_\_\_ Reclaim Water or Pump Replace Rain/Freeze Sensor: \_\_\_\_\_

Irrigation Map?: \_\_\_\_\_ Tech Notes: \_\_\_\_\_

## Irrigation Report

Property Name: Cross Creek

Controller Location: Ent Side

Job #: \_\_\_\_\_

Tech Name: \_\_\_\_\_

Type of controller: \_\_\_\_\_

Date: 7/25/24

Access Code: \_\_\_\_\_ Controller Name: \_\_\_\_\_

**Zones per Controller:** \_\_\_\_\_

Page: 1 of 1

Prog	Run Days / Zones	Start Time
A	S M T W TH FIS S Fray W TH FIS	11 PM 25
B	S M T W TH FIS	
C	S M T W TH FIS	
D	S M T W TH FIS	
E	S M T W TH FIS	
F	S M T W TH FIS	

[illegible]

### Which Zones are Annual Zones:

Backflow/Meter Location: \_\_\_\_\_  
Reclaim Water or Pump

### Replace Rain/Freeze Sensor

Irrigation Map? \_\_\_\_\_ Tech Notes: \_\_\_\_\_

2-Wire Issue 2-8 No communications

Date Inspected: 7/25/75

Start Time: 2pm Water Days: M / W / F / S

[illegible]

Water Days: ~~N~~ ~~T~~ ~~W~~ ~~A~~ ~~F~~ ~~S~~

[illegible]

Start Time: 11 PM Water Days: M T W T F S

[illegible]

Property Location/Code: Cross CreekDate Inspected: 7/25/25Location: Spider Lily 2211# Zones: 1 Start Time: 3:44 Water Days: M T W R F S

Service Information			Service Adjustment			Billable Repair/Service			
Zone	Time	Type	Operating	Adjust	Cleaned	Heads	Nozzles	Raised	Misc/Battery
1	25	R/S	Y N		-				
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						

Location: Oak Stone 3067# Zones: 1 Start Time:  Water Days: M T W R F S

Service Information			Service Adjustment			Billable Repair/Service			
Zone	Time	Type	Operating	Adjust.	Cleaned	Heads	Nozzles	Raised	Misc/Battery
1	30	R/S	Y N						✓
1	20	R/S	Y N						✓
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						

Location: Spider Lily 2279# Zones: 1 Start Time:  Water Days: M T W R F S

Service Information			Service Adjustment			Billable Repair/Service			
Zone	Time	Type	Operating	Adjust	Cleaned	Heads	Nozzles	Raised	Misc/Battery
1	25	R/S	Y N						✓
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						

Location: Oak Stone 3074# Zones: 1 Start Time:  Water Days: M T W R F S

Zone		Time		Type		Service Adjustment			Billable Repair/Service		
Operating	Adjust	Cleaned	Heads	Nozzles	Raised	Misc/Batter					
Y N											
Y N											
Y N											
Y N											
Y N											
Y N											
Y N											

Location: Oak Stone Monument Sign# Zones: 1 Start Time:  Water Days: M T W R F S

Service Information		Service Adjustment			Billable Repair/Service				
Zone	Time	Type	Operating	Adjust	Cleaned	Heads	Nozzles	Raised	Misc/Battery
1	30	RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						

Location: Shade G# Zones: 1 Start Time: 1:44 Water Days: M T W R F S

Service Information		Service Adjustment			Billable Repair/Service				
Zone	Time	Type	Operating	Adjust	Cleaned	Heads	Nozzles	Raised	Misc/Battery
1	20	RDS	Y N						✓
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						
		RDS	Y N						



Date Inspected: 7/25/25

Location. Cold Stream, + 40 lake

# Zones	Start Time	Water Days
1	11:00 AM	W T A S

Service Information			Service Adjustment			Billable Repair/Service		
Zone	Time	Type	Operating	Adjust	Cleaned	Heads	Nozzles	Raised
1	20	RDS	<del>X</del> N					Misc/Battery
		RDS	Y N					
		RDS	Y N					
		RDS	Y N					
		RDS	Y N					
		RDS	Y N					

Location: Cold Stream left side of road

W Zones.	Start Time	Water Days: M T W T F S S
4		

Service Information			Service Adjustment			Billable Repair/Service			
Zone	Time	Type	Operating	Adjust	Cleaned	Hoeds	Nozzles	Raised	Misc/Battery
1	20	RDS	Y N						
2	20	RDS	Y N						
3	20	RDS	Y N			15			
4	20	RDS	Y N			15			
		RDS	Y N						
		RDS	Y N						

Location:

Water Days: M T W R F S

[illegible]



## **Tab 10**

# Let Us Help You Weather the Storm.

2025 Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we are able to provide you with a swift, seamless response following severe weather, we recommend the following:

- ▶ **Pre-Authorize Post-Storm Clean-up**  
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf and indicate your authorization with a signature on the next page.
- ▶ **Keep Us Apprised of Your Insurance Requirements**  
Let us know of any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by taking photo documentation of representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**  
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Please update your contact information below so we can keep you apprised during emergency response situations.
- ▶ **Prepare Your Trees**  
Most maintenance contracts cover tree pruning to provide traffic clearance, but this does not prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.



## Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team's action plan proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm passes and quickly dispatching the appropriate landscape and tree care services teams to address any issues, prioritizing safety first:

Only highlighted approved

- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted.
- ▶ Hazardous damaged limbs remaining in trees are trimmed and removed.
- ▶ Tree limbs, root balls, or large wood debris remaining on the ground chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses based on the material, size and weight.

Contact Us Today:

(904) 348-0542

[www.brightview.com](http://www.brightview.com)

## Approval for Clean-up Services:

As authorized by Chairman

Cross Creek North CDD

Signature

Lesley Gallagher, District Manager

Property Name

6/17/25

Print Name / Title

Date

## Emergency Contact Number:

Lesley Gallagher

904-657-4637

Name

Phone

Driver/Foreman.....\$125/Hour  
General Labor.....\$85/Hour  
Chipper & Truck:..... \$315/ Hour  
Loader & Truck: ..... \$275/Hour  
Climber & Groundman 2-man crew ..... \$275/Hour  
\*\*\*Dump Fees, Stumps, & Other Services..... To Be Quoted



## **Tab 11**

## Proposal for Extra Work at Cross Creek North CDD

Property Name	Cross Creek North CDD	Contact	John Williams
Property Address	2895 Big Oak Dr Green Cove Springs, FL 32043	To	Cross Creek North CDD
		Billing Address	c/o Rizetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Hydro Seed 2 Pocket Parks at Cold Stream/Cold Leaf

Project Description      Hydro Seed 2 Pocket Parks at Cold Stream/Cold Leaf

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Hydro Seed 2 Pocket Parks at Cold Stream/Cold Leaf	\$5,645.16	\$5,645.16
1.00	EACH	Please note - areas are non-irrigated. Hydroseeding works well within un-irrigated areas but with drought conditions there is a chance the seeds won't take.	\$0.00	\$0.00
1.00	EACH	Please note - Areas should be blocked off for 3-4 weeks following application to allow for germination and root structure development.	\$0.00	\$0.00

### Images

#### CCN - Hydroseed



For internal use only

SO#                      8712387  
JOB#                    346100624  
Service Line            130

**Total Price**                      \$5,645.16

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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Customer

<b>Field Operations Manager</b>	
Signature	Title
<b>John Williams</b>	<b>July 14, 2025</b>
Printed Name	Date

**BrightView Landscape Services, Inc. "Contractor"**

<b>Account Manager - Exterior</b>	
Signature	Title
<b>Royce Peaden</b>	<b>July 14, 2025</b>
Printed Name	Date

**Job #:** 346100624

**SO #:** 8712387

**Proposed Price:** \$5,645.16

## Proposal for Extra Work at Cross Creek North CDD

Property Name	Cross Creek North CDD	Contact	John Williams
Property Address	2895 Big Oak Dr Green Cove Springs, FL 32043	To	Cross Creek North CDD
		Billing Address	c/o Rizetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Replacement of Cold Damaged / Declined plant material at Amenity Center

Project Description      Replacement of Cold Damaged / Declined plant material at Amenity Center

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Travel, Staging, and Delivery of Materials
1.00	EACH	Irrigation - Ensure proper coverage of newly installed plant material and programming once planted
117.00	EACH	Mulch - MPB - installed
<b>Front of Building - Blue Daze Replacement</b>		
1.00	EACH	Removal of existing plant material
60.00	EACH	1 gal Society Garlic - Installed
<b>Front of Building - Croton Replacement</b>		
1.00	EACH	Removal of existing plant material
22.00	EACH	3 gal Fashion Azalea - installed
1.00	EACH	1 gal Super Blue Liriope - installed
<b>Empty Islands by pickleball entrance</b>		
66.00	EACH	1 gal Foxtail Fern - Installed
<b>Pickleball entry / island</b>		
1.00	EACH	Removal of existing plant material
70.00	EACH	1 gal Society Garlic - Installed
155.00	EACH	3 gal Juniper Parsonii - Installed
11.00	EACH	7 gal Queen Emma Crinum- Installed
18.00	EACH	3 gal Muhly Grass - installed
40.00	EACH	3 gal Hawaiian Ti - installed
5.00	EACH	7 gal Dwarf Walters Viburnum - installed
<b>Replace Coontie mixed in Liriope byPickleball Court entrance</b>		
20.00	EACH	1 gal EG Liriope - Installed
<b>Plumbago Fill-in near RV entrance</b>		
1.00	EACH	Removal of existing plant material
36.00	EACH	3 gal Plumbago - Installed
<b>Splash Pad Area - Install Windmill Palms</b>		

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



## Proposal for Extra Work at Cross Creek North CDD

1.00	EACH	Removal of existing plant material
8.00	EACH	15 gal Windmill - Installed

**For internal use only**

**SO#** 8690706  
**JOB#** 346100624  
**Service Line** 130

**Total Price** \$14,555.78

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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Customer

Signature

Title

**Field Operations Manager**

**John Williams**  
Printed Name

Date

**June 11, 2025**

**BrightView Landscape Services, Inc. "Contractor"**

Signature

Title

**Account Manager - Exterior**

**Royce Peaden**  
Printed Name

Date

**June 11, 2025**

**Job #: 346100624**

**SO #: 8690706**

**Proposed Price: \$14,555.78**



	QTY	UoM/Size	Material/Description
	1.00	EACH	Travel, Staging, and Delivery of Materials
	1.00	EACH	Irrigation - Ensure proper coverage of newly installed plant material and programming once planted
	117.00	EACH	Mulch - MPB - installed
<b>1</b>	<b>Front of Building - Blue Daze Replacement</b>		
	1.00	EACH	Removal of existing plant material
	60.00	EACH	1 gal Society Garlic - Installed
<b>2</b>	<b>Front of Building - Croton Replacement</b>		
	1.00	EACH	Removal of existing plant material
	22.00	EACH	3 gal Fashion Azalea - installed
	1.00	EACH	1 gal Super Blue Liriope - installed
<b>3</b>	<b>Empty Islands by pickleball entrance</b>		
	66.00	EACH	1 gal Foxtail Fern - Installed
<b>4</b>	<b>Pickleball entry / island</b>		
	1.00	EACH	Removal of existing plant material
	70.00	EACH	1 gal Society Garlic - Installed
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<b>7</b>	<b>Splash Pad Area - Install Windmill Palms</b>		





## Proposal for Extra Work at Cross Creek North CDD

Property Name	Cross Creek North CDD	Contact	John Williams
Property Address	2895 Big Oak Dr Green Cove Springs, FL 32043	To	Cross Creek North CDD
		Billing Address	c/o Rizetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Cross Creek North CDD : Oak Tree Replacement at Amenity Center

Project Description    Remove & replace declining Live Oak tree in island adjacent to amenity office

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Live Oak Tree Replacement: Front of Amenity Center</b>			<b>Subtotal</b>	<b>\$1,807.23</b>
1.00	LUMP SUM	Mobilization & Prep of area for install of new trees. Grade out area. Remove Trees. Haul away debris from site.	\$380.00	\$380.00
1.00	EACH	Live Oak 45 gal. - Installed	\$1,178.06	\$1,178.06
1.00	EACH	Tree Straps - Installed	\$91.39	\$91.39
1.00	LUMP SUM	Inspection, enhancement and/or adjustments to provide proper coverage to all specified areas & new plant material.	\$157.78	\$157.78

For internal use only

**SO#**                      8690713

**JOB#**                  346100624

**Service Line**        130

**Total Price**                      \$1,807.23

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Customer

Signature

Title

**Field Operations Manager**

**John Williams**  
Printed Name

Date

**June 11, 2025**

**BrightView Landscape Services, Inc. "Contractor"**

Signature

Title

**Account Manager - Exterior**

**Royce Peaden**  
Printed Name

Date

**June 11, 2025**

**Job #: 346100624**

**SO #: 8690713**

**Proposed Price: \$1,807.23**



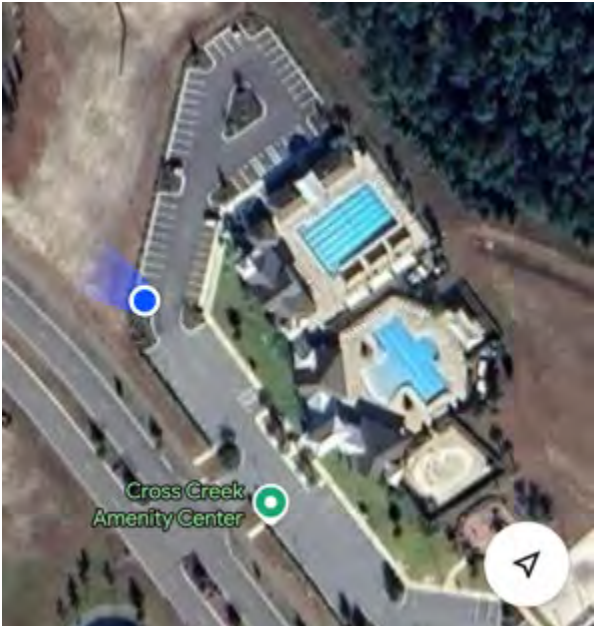


Example of Tree Replacement



Current deceased tree

Blue Pin Drop is the location  
of the deceased tree



## **Tab 12**





3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

May 30, 2025

Re: Cross Creek North CDD  
2895 Big Oak Drive, Green Cove Springs, FL 32043  
Vesta Property Services – John Williams

Crown Pools, Inc. is pleased to provide you with an estimate for the above-mentioned project. Our estimate includes all materials and labor to drain pool and replace expansion joint. This estimate includes the following

• Drain Pool and Replace Expansion Joint	\$16,500.00
• <u>Pool Return Repair (4)</u>	<u>\$2,500.00</u>
<b>Total</b>	<b>\$19,000.00</b>
• <i>Contingency Items to Discuss</i>	
- <i>Dewatering (\$2,500)</i>	
- <i>Tile repairs at expansion joint (\$1,850)</i>	
- <i>Core out and replace 4 return bodies (\$2,750)</i>	
- <i>Plaster delamination at time of draining (\$5,000)</i>	

Please Note:

The pool will be shut down for ~14 days from the time of draining to completion of repair and start of filling pool, upon completion of filling Crown Pools will start pool and make sure pumps are running. Property maintenance personnel will need to be onsite to chemically balance and take over the pool at this time.

Thank you for the opportunity to provide you with a proposal. Should you have any questions or concerns please contact us.

Regards,

Crown Pools, Inc.  
Crownpoolsinc.com  
CPC1456979  
904.858.4300



**Integrity, Trust, & Putting the Customer First!**  
**CPC 1458631**

**June 20, 2025 (Good for 30 Days)**

**Cross Creek Amenity Center Swimming Pool Renovation Proposal**

Southern Elegance Pools proposes to furnish and perform labor & materials necessary for the completion of renovating the Swimming Pool as follows:

**Pool Interior Finish:**

- Drain pool and spa and secure from popping.
- Saw cut around wall returns and sound check interior for voids (removal of all debris).
- Pressure wash and acid wash interior of pool shell.
- Install new wall return fittings (if possible/needed).
- *Address the **Virginia Graeme Baker Pool & Spa Safety Act**: Main Drain grate / cover retrofit with the Department of Health – to comply with ASME/ ANSI A11-2 19.8 / NSF50 & FDOH 64E-9. Install new main drain grate to retrofit the existing main drain.*
- Bond-coat interior of pool.
- Install new Cove Series pebble finish (Upgrade available).
- Fill pool via property owner supplied source, clean-up, and apply start-up chemicals.

**Interior Finish Phase Total:** **\$ 94,402**

**Tile:**

- Expansion Joint – remove the old expansion joint material and reinstall using the Emseal Submerseal expansion joint system.
- Bond-coat scored tile or where tile was removed if needed.
- Install new standard 6” x 6” flat waterline tile inside pool.
- Install new 6” trim tile on edging of ledge and edging of steps

**Tile Phase Total:** **\$ 56,812**

**Miscellaneous:**

- Main Drain Covers & 25 2" floor Return Fittings
- Start Up

**Tile Phase Total:** **\$ 3,696**

**Total For All Above Phases:** **\$154,910**



**Items not included in the proposal.**

- *Removal of furniture/items on existing deck.*
- *Gas tank & gas line hook-up for Heater (if applicable).*
- *Termite treatment.*
- *Retaining wall.*
- *Grading around pool.*
- *French drains.*

**Respectfully submitted by Southern Elegance Pools, LLC.**

Southern Elegance Pools

522 13<sup>th</sup> Ave North / Jacksonville Beach, Florida 32250 / Phone (904) 626-4232

**Property Owner(s) Signature:**

**Date:**

---





Oak Wells Aquatics  
8608 Beach Blvd  
Jacksonville, FL 32216  
Tel (904) 619-3281  
CPC1458530  
www.oakwellsaquatics.com

## **Job: Cross Creek Amenity pool expansion joint replacement**

### **SCOPE OF WORK**

#### **General**

- Drain pool.
- Remove old expansion joint material, dispose of, and reinstall new expansion joint material. Replace white tile as necessary.
- Replace four leaking floor heads.

## **Total Cost**

**\$11,985**

#### **Note:**

- **The pool will need to remain closed for approximately two weeks to allow proper cure time for the new sealant.**
- **Please be aware that leaving the pool empty while the sealant cures increases the risk of delamination of the plaster. This is not guaranteed or warrantied, and additional costs would be incurred to repair the plaster.**

### **GENERAL EXCLUSIONS (May not be specific to this job unless expressly stated above)**

- Dewatering of any kind. Entire job site pertaining to pool must be dry for the entire duration of construction.
- Refilling the pool, the cost to fill pool, balancing water chemistry, and equipment start-up is excluded.

1. **AGREED CONDITION:** The contract document defines the scope of work to be performed by Oak Wells Aquatics for the stated contract amount. Items not covered list are the owner's responsibility and are not part of the contract amount.
2. **CONSTRUCTION SCHEDULE:** Contractor agrees to do all work provided in this contract in a good and workmanlike manner but shall not be held responsible for delay or failure to perform work when due to acts of God, weather, government prohibition or reasons beyond his control.
3. **ACCESS:** It is understood that the owner will permit and maintain free access to the pool site and adequate working room. It is further understood that contractor will not be held responsible when it is necessary to cross sidewalks, curbs, driveways, grassed areas, or any terrain which might be damaged or marred by equipment passage to reach job site. Contractor will always exercise reasonable care to prevent needless damage to owner's property and property of others.
4. **UTILITIES:** Owner will furnish, at no charge to the contractor, electricity and water necessary to complete the scope of work.
5. **DRAW SCHEDULE:** Stage completion invoices are due upon presentation. In the event of default in the payment schedule above set out, work will cease, and the owner will be liable for the payment of the amount then



due plus 10% of the unpaid balance plus any expenses incurred in collecting the same including 18% attorney's fees. Any loss resulting from delay in construction caused by the owner through obstruction or desire for change shall be paid for by the owner.

Draw schedule: 50% deposit, 50% due when pool is ready to fill.

6. **ADDITIONAL WORK:** This proposal includes only work expressed in writing. If owner desires changes or if additional work is required, for owner protection supplemental written agreement must be signed prior to doing the work. Our estimating department must make all price quotations. No one on the job is qualified or authorized to quote prices. Payment for additional work is due upon completion of the work.

7. **EXCEPTIONS:** In order to be honored, any exceptions including changes, additions, and/or deletions affecting this contract must be clearly specified and responsibility firmly fixed below.

8. **Building Materials Price Escalation and Supply Chain Delays:** If, during the performance of the Work, the price of building material significantly increases, through no fault of the Contractor, the price shall be equitably adjusted by an amount reasonably necessary to cover the actual price increases, without any markup for profit or overhead. As used herein, a significant price increase shall mean an increase of 5% or more in the price of any building materials from the date of the Contract signing. Such price increases shall be documented through quotes, invoices, or receipts. Where the delivery of material is delayed, through no fault of the Contractor, because of the shortage or unavailability of building materials and/or supply chain issues, the Contract price and/or time shall be equitably adjusted for the actual additional costs and/or time associated with such delay(s).

Your acceptance of this proposal by signature below, and return of this form to our office, will constitute a contract entered into in accordance with the specifications, conditions, and remarks stated herein.

Dated: 7/9/25

**Oak Wells Aquatics**

**Owner**

By: \_\_\_\_\_

By: \_\_\_\_\_

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2025

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2025

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Coastal Pool Care

PO Box 1844  
Ponte Vedra Beach, FL 32004  
US  
+19045362150  
jb@coastalpoolcare.net



Estimate

ADDRESS  
Cross Creek North CDD  
2835 Big Oak Drive  
Green Cove Springs, FL 32043

ESTIMATE 1830  
DATE 05/29/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Repair Fix Leaking Expansion Joint	1	6,500.00	6,500.00
	Repair fix 4 leaking returns	1	1,000.00	1,000.00
TOTAL				\$7,500.00

Accepted By

Accepted Date



## **Tab 13**

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256  
 Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-3904 Corporex Park Drive, Suite 100 A  
 Tampa, FL 33619, Ocala Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond  
 Beach, FL 32174 Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 St. Mary's- 1721 Osborn Road, Suite B,  
 St. Mary's, GA 31558 Toll Free: 800-225-5305 - [www.turnerpest.com](http://www.turnerpest.com)

## Turner Pest Control, LLC

### SUBTERRANEAN TERMITE RETREATMENT ONLY SERVICING AGREEMENT

**This Agreement provides for the retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.**

#### PART I- GENERAL INFORMATION

Property Owner's Name	Cross Creek North LLC	Chemical Use	Termidor
Covered Premises Address	2895 Big Oak Dr	Initial Treatment Date	June 2025
City, State, Zip Code	Green Cove Springs, FL 32043	Sticker Location	Breaker Box
Billing Address (if different):	N/A	Contract Commencement Date	June
City, State, Zip Code	N/A	Contract Anniversary Date	June
Primary Telephone	904-408-7716 or 904-884-2432 <a href="mailto:deanderson@vestapropertyservices.com">deanderson@vestapropertyservices.com</a>	Contract Expiration Date	June 2035
Type of Structure	Commercial	Defined Treatment	
Detached Structures Included	Three (3) buildings in total structures are pictured below for reference.	Preventative	X
	Amenity bldg/Pool House and two entrance towers	Comprehensive Treatment	
		Corrective	

INITIAL TREATMENT PRICE: **\$3,450.00 plus tax**

The obligations of Turner Pest Control, LLC (herein "Turner") under this Subterranean Termite Retreatment Only Servicing Agreement (the "Agreement") to the Structure and Detached Structures listed at the above Covered Premises Address ("Covered Premises") on behalf of the Property Owner's Name ("Owner") listed above, shall not become effective until full payment for the Initial Treatment is received and either clears Turner's account in the case of a check or confirmation is received of authorization from the credit card purveyor.

ANNUAL RENEWAL FEE: **\$345.00 plus tax**

Upon receipt of payment of the Annual Renewal Fee, which is due on or before the annual Contract Anniversary Date, Turner Pest Control will perform an inspection of the interior and exterior of all the Covered Structures. This coverage is renewable from year to year. Either party may cancel this Agreement by providing written notice of its intent to do so to the other party within 30 days prior to the Contract Anniversary Date without cause. Moreover, Turner shall have the right to cancel the Agreement immediately should the annual renewal fee ("Renewal Fee") not be received prior to the annual Contract Anniversary Date.

#### RIGHT TO RE-INSPECT AND ADJUST RENEWAL FEE:

Turner will inspect the covered premises each year during the month of the Contract Anniversary. Turner reserves the right to re-inspect the covered premises at any time including prior to the Contract Anniversary date. After such inspection and prior to the commencement of a new year Turner shall have the right to adjust the annual renewal fee as of the 1<sup>st</sup> renewal year, or any year thereafter, with the adjustment not to exceed 10% per year. Following expiration of the 6th year renewal, Turner reserves the right to require the covered premises to be completely retreated, at a rate to be determined by Turner, subject to Turner and owner entering into a new Termite Service Agreement.

#### SCOPE OF INSPECTIONS:

The Owner acknowledges that during the annual inspections performed by Turner that recommendations or conditions conducive to a Termite infestation may be identified. While the corrections of such conditions are an important part of properly protecting the structure(s) from termite damage, it does not ensure that an infestation will not occur. The annual inspections are not intended to identify all existing conducive conditions that may exist. The Owner acknowledges that Turner is not a certified contractor and that the scope of the annual inspections is not intended to include a complete assessment of the integrity of the structures.

#### LIMITATION OF LIABILITY:

If a Subterranean or Formosan Termite ("Covered Termites") infestation occurs to the Covered Premises while this Agreement is in effect, Turner shall for as long as this Agreement remains in effect, perform any further re-treatment it finds necessary, free of charge, subject to the terms and conditions of this Agreement. By signing this Agreement, it is understood that there is no repair or replacement of damage to the structure or contents due to subterranean termites.

#### DISCOVERY OF INFESTATION:

If the Owner believes that a termite infestation exists, Owner agrees to notify Turner of such infestation within 48 hours of discovery of such infestation. To the extent Owner fails to notify Turner and Turner is prejudiced by such delay, such delay will act to decrease the Limitation of Liability in an amount to be determined.

By my execution below, I, as an authorized representative of Property Owner, authorize Turner to provide the treatment for the prevention and control of subterranean termites subject to the terms and conditions of all three (3) parts of this Agreement.

#### AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER

Name of Signatory: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

#### AUTHORIZED REPRESENTATIVE OF TURNER

Turner Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Victor Carr \_\_\_\_\_

May 27, 2025

The Proposal and Pricing contained herein will be honored 30 days from printed date above.



## GENERAL TERMS AND CONDITIONS

1. This Agreement provides for Turner to perform an initial treatment and any subsequent treatments as deemed necessary by Turner to the structure(s) at the Covered Premises if live infestation of the Covered Termites is found in the structure during the effective period of the Agreement. Turner will perform such treatments as necessary, subject to the Limitations of Liability set forth in the Agreement above.  
This agreement does not cover, and Turner will not be responsible for re-treatment to any of the following: Wood decks, wood steps, wood fences, wooden walkways, or other wooden structures outside the foundation perimeter of the covered premises, or any area(s) of the structure where wood members are in direct contact with the ground.  
Area(s) where stucco, coquina, Styrofoam and any other material is applied in a manner conducive to infestation or is in direct contact with the ground.  
Area(s) where moisture conditions conducive to infestation exist, such as but not limited to faulty plumbing, roof leaks, elevations above slab levels such as planter boxes or any other conditions that supply water to termites allowing them to survive above ground.  
Infestations resulting from moisture conditions including but not limited to fungus.  
Damage to plants, trees, flowers, and/or shrubs adjacent to the structure.  
Personal expenses incurred by the Owner including but not limited to lodging, meals, transportation, loss of use incurred as a result of treatment, and/or re-treatment.  
Any indirect expenses or consequential damages relating to the existence or termite damage, whether Covered Termites or not.  
Damages or losses caused by war, fire, earthquake, floods, acts of god or other natural or catastrophic causes beyond the control of Turner.
2. Customer warrants full cooperation with Turner during the term of this Agreement and any renewal period and agrees to maintain the structure free from any factors or conditions contributing to infestation by specified termites. It is the customer's responsibility to correct any conditions that may inhibit proper inspection and/or treatment deemed necessary by Turner. The customer agrees to pay all expenses to make all non-accessible areas accessible for treatment and/or inspection as deemed necessary by Turner. A failure to do so shall void any obligation that Turner may otherwise have for such area.
3. Property Owner acknowledges the existence of moisture has a significant negative effect on treatment of Covered Termites and may make the standard treatments for termites, which are contemplated by this Agreement, ineffective. Consequently, any warranty or representation as to the efficacious nature of treatment for Covered Termites otherwise contained in this Agreement is void should moisture conditions be found to exist in the area where termites are found and preexisted the presence of the termites.
4. Property Owner agrees to notify Turner (as set forth in Part 2 of the Agreement) of any known construction defects either at the commencement of the Contract, should it have prior knowledge of the condition, or within 30 days of becoming aware of the defect. A failure to notify Turner of any pre-existing construction defects known by Owner shall void any obligation of Turner under this Agreement.
5. With respect to all ground floor units that exist in the Covered Structure(s), Property Owner agrees to make all such units available for inspection once a year, upon the request of Turner.
6. In the event the Covered Property is sold, Turner agrees to transfer the Agreement to the New Owner, subject to all the remaining terms and conditions of this Agreement. Turner reserves the right to charge a transfer fee in the event the New Owner requests the Agreement to be transferred.
7. In the event of non-payment of the Initial Treatment, annual Renewal Fee, or any other fees due to Turner under this Agreement, Turner has the right to terminate this Agreement effective the due date of the unpaid fees.
8. In the event of a change in the existing law that has the effect of increasing the liability or responsibility of Turner as covered under this Agreement, Turner reserves the right to adjust the Renewal Fee and amend the terms of this Agreement and/or amend this Agreement. The State listed in Part 1 as the Covered Premise Address controls operation of this Agreement and the application of this section.
9. Any claim or complaint of dissatisfaction under the terms of this Agreement must be made in writing to Turner. Turner is only obligated to perform under this Agreement provided the Owner provides Turner access to the Covered Premises for any purposes contemplated by this Agreement, including but not limited to re-inspection, whether the inspection was requested by the Owner or deemed necessary by Turner.
10. Property Owner acknowledges that this Agreement only covers the items specifically set forth in this Agreement and does not cover those either not specifically included or those that are specifically excluded. This Agreement is not a guarantee that Covered termites do not exist or will not exist during the term of this Agreement. Moreover, this Agreement is not and shall not act as an insurance policy or facsimiles thereof for the Property Owner to insure or cover all incidences of termite infestation at the Covered Premises that result from the presence of termites, covered or not.
11. To the extent that any provision contained within this Agreement is found to be void, voidable or against public policy that provision shall have no effect, but the remainder of the Agreement shall survive and be fully enforceable.
12. The Owner and Turner agree that any controversy or claim between them arising out of, or relating to, the interpretation, performance, or breach of any provisions of this agreement, shall be sealed exclusively by arbitration administered by American Arbitration Association, under its commercial arbitration and judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction. In no event shall either party be liable to the other for indirect, special, or consequential damages or loss of anticipated profits. Moreover, any claim by Owner shall be subject to the Limitations of Liability in Part 1 of this Agreement and accuracy of the representations in Part 2 and all applicable provisions of Part 3.
13. Turner and the Owner agree that all reasonable attorney's fees and costs at all levels of the dispute through the highest appellate level, as applicable shall be awarded to the prevailing party and against the other party in any dispute arising out of this Agreement, whether the form is in arbitration or otherwise.
14. The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from the pest control company upon request.
15. All governmental licensing and insurance information is available to Owner upon written request from Turner. Requests for such information do not extend or delay any party's responsibility for payment of any amounts due under this Agreement or any other provisions of this Agreement.
16. Written notice of any cancellation. To the extent that either party to this Agreement wishes to cancel for any reason other than non-payment, as provided for under the terms of this Agreement, such cancellation can only be effective by written notification to the Owner at the Covered Premises address or to Turner, at its Jacksonville address contained on the first page of this Agreement. Such notice may be transmitted by facsimile or mail. If cancellation occurs due to non-payment, as defined in this Agreement, the cancellation is automatic, and no written notice is required.
17. This Agreement contains all the terms and conditions of the understanding and agreement between Turner and the Property Owner. No other representations, warranties or statements that are not explicitly contained within this Agreement shall be binding on either party to this Agreement. All prior statements, writings or agreements are subsumed by this Agreement. No alterations or additions to this Agreement (other than information to fill in the blanks contained in Part 1 and Part 2 of this Agreement) are effective or enforceable unless the alteration or addition are in writing and signed by a corporate officer of Turner and Property Owner.

RIGHT TO CANCEL: You, the customer, have the right to cancel this Agreement at any time prior to midnight of the third business day after the date of the execution of this Agreement transaction. Please read this Agreement thoroughly before signing. Customer acknowledges receipt of a signed copy of this Agreement. INITIAL \_\_\_\_\_

I HEREBY ACKNOWLEDGE THE GENERAL TERMS AND CONDITIONS TO THIS AGREEMENT AND THAT THEY FORM AN INTEGRAL PART OF THE AGREEMENT WHICH I HAVE EXECUTED.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Victor Carr

Turner Pest Control, LLC.

DATE \_\_\_\_\_







ADAM H. PUTNAM  
COMMISSIONER

Florida Department of Agriculture and Consumer Services  
Division of Agricultural Environmental Services

**CONSUMER NOTICE FORM**

Rule 5E-14.105, F.A.C.  
Telephone: (850) 617-7996; Fax: (850) 617-7968

**Bureau of Inspection and Incident  
Response**  
3125 Conner Blvd, Suite N,  
Tallahassee, FL 32399-1650  
[biircomplaints@freshfromflorida.com](mailto:biircomplaints@freshfromflorida.com)

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

**BASIC REQUIREMENTS FOR CONTRACTS**

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

**REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT**

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: [biircomplaints@freshfromflorida.com](mailto:biircomplaints@freshfromflorida.com).

I understand that I am entering into a contract with **TURNER PEST CONTROL** (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Cross Creek North

Print Name of Consumer

Date: \_\_\_\_\_

Signature of Consumer

Title: Property Owner or authorized agent

**Victor Carr**

Print Name of Pest Control Representative

Date: 5/27/2025

company: **TURNER PEST CONTROL**

Signature of Pest Control Representative

FDACS-13692 Rev. 10/15





# PEST SOLUTIONS

904-586-2042

killinltpest.com  
904-228-1421

Sticker ELECTRIC PANEL Email JWILLIAMS@NESTA  
PROPERTY SERVICES.COM  
Drilling ☒ Yes ☐ No Gate Code \_\_\_\_\_  
Paver Removal ☒ Yes ☐ No Subdivision CROSS CREEK NORTH

Date 5/2/2025

Bill To Name CROSS CREEK NORTH CDD

Address 3434 COLWELL AVE. SUITE 403

City/State/Zip TAMPA, FL. 33614-8390

Bill To Phone 904-478-9732 Service Phone \_\_\_\_\_

Name (Other than Bill To) CROSS CREEK COMMUNITY

Address 2895 BIG OAK DRIVE

City/State/Zip GREEN COVE SPRINGS, FL 32043

Type/# of Structures MONOLITHIC Linear Ft 474

Killin' It Pest Solutions is hereby authorized to treat the premises described above for control of:

- |  |   |
|--|---|
| <input type="checkbox"/> Excludes Formosan           | <input checked="" type="checkbox"/> Live Activity   |
| <input checked="" type="checkbox"/> Drywood Termites | <input type="checkbox"/> Presumptive Evidence       |
| <input type="checkbox"/> Subterranean Termites       | <input checked="" type="checkbox"/> Prevention of   |
| <input type="checkbox"/> Spot Treatment              | <input type="checkbox"/> Damage Present (See Graph) |
| <input type="checkbox"/> Liquid and Foam Treatment   | <input type="checkbox"/> Other _____                |

## GUARANTEE SELECTION

- ☐ Complete Killin' It Protection Program  
(INCLUDES REPAIR AND RETREATMENT)
- ☒ Limited Killin' It Protection Program  
(RETREATMENT ONLY)
- ☐ Spot Treatment - No Guarantee

\*Guarantees are subject to general terms and conditions on the reverse side.

- |                                    |                    |
|------------------------------------|--------------------|
| 1. Initial Treatment.....          | \$ <u>4,750.00</u> |
| 2. Renewal Fee .....               | \$ _____           |
| 3. Other Fees .....                | \$ _____           |
| 4. Sales Tax .....                 | \$ _____           |
| 5. Total Price.....                | \$ <u>4,750.00</u> |
| 6. Balance Due Upon Completion ... | \$ <u>4,750.00</u> |

**PAYMENT TERMS: 30 DAYS**

- ☐ I hereby authorize you to charge my credit card.  
☐ Paid by check. ☐ Cash paid upon completion.

Charge Card # \_\_\_\_\_

Exp. Date \_\_\_\_\_ CVV \_\_\_\_\_

Signature \_\_\_\_\_

NOTICE TO BUYER: You are entitled to an exact, executed copy of this agreement. If the work has not been performed, you, the buyer, may cancel this transaction in writing, at any time prior to midnight of the third business day after the date of this transaction.

Accepted by Buyer or Buyer's Authorized Agent \_\_\_\_\_

Russell Smith  
Killin' It Representative # \_\_\_\_\_

### 1. GUARANTEE PROTECTION SELECTED

The type of Guarantee above will apply upon completion of initial treatment and payment in full. The **Complete Killin' It Protection Program** and **Limited Killin' It Protection Program** are explained in detail and are subject to the General Terms and Conditions on the reverse side thereof. In summary, the **Complete Protection Program provides for any retreatment necessary as well as repair of new damage to the structure only at no additional cost to the owner. The Limited Killin' It Protection Program provides for only retreatment at no additional cost to the owner.**

### 2. CONTINUOUS PROTECTION RENEWAL PROGRAM

The initial treatment is guaranteed for a period of one-year and Killin' It will offer the Owner an option to renew the Guarantee each year thereafter, for 5 years. The first annual renewal fee will be \$ 575.00 with Killin' It reserving the right to adjust the annual fee each year thereafter by giving the Owner advance notice. The Owner must pay the annual renewal fee on or before the twelfth (12) month anniversary date or the guarantee will be terminated.

### 3. REINSPECTION

During the effective period of the Guarantee, Killin' It will reinspect the treated structure at such intervals as Killin' It may deem necessary, or annually upon the Owner's request. No failure on the part of the owner to request reinspection shall, in any way, affect the Owner's rights under the Guarantee. The Owner agrees to make the treated structure available for reinspection.

### 4. TRANSFER OF OWNERSHIP AND STRUCTURAL CHANGES

In the event the property is sold, Killin' It agrees to transfer the Guarantee to the new Owner, provided Killin' It is notified by the new Owner. In the event the new Owner fails to request continued coverage or does not pay the annual fee, the Guarantee will terminate automatically as of the date of the change of ownership. Killin' It reserves the right to adjust the annual renewal fee upon transfer of ownership. In the event of additions and/or alterations to the treated structure, the Owner must arrange with Killin' It for additional service, which may require additional service charges and/or an adjustment in the annual renewal fee.

### 5. ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

NOTE:

- TWO ENTRY BUILDINGS ARE INCLUDED IN QUOTE.
- MAIN AMENITY BUILDING ONLY.
- INCLUDES ONE ROW OF PAVER REMOVAL / REPLACE @ POOL DECK AREA.
- FOAM (8) COLUMNS WITH TERMIDOR SC.
- FOAM INTERIOR CORNER NEAR WOMENS BATH SIDE.
- TERMIDOR SC WILL BE THE TERMITIDE APPLIED



## COMPLETE KILLIN' IT PROTECTION PROGRAM GUARANTEE (REPAIR & RETREATMENT)

Subject to the Graph and Specifications and the General Terms and Conditions below, **KILLIN' IT** will issue a **COMPLETE PROTECTION GUARANTEE** that provides protection against **NEW DAMAGE** to the structure. **OLD DAMAGE (DAMAGE PRIOR TO INITIAL TREATMENT) IS NOT COVERED.**

- KILLIN' IT** will make such repairs as necessary to correct new damage, provided:
  - Damage was caused by the specified Wood Destroying Organism(s) **KILLIN' IT** is being contracted to control
  - KILLIN' IT** finds the damaged area(s) infested with live Wood Destroying Organism(s). Unless Live Wood Destroying Organism(s) are found in the damaged area(s), the damage will be considered OLD DAMAGE and WILL NOT BE COVERED UNDER THIS GUARANTEE UNLESS OTHERWISE NOTED.
  - KILLIN' IT** personnel verifies the evidence before it is altered or destroyed.
  - All repair work will be performed or supervised by **KILLIN' IT**'s authorized personnel only, unless otherwise agreed upon in writing.
- This future damage repair Guarantee will apply to all areas of the building except those area(s) where
  - Wood members of the building are in direct contact with the ground.
  - A water problem exists caused by, but not limited to, faulty plumbing, roofs, gutters, downspouts and/or poor drainage, supplying water for the termites to survive without returning to the ground.
  - Specific area(s) of the structure have been excluded on the Graph.
- This Guarantee does not cover infestation and/or reinfestation caused by wood and/or furniture introduced into the structure after initial treatment.
- This Guarantee provides for future damage protection against new Wood Destroying Organism(s) damage up to \$\_\_\_\_\_ per occurrence, with a maximum aggregate amount of \$\_\_\_\_\_.

## LIMITED KILLIN' IT PROTECTION PROGRAM GUARANTEE (RETREATMENT ONLY)

Subject to the Graph and Specifications and the General Terms and Conditions below, **KILLIN' IT** will issue a **LIMITED PROTECTION GUARANTEE.**

- KILLIN' IT** guarantees to perform any retreatment found necessary at **NO ADDITIONAL COST TO THE OWNER** as long as the protection is in force.
- This Guarantee provides for and obligates **KILLIN' IT** to perform necessary treatments to the structure if an infestation of the specified Wood Destroying Organism(s) is found in the structure during the effective period of the Guarantee. The Owner understands that **KILLIN' IT**'s liability under this guarantee is limited to Retreatment Only and does not guarantee against present or future damage to the property or contents, nor provides for repairs or compensation thereof. The Owner expressly waives and releases **KILLIN' IT** from liability for any claim for damages to the structure or its contents occasioned by an infestation of the specified Wood Destroying Organism(s).
- This Guarantee does not cover infestation and/or reinfestation caused by wood and/or furniture introduced into the structure.

## GUARANTEED SATISFACTION

If for any reason you are not completely satisfied with **KILLIN' IT**'s Wood Destroying Organism Protection treatment, we'll keep coming back at no additional cost to you, until you are satisfied. In the event **KILLIN' IT** is unable to correct the problem, **KILLIN' IT** will refund your initial treatment charge if:

- your request is made to **KILLIN' IT**, in writing, within 30 days following the initial treatment and
- after receiving the request, **KILLIN' IT** fails to correct the problem within 30 days.

## \*GENERAL TERMS AND CONDITIONS

**A. EXISTING DAMAGE.** **KILLIN' IT** is not responsible for the repair of either visible damage (noted on the Inspection Graph) or hidden damage existing as of the date of this agreement. Because damage may be present in areas which are inaccessible to visual inspection, **KILLIN' IT** does not guarantee that the damage disclosed on the inspection graph represents all of the existing damage as of the date of the agreement.

**B. WATER LEAKAGE.** Water leakage in treated areas, and leakage in interior areas or through the roof or exterior walls of the identified structure, may destroy the effectiveness of **KILLIN' IT**'s treatment, and is conducive to new infestation. Owner is responsible for making timely repairs as are necessary to stop leakage. upon completion of repairs by Owner, **KILLIN' IT** will provide additional treatment to control infestation at Owner's expense. If Owner elects not to repair said defects, or purchase the additional necessary treatment, then **KILLIN' IT** shall have no further obligation under this agreement.

**C. ADDITIONS, ALTERATIONS.** This agreement covers the structure identified on the Inspection Graph as of the date of the initial treatment. In the event the structure(s) are modified, altered or otherwise changed, or before the soil is removed or added around the foundation, or before soil is removed from under the structure. Owner will immediately notify **KILLIN' IT** for proper instructions and/or for any additional treatment required by the changes incurred. Failure to do so will terminate this agreement automatically. In the event of structure add ons and/or modifications, **KILLIN' IT** may require additional service charges and/or reserves the right to adjust the annual renewal fee.

**D. NOTICE OF CLAIMS, ACCESS TO PROPERTY.** Any claim under the terms of this agreement will be made immediately in writing to **KILLIN' IT**. **KILLIN' IT** is only obligated to perform under this agreement provided the Owner allows **KILLIN' IT** access to the identified structure or any purpose contemplated by this agreement, including but not limited to reinspection, whether the inspection was requested by the Owner or considered necessary by **KILLIN' IT**.

**E. CHANGE IN LAW.** **KILLIN' IT** performs its services in accordance with the requirements of federal, state, and local law. In the event of a change in existing law as it pertains to the service promised herein, **KILLIN' IT** reserves the right to revise the annual renewal fee or terminate this agreement.

**F. NON-PAYMENT DEFAULT.** In case of non-payment or default by the Owner, **KILLIN' IT** has the right to terminate this agreement and reasonable attorney's fees and costs of collection shall be paid by the Owner, whether suit is filed or not. In addition, interest at the highest rate allowed by law will be assessed for the period of delinquency. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

**G. DISCLAIMER.** **KILLIN' IT**'s liability under this agreement will be terminated if **KILLIN' IT** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restrictions, or any act of nature or circumstances or cause beyond the control of **KILLIN' IT**.

**H. THIS AGREEMENT DOES NOT COVER AND KILLIN' IT WILL NOT BE RESPONSIBLE FOR:**

- damage resulting from moisture conditions, including but not limited to fungus.
- damage resulting from wood in direct contact with the soil
- damage resulting from masonry failure or grade alterations.
- infestation and/or reinfestation caused by wood and/or furniture introduced into the structure after initial treatment.
- Personal expenses such as lodging, meals, transportation, etc. incurred as a result of treatment and/or retreatment.

**I. KILLIN' IT DISCLAIMS ANY LIABILITY FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. THE GUARANTEES STATED IN THE AGREEMENT ARE GIVEN IN LIEU OF ANY OTHER GUARANTEE OR WARRANTIES EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

**J. ENTIRE AGREEMENT.** It is understood and agreed between the parties that this agreement, the Inspection Graph, constitute the complete agreement between **KILLIN' IT** and the Owner and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **KILLIN' IT** unless alteration or change be in writing and executed by a corporate officer of **KILLIN' IT** under its corporate seal.

**K. THIS CONTRACT DOES NOT INCLUDE GAS FUMIGATION.**

Killin' It Representative

Date

Accepted by (Customer)

Date



## **Tab 14**



904.355.1831  
245 Riverside Avenue, Suite 250  
Jacksonville, FL 32202

[VestaPropertyServices.com](http://VestaPropertyServices.com)

**Cross Creek North Community Development District**

*Ms. Lesley Gallagher*

District Manager

2806 N. 5<sup>th</sup> Street, Unit 403

St. Augustine, Florida 32084

**Proposal for Dog Station Maintenance**

*Scope of Service*

- Once weekly service includes removal of used waste bags, replacement of container liners and restocking of waste bags at each of the 18 stations.
- Waste bags and container liners are provided as part of the service.
- Labor for repairs to stations will be free of charge. Materials will be charged to the district.

*Annual Fee*

\$10,260

*Terms:*

- Vesta shall invoice monthly for the above services.
- Invoices shall be paid net thirty (30) days upon receipt.

## **Tab 15**





## Quotation

**Cintas First Aid & Safety**

RACHEL BOSWORTH

850 803 4766

7251 Salisbury Road

Suite 1

Jacksonville, FL 32256

Prepared For:

**CROSS CREEK NORTH CDD**

Date: 6/16/2025

Quote Expires: 7/16/2025

Product Number	Product Description	Unit Price	Quantity	Extended Price
4003Z	ZOLL 3 AED AUTOMATIC / EA	\$2,200.00	1	\$2,200.00
19190	CINTAS DELUXE AED CABINET W/ALARM / EA	\$199.00	1	\$199.00
99949	LifeREADY 360 AED Managmnt - 1 year / EA	\$75.00	1	\$75.00

\*Free Installation Included

\*LifeReady 360 includes: AED Prescription, SN#  
Registration with local EMS, Online AED  
Management Portal Access

Service Charge \$24.95

**Subtotal \$2,498.95***Pending applicable tax*

Not an Invoice. Quote Valid for 30 days.

Signature\_\_\_\_\_

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms.  
Provided quantities do not exceed those agreed upon, if any products are held in Cintas inventory longer than 90 days, customer agrees to immediately accept and pay for those goods.



## Quotation

**Cintas First Aid & Safety**

RACHEL BOSWORTH

850 803 4766

7251 Salisbury Road

Suite 1

Jacksonville, FL 32256

-

-

0

**Prepared For:****CROSS CREEK NORTH CDD**

0

0

0

0

0

**Date:** 6/16/2025**Quote Expires:** 7/16/2025

Product Number	Product Description	Unit Price	Quantity	Extended Price
----------------	---------------------	------------	----------	----------------

Not an Invoice. Quote Valid for 30 days.

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms. Provided quantities do not exceed those agreed upon, if any products are held in Cintas inventory longer than 90 days, customer agrees to immediately accept and pay for those goods.

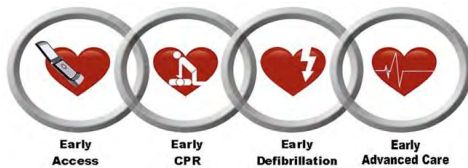


5971 Powers Avenue, Suite 108  
Jacksonville, FL 32217  
(888) 767-0050  
Fax: (888) 767-4018

Company: Vesta  
Name: John Williams  
Date: 6/18/2025

Automated External Defibrillators & Supplies:	Zoll AED Plus
Purchase without a service plan	\$1,799
Case and AED Prep Kit **	included
Wall Cabinet Pricing **	\$125

\*\* Plus shipping & tax (if applicable)



Gina Campbell



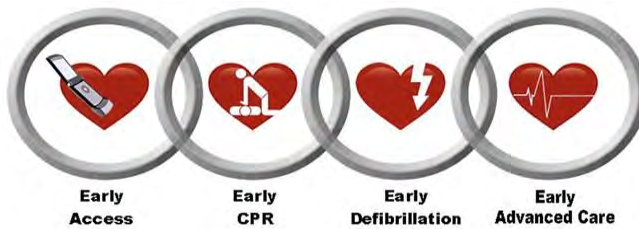


5971 Powers Avenue, Suite 108  
Jacksonville, FL 32217  
(888) 767-0050  
Fax: (888) 767-4018

Company: Vesta  
Name: John Williams  
Date: 6/18/2025

Automated External Defibrillators & Supplies:	Philips Onsite AED
Purchase without a service plan	\$1,495
Case and AED Prep Kit **	included
Wall Cabinet Pricing **	\$125

\*\* Plus shipping & tax (if applicable)



Gina Campbell



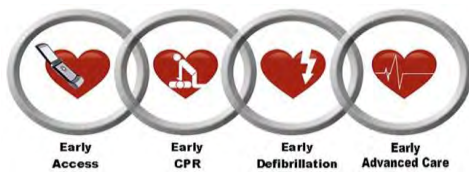
5971 Powers Avenue, Suite 108  
 Jacksonville, FL 32217  
 (888) 767-0050  
 Fax: (888) 767-4018

Company: Vesta  
 Name: John Williams  
 Date: 8/1/2025

Automated External Defibrillators & Supplies:	Zoll AED Plus
Purchase without a service plan	\$1,799
Discount with Service Plan	(\$100)
Purchase with service plan	\$1,699
Case and AED Prep Kit **	included
Wall Cabinet Pricing **	\$125
	\$1,824
	Total Purchase

\*\* Plus shipping & tax (if applicable)

Service Plan:	Annual Cost
Standard Service Agreement (per unit)	\$225/year
<p><u>Standard Service:</u> Includes semi-annual inspection and service of your aed unit, electrodes, battery, connectors and casing. Notation of unit upgrades or recalls. All documentation of AED inspections are consistently maintained and securely stored electronically and backed up with a hard copy. Documentation notes battery and electrode expiration dates and upgrades. Replacement parts and upgrades receive a discount off standard pricing.</p>	



Gina Campbell





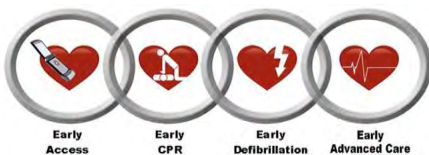
5971 Powers Avenue, Suite 108  
Jacksonville, FL 32217  
(888) 767-0050  
Fax: (888) 767-4018

Company: Vesta  
Name: John Williams  
Date: 8/1/2025

Automated External Defibrillators & Supplies:	Philips Onsite AED
Purchase without a service plan	\$1,495
Discount with Service Plan	(\$100)
Purchase with service plan	\$1,395
Case and AED Prep Kit **	included
Wall Cabinet Pricing **	\$125
	\$1,520
	Total Purchase

\*\* Plus shipping & tax (if applicable)

Service Plan:	Annual Cost
Standard Service Agreement (per unit)	\$225/year
<p><u>Standard Service:</u> Includes semi-annual inspection and service of your aed unit, electrodes, battery, connectors and casing. Notation of unit upgrades or recalls. All documentation of AED inspections are consistently maintained and securely stored electronically and backed up with a hard copy. Documentation notes battery and electrode expiration dates and upgrades. Replacement parts and upgrades receive a discount off standard pricing.</p>	



Gina Campbell

## **Tab 16**





Rizzetta & Company

# **Cross Creek North Community Development District**

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

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## **Approved Proposed Budget for Fiscal Year 2025/2026**

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Rizzetta & Company



Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,188,219	\$ 1,188,219	\$ 1,188,219	\$ -	\$ 1,181,141	\$ (7,078)
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7							
8	Assessment Revenue Subtotal	\$ 1,188,219	\$ 1,188,219	\$ 1,188,219	\$ -	\$ 1,181,141	\$ (7,078)
9							
10	OTHER REVENUES						
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	RV/Boat Storage	\$ 25,789	\$ 30,000	\$ 79,440	\$ (49,440)	\$ 79,440	\$ -
14							
15	Other Revenue Subtotal	\$ 25,789	\$ 30,000	\$ 79,440	\$ (49,440)	\$ 79,440	\$ -
16							
17	TOTAL REVENUES	\$ 1,214,008	\$ 1,218,219	\$ 1,267,659	\$ (49,440)	\$ 1,260,581	\$ (7,078)
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 3,200	\$ 5,200	\$ 6,000	\$ 800	\$ 6,000	\$ -
24	Financial & Administrative						
25	Accounting Services	\$ 16,106	\$ 21,474	\$ 21,474	\$ -	\$ 22,333	\$ 859
26	Administrative Services	\$ 4,026	\$ 5,368	\$ 5,368	\$ -	\$ 5,583	\$ 215
27	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -
28	Assessment Roll	\$ 5,965	\$ 5,965	\$ 5,965	\$ -	\$ 6,204	\$ 239
29	Auditing Services	\$ 6,800	\$ 6,800	\$ 7,200	\$ 400	\$ 6,900	\$ (300)
30	Disclosure Report	\$ 5,250	\$ 7,000	\$ 9,000	\$ 2,000	\$ 7,000	\$ (2,000)
31	District Engineer	\$ 6,143	\$ 14,758	\$ 15,000	\$ 242	\$ 15,000	\$ -
32	District Management	\$ 17,985	\$ 23,980	\$ 23,980	\$ -	\$ 24,939	\$ 959
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
34	Financial & Revenue Collections	\$ 3,221	\$ 4,295	\$ 4,295	\$ -	\$ 4,467	\$ 172
35	Legal Advertising	\$ 910	\$ 2,400	\$ 3,000	\$ 600	\$ 3,000	\$ -
36	Miscellaneous Fees	\$ 2,109	\$ 2,812	\$ 1,500	\$ (1,312)	\$ 3,500	\$ 2,000
37	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,112	\$ 85	\$ 3,405	\$ 293
38	Trustees Fees	\$ 11,982	\$ 11,982	\$ 11,250	\$ (732)	\$ 11,250	\$ -
39	Website Hosting, Maintenance, Backup	\$ 2,064	\$ 2,752	\$ 2,738	\$ (14)	\$ 2,798	\$ 60
40	Legal Counsel						
41	District Counsel	\$ 8,873	\$ 11,831	\$ 20,000	\$ 8,169	\$ 20,000	\$ -
42							
43	Administrative Subtotal	\$ 98,286	\$ 130,719	\$ 140,957	\$ 10,238	\$ 143,454	\$ 2,497
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility Services /Recreational Facility /Entry	\$ 32,996	\$ 47,000	\$ 55,644	\$ 8,644	\$ 50,000	\$ (5,644)
49	Garbage/Solid Waste Control Services						
50	Garbage - Recreation Facility	\$ 2,327	\$ 3,411	\$ 3,600	\$ 189	\$ 3,600	\$ -
51	Water-Sewer Combination Services						
52	Utility Services	\$ 36,199	\$ 48,265	\$ 57,403	\$ 9,138	\$ 57,403	\$ -
53	Stormwater Control						
54	Aquatic Maintenance	\$ 25,568	\$ 34,522	\$ 38,500	\$ 3,978	\$ 35,000	\$ (3,500)
55	Fountain Service Repairs & Maintenance	\$ 1,527	\$ 1,980	\$ 2,500	\$ 520	\$ 2,500	\$ -
56	Miscellaneous Expense	\$ 6,056	\$ 6,056	\$ 2,500	\$ (3,556)	\$ 2,500	\$ -
57	Other Physical Environment						
58	Entry & Walls Maintenance	\$ -	\$ 2,626	\$ 6,250	\$ 3,624	\$ 6,250	\$ -
59	General Liability/Property Insurance	\$ 62,659	\$ 62,659	\$ 69,903	\$ 7,244	\$ 68,339	\$ (1,564)
60	Irrigation Repairs	\$ 11,725	\$ 15,633	\$ 8,000	\$ (7,633)	\$ 8,000	\$ -
61	Landscape & Irrigation Maintenance Contract	\$ 164,293	\$ 219,057	\$ 225,100	\$ 6,043	\$ 227,500	\$ 2,400

## Comments

To be Updated Prior To Public Hearing  
To be Updated Prior To Public Hearing

Offset by expenses on line 81

Based on Six Meeting Schedule

Based on Current Engagement  
Includes Series 2018, 2022 & 2023

Constant Contact, Printed Agendas, Amortization Schedules, DTS License

Based on Estimate Provided
Includes Series 2018 ,2022 & 2023

27 Ponds and Swale  
To Include PM Services. Two Fountains?  
Projected includes Microbes and Carp Stocking

Two Entry Monuments  
Reflects Estimated Amount Provided

### Projections Include Initial Start Up Irrigation Repairs w/Brightview

Landscape &amp; Irrigation Contract, Mulch Install 1X/Year, Annuals 4X/Year

**Proposed Budget**  
**Cross Creek North Community Development District**  
 General Fund  
 Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
62	Landscape Replacement Plants, Shrubs, Trees	\$ 13,061	\$ 15,949	\$ 11,700	\$ (4,249)	\$ 20,000	\$ 8,300
63	<b>Road &amp; Street Facilities</b>						
64	Parking Lot Repair & Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -
65	Road, Sidewalk Repair & Maintenance	\$ 3,125	\$ 8,875	\$ 1,500	\$ (7,375)	\$ 1,500	\$ -
66	Street Light Maintenance -Decorative Lights	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
67	<b>Parks &amp; Recreation</b>						
68	Access Control Maintenance & Repair	\$ 4,948	\$ 6,597	\$ 7,500	\$ 903	\$ 7,500	\$ -
69	Amenity Facility Janitorial Supplies		\$ 2,500	\$ 6,500	\$ 4,000	\$ 6,500	\$ -
70	Amenity Maintenance & Repair	\$ 13,488	\$ 17,984	\$ 15,000	\$ (2,984)	\$ 15,000	\$ -
71	Amenity Management Contract	\$ 284,230	\$ 378,973	\$ 393,660	\$ 14,687	\$ 378,974	\$ (14,686)
72	Athletic/Park Court/Field Maintenance & Repairs	\$ 41,095	\$ 32,000	\$ 5,000	\$ (27,000)	\$ 5,000	\$ -
73	Dog Waste Stations	\$ 9,407	\$ 12,072	\$ 12,100	\$ 28	\$ 12,100	\$ -
74	Facility Supplies - Amenity	\$ 10,283	\$ 12,500	\$ 11,000	\$ (1,500)	\$ 11,000	\$ -
75	Fitness Equipment Maintenance & Repairs	\$ 2,216	\$ 2,955	\$ 1,500	\$ (1,455)	\$ 1,500	\$ -
76	Pest Control & Termite Bond	\$ 753	\$ 4,203	\$ 2,500	\$ (1,703)	\$ 2,500	\$ -
77	Playground Equipment and Maintenance	\$ 3,045	\$ 4,060	\$ 5,000	\$ 940	\$ 5,000	\$ -
78	Pool Chemicals & Repairs	\$ 21,046	\$ 28,061	\$ 30,000	\$ 1,939	\$ 30,000	\$ -
79	Pool Permits	\$ 775	\$ 775	\$ 775	\$ -	\$ 775	\$ -
80	Pressure Washing	\$ -	\$ 7,500	\$ 15,000	\$ 7,500	\$ 15,000	\$ -
81	RV/Boat Storage Facility Maintenance	\$ 14,078	\$ 17,000	\$ 79,440	\$ 62,440	\$ 79,440	\$ -
82	Security Camera System Maintenance & Repairs	\$ -	\$ 1,000	\$ 3,000	\$ 2,000	\$ 7,500	\$ 4,500
83	Telephone, Internet, Cable	\$ 3,883	\$ 5,177	\$ 4,727	\$ (450)	\$ 5,250	\$ 523
84	<b>Special Events</b>						
85	Special Events	\$ 4,264	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
86	<b>Contingency</b>						
87	Miscellaneous Contingency	\$ 24,811	\$ 65,780	\$ 41,900	\$ (23,880)	\$ 41,996	\$ 96
88							
89	<b>Field Operations Subtotal</b>	\$ 797,858	\$ 1,073,172	\$ 1,126,702	\$ 53,530	\$ 1,117,127	\$ (9,575)
90							
91	<b>TOTAL EXPENDITURES</b>	\$ 896,144	\$ 1,203,891	\$ 1,267,659	\$ 63,768	\$ 1,260,581	\$ (7,078)
92							
93	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ 317,864	\$ 14,328	\$ -	\$ 14,328	\$ -	\$ -
94							

**Comments**

Projected Includes Tree Replacements and Plant Replacements at the Amenity Center . Proposed to Possibly Include Roundabout Enhancements.

Parking Lot Striping  
 Street Signs & Crack Repairs FY 2024/25. Projected Also Includes Potential

To Also Include Estimated Amount Access Cards and Monthly Cloud Fees (Based on Agreement)

Projected Includes Pool Pump & Motor, Leak Detection,  
 Based on Current Agreement

Projections include Court Resurfacing and Volleyball Area Rejuvenation

Based on Current Agreement for 18 Stations  
 Amenity Office Supplies/Facility Supplies & Equipment  
 Includes PM Agreement

Playground Mulch FY 24/25  
 Includes Estimated Amount for 2 Pools and 1 Activity Pool  
 To Include 3 Permits (two pools and one activity pool)  
 Common Area Sidewalks?  
 Included Gate Repairs FY 24/25. Revenue shown on line 13

Flock Added FY 24/25 Will ave Annual Fee FY 25/26

TeleVolPs Added FY 24/25

To Also Include Holiday Lighting.

Projected Included Park Benches, Hurricane Clean Up, Fitness Room Window Coverings, Pool Filter Replacements, Flock Camera Install and AED, Pool Repairs and HydroSeeding being Presented at August Meeting. Proposed to Possibly Include Re-Strapping Pool Furniture, Amenity Enhancements?



**Proposed Budget**  
**Cross Creek North Community Development District**  
Reserve Fund  
Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<b><i>Special Assessments</i></b>						
5	Tax Roll*	\$ 235,935	\$ 235,935	\$ 235,935	\$ -	\$ 243,013	\$ 7,078
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ -</b>	<b>\$ 243,013</b>	<b>\$ 7,078</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	<b><i>Other Miscellaneous Revenues</i></b>						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	<b>Other Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
15							
16	<b>TOTAL REVENUES</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ -</b>	<b>\$ 243,013</b>	<b>\$ 7,078</b>
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	<b>EXPENDITURES</b>						
20							
21	<b><i>Contingency</i></b>						
22	Capital Reserves	\$ -	\$ -	\$ 235,935	\$ 235,935	\$ 243,013	\$ 7,078
23							
24	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ 243,013</b>	<b>\$ 7,078</b>
25							
26	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 235,935</b>	<b>\$ 235,935</b>	<b>\$ -</b>	<b>\$ 235,935</b>	<b>\$ -</b>	<b>\$ -</b>
27							

**Comments**

Based on Reserve Study  
Recommendation

Cross Creek North Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018	Series 2022	Series 2023	Budget for 2025/2026
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
<b>TOTAL REVENUES</b>	<b>\$543,500.41</b>	<b>\$903,422.59</b>	<b>\$593,595.05</b>	<b>\$2,040,518.05</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Debt Service Obligation	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
<b>Administrative Subtotal</b>	<b>\$543,500.41</b>	<b>\$903,422.59</b>	<b>\$593,595.05</b>	<b>\$2,040,518.05</b>
<b>TOTAL EXPENDITURES</b>	<b>\$543,500.41</b>	<b>\$903,422.59</b>	<b>\$593,595.05</b>	<b>\$2,040,518.05</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Clay County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

<b>GROSS ASSESSMENTS</b>	<b>\$2,170,272.23</b>
--------------------------	-----------------------

Notes:

Tax Roll Collection Costs for clay County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepayments Received



CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,424,154.00	2024/2025 O&M Budget:	\$1,424,154.00
Collection Costs:	2%	\$30,301.15	2025/2026 O&M Budget:	\$1,424,154.00
Early Payment Discounts:	4%	\$60,602.30		
2025/2026 Total:		<u><u>\$1,515,057.45</u></u>	Total Difference:	<u><u>\$0.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family	Series 2018 Debt Service	\$1,398.79	\$1,398.79	\$0.00	0.00%
	Operations/Maintenance	\$1,165.43	\$1,165.43	\$0.00	0.00%
	<b>Total</b>	<b>\$2,564.22</b>	<b>\$2,564.22</b>	<b>\$0.00</b>	<b>0.00%</b>
Single Family	Series 2022 Debt Service	\$1,799.79	\$1,799.79	\$0.00	0.00%
	Operations/Maintenance	\$1,165.43	\$1,165.43	\$0.00	0.00%
	<b>Total</b>	<b>\$2,965.22</b>	<b>\$2,965.22</b>	<b>\$0.00</b>	<b>0.00%</b>
Single Family	Series 2023 Debt Service	\$1,799.10	\$1,799.10	\$0.00	0.00%
	Operations/Maintenance	\$1,165.43	\$1,165.43	\$0.00	0.00%
	<b>Total</b>	<b>\$2,964.53</b>	<b>\$2,964.53</b>	<b>\$0.00</b>	<b>0.00%</b>

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,424,154.00
COLLECTION COSTS @	2%	\$30,301.15
EARLY PAYMENT DISCOUNT @	4%	\$60,602.30
TOTAL O&M ASSESSMENT		\$1,515,057.45

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE <sup>(1)</sup>	SERIES 2022 DEBT SERVICE <sup>(1)</sup>	SERIES 2023 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018 DEBT SERVICE <sup>(2)</sup>	SERIES 2022 DEBT SERVICE <sup>(2)</sup>	SERIES 2023 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(2)</sup>
Single Family	415	413	0	0	1.00	415.00	31.92%	\$483,652.95	\$1,165.43	\$1,398.79	\$0.00	\$0.00	\$2,564.22
Single Family	534	0	534	0	1.00	534.00	41.08%	\$622,338.98	\$1,165.43	\$0.00	\$1,799.79	\$0.00	\$2,965.22
Single Family	351	0	0	351	1.00	351.00	27.00%	\$409,065.51	\$1,165.43	\$0.00	\$0.00	\$1,799.10	\$2,964.53
Total Community	1300	413	534	351		1300.00	100.00%	\$1,515,057.45					

LESS: Clay County Collection Costs (2%) and Early Payment Discounts (4%):

Net Revenue to be Collected:

(\$90,903.45)

\$1,424,154.00

<sup>(1)</sup> Reflects the number of total lots with Series 2018, Series 2022 and Series 2023 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018, Series 2022 and Series 2023 bond issues. Annual assessment includes principal, interest, Clay County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessment that will appear on November 2025 Clay County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).



## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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## **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** 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 construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**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 meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**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 requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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## RESOLUTION 2025-08

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cross Creek North Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

### **SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cross Creek North Community Development District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2.     APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3.     BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a.     A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b.     The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c.     Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4.     EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST 2025.**

ATTEST:

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair, Board of Supervisors

**Exhibit A:**     FY 2026 Budget



**Exhibit A**

FY 2026 Budget

**The Fiscal Year 2025-2026  
Adopted Budget will be attached  
as Exhibit A**



## **Tab 17**

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Cross Creek North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.



- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of August 2025.

ATTEST:

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



**Exhibit A**

Budget

**The Fiscal Year 2025-2026  
Adopted Budget will be attached  
as Exhibit A**



## **Exhibit B**

### Assessment Roll

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.