



Rizzetta & Company

# Cross Creek North Community Development District

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**Board of Supervisors'  
Special Meeting  
April 2, 2026**

**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<br>Shane Ricci<br>Anthony Sharp<br>Elizabeth Buschbacher<br>Frank Mattera | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>     | Danielle Wasilewski   | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>     | Katie Buchanan  | Kutak Rock, LLP  |
| <b>District Engineer</b>    | 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

March 25, 2026

## FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Cross Creek North Community Development District will be held on **April 2, 2026, at 10:00 a.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' Meeting held March 10, 2026 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for February 2026 ..... Tab 2
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Operations Manager – Vesta
  - D. District Manager
5. **BUSINESS ITEMS**
  - A. Consideration of Access Easement ..... Tab 3
  - B. Consideration of Disclosure of Public Financing ..... Tab 4
  - C. Consideration of Resolution 2026-03; DSRF Release #2 (Series 2022) .... Tab 5
  - D. Consideration of Resolution 2026-04; DSRF Release #2 (Series 2023) .... Tab 6
  - E. Consideration of Vesta's Extension Proposal (*under separate cover*)
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,  
*Danielle Wasilewski*  
District Manager

# Tab 1

**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 **March 10, 2026 at 3:30 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>       |
| Frank Mattera         | <b>Board Supervisor, Assistant Secretary</b> |
| Anthony Sharp         | <b>Board Supervisor, Assistant Secretary</b> |
| Elizabeth Buschbacher | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                     |  |
|---------------------|--|
| Lesley Gallagher    | <b>District Manager, Rizzetta &amp; Company, Inc.</b>                  |
| Danielle Wasilewski | <b>District Manager, Rizzetta &amp; Company, Inc.</b>                  |
| Katie Buchanan      | <b>District Counsel, Kutak Rock, LLP</b>                               |
| Hunter Hurley       | <b>District Counsel, Kutak Rock, LLP</b>                               |
| Matthew Guilbeault  | <b>District Engineer, England-Thims &amp; Miller, Inc. (via phone)</b> |
| John Williams       | <b>Field Operations Manager, Vesta</b>                                 |
| Mark Insel          | <b>General Manager, Vesta</b>  |
| Dan Fagen           | <b>Regional General Manager, Vesta</b>                                 |
| Ben Russel          | <b>Branch Manager, Tigris Aquatics</b>                                 |

Audience Members were present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter called to order the Board of Supervisors' meeting at 3:30 pm.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

An audience member commented on pond #8 options and builder signage.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
January 13, 2026**

51

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the regular Board of Supervisors' meeting held on January 13, 2026, for Cross Creek North Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Ratification of Operations and Maintenance Expenditures for December 2025 and January 2026**

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On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board ratified the Operations and Maintenance Expenditures for December 2025 in the amount of \$88,339.15, and January 2026 in the amount of \$92,719.83, for Cross Creek North Community Development District.

57

**FIFTH ORDER OF BUSINESS**

**Ratification of Jax Concrete Coatings Proposal**

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Board reviewed proposal and Mr. Williams confirmed there was a 5-year limited warranty.

61

62

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board ratified Jax Concrete Coatings Proposal in the amount of \$3,615.30, for Cross Creek North Community Development District.

63

**SIXTH ORDER OF BUSINESS**

**Ratification of Crown Pools Coping & Tile Proposal**

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Ms. Wasilewski reviewed the proposal and Board discussed options and selected River Series Yukon tile color.

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On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board ratified Crown Pools Coping & Tile Proposal in the amount of \$9,577.00 and \$98.00 per linear foot cost for coping (amount TBD), for Cross Creek North Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Ratification of Amenity Policies – Dog Park & Operating Hours**

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73

Ms. Wasilewski explained this is combining Amenity Policies and updating the operating hours.

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On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board ratified the Amenity Policies, for Cross Creek North Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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**A. District Counsel**

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82  
83 Ms. Buchanan discussed topics for a future meeting. Construction of initial District improvements  
84 is complete and start the process of emptying the debt service reserve account and construction  
85 account. These resolutions identify the process for reducing debt service reserve upon  
86 development completion. by removing money from the bond such as the debt emergency fund,  
87 transferring part of it to the construction fund where the District is obligated to pay out those funds  
88 to the developer. This does not affect the budget or annual assessments.

89  
90 **B. District Engineer**

91  
92 No report, but available to answer questions.

93  
94 **C. Amenity Manager – Vesta**

95  
96 Mr. Insel stated they were preparing for spring break. The Board directed staff to obtain windscreen  
97 proposals for next fiscal year budget and to remove the TV/Cable portion of the monthly invoice  
98 due to lack of use.

99  
100 **D. Field Operations Manager – Vesta**

101  
102 Mr. Willilams reviewed the Health Department inspection report and updated Board on estimated  
103 pool opening.

104  
105 **1. Consideration of Pickleball Court Light Replacement Proposal**

106  
107 Mr. Williams stated two (2) of the pickleball court lights are out and reviewed proposal detailed.  
108

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved the pickleball court light replacement proposal in the amount of \$3,845.00, for Cross Creek North Community Development District.

109  
110 **2. Discussion of Pool Tile Selection**

111  
112 Previously discussed during Business Administration, Ratification of Crown Pools tile and  
113 coping proposal. Board selected River Series Yukon tile color.

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115  
116 **E. Pond and Fountain Report – Tigris**

117  
118 Mr. Russell apologized for his behavior at the prior meeting, services have changed to bi-monthly  
119 service until October 2026 per the contract, and pond conditions are improving.

120  
121 **1. Consideration of Pond Improvement Options**

122  
123 Mr. Russell explained the proposals and Board discussion ensued.

124  
125 The Board approved the proposal for the culvert erosion repair and the proposal to dredge,  
126 treat, and haul off excess material subject to District Engineer's involvement.  
127

128

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved Tigris's proposals for culvert repairs in the amount of \$21,643.20, and to dredge, treat and haul off the excess material in the amount of \$35,929.32, for Cross Creek North Community Development District.

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**F. Landscape and Irrigation Reports – BrightView**

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132

Mr. Peaden gave an overview of the property, post freeze, and confirmed weekly mowing schedule.

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134

**1. Consideration of Landscape Replacement & Enhancement Proposals**

135

136

Mr. Peaden explained the entrance median height concerns and the Board directed staff to contact Clay County about landscaping to match the remainder of the community.

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The Board discussed dog park conditions, water shortages, and best options. The Board requested a proposal for Bermuda grass at the dog park, and the community mulch proposal was tabled for a later date.

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The Board discussed a dead palm at the roundabout and approved BrightView's proposal.

144

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved BrightView's proposal in the amount of \$1,603.94, for Cross Creek North Community Development District.

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**A. District Manager**

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Ms. Wasilewski updated the Board about the claim with Egis regarding the landscape damage that has been closed and work has been completed. The General Election is in November, and qualifying dates start at noon on June 8<sup>th</sup> until noon June 12<sup>th</sup>.

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Ms. Wasilewski inquired if the Board would like to use surplus funds or reserve funds for the pool repair project. Ms. Gallagher stated that amending the budget is a simple resolution made at the end of the fiscal year.

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*Moved to Business Item: E. – Consideration of Addtl. Signage – Dr. Horton & Maronda Homes*

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**NINTH ORDER OF BUSINESS**

**Consideration of Additional Signage  
– DR Horton & Maronda Homes**

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161

Mr. Porter and Ms. Tyler explained Maronda Homes and Dr. Horton would like to install marketing signs, but not be installed until model home construction, early 2027, and the signs remained until end of home sales.

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On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved the presented signage proposal consisting of 19 signs to be installed at the start of model home construction and to remain installed until the completion of all home sales, for Cross Creek North Community Development District. (Exhibit A)

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*Moved to Business Item: A. – Consideration of Facility Signage Proposal*

**TENTH ORDER OF BUSINESS**

**Consideration of Facility Signage Proposal**

Ms. Wasilewski updated the Board that Egis completed a property inspection and highly recommended signage at facilities that currently do not have signage.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved the Facility Signage proposal in the amount of \$2,990.00, for Cross Creek North Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of Fountain Replacement Proposal**

Mr. Russell said there was an error in the proposal. Board discussion ensued and directed Mr. Ricci to further research issues and available options.

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**TWELVTH ORDER OF BUSINESS**

**Consideration of Vak Pak’s Quarterly Inspection Proposal**

Ms. Wasilewski explained the Boards request for additional equipment inspections, reports and confirmed the number of inspections can be changed.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved Vak Pak’s proposal for quarterly inspections in the amount of \$1,375.31, for Cross Creek North Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Engineer’s Annual Report Proposal**

Mr. Porter reviewed the requirement for the annual report.

On a motion by Mr. Sharp, seconded by Mr. Ricci, with all in favor, the Board approved ETM’s annual Engineer’s report proposal in the amount of \$5,200.00, for Cross Creek North Community Development District.

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**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02; General Election 2026**

Mr. Porter & Ms. Wasilewski gave an overview of the General Election resolution.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board adopted Resolution 2026-02; General Election 2026, for Cross Creek North Community Development District.

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**SIXTEENTH ORDER OF BUSINESS**

**Selecting an Audit Committee &  
Setting First Audit Committee  
Meeting Date**

Mr. Porter stated the Board typically appoints the Board as the Audit committee.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board selected the Board members as the Audit Committee, set May 12, 2026 at 6:00 pm as the first Audit Committee's meeting, for Cross Creek North Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

**Supervisor Requests:**

No supervisor comments or requests.

**Audience Comments:**

An audience member commented on the benches, color changing fountain lights, and bulk pricing of mulch.

An audience member commented on speeding concerns and correspondence with Sheriff's Department. The Board directed District Engineer research speed tables, costs, and install process with the County.

An audience member commented on the 3<sup>rd</sup> entry/exit.

An audience member inquired about Dr. Horton sending HOA documents to HOA for new phases of homes.

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**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board adjourned the meeting at 4:56 pm, for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

# **Exhibit A**

# MARONDA & D.R. HORTON SIGN PROPOSAL

Cross Creek

March 2026

## OVERVIEW

- 4x8 at both entrances with flags
- Lifestyle signs to help “sell” the community upon entering
- Shared directional signs at ALL roundabouts to direct traffic
  - Signs will be 2x2 in a uniform color
  - Individual signs in same uniform color where applicable



DR Horton

DR Horton

DR Horton model

Shared

DRH arrow

DR Horton arrow

shared 2

shared 1

Cross Creek  
Amenity Center

Lifestyle #3

Lifestyle #2

Lifestyle #1

DR Horton 4x8 and sail flags

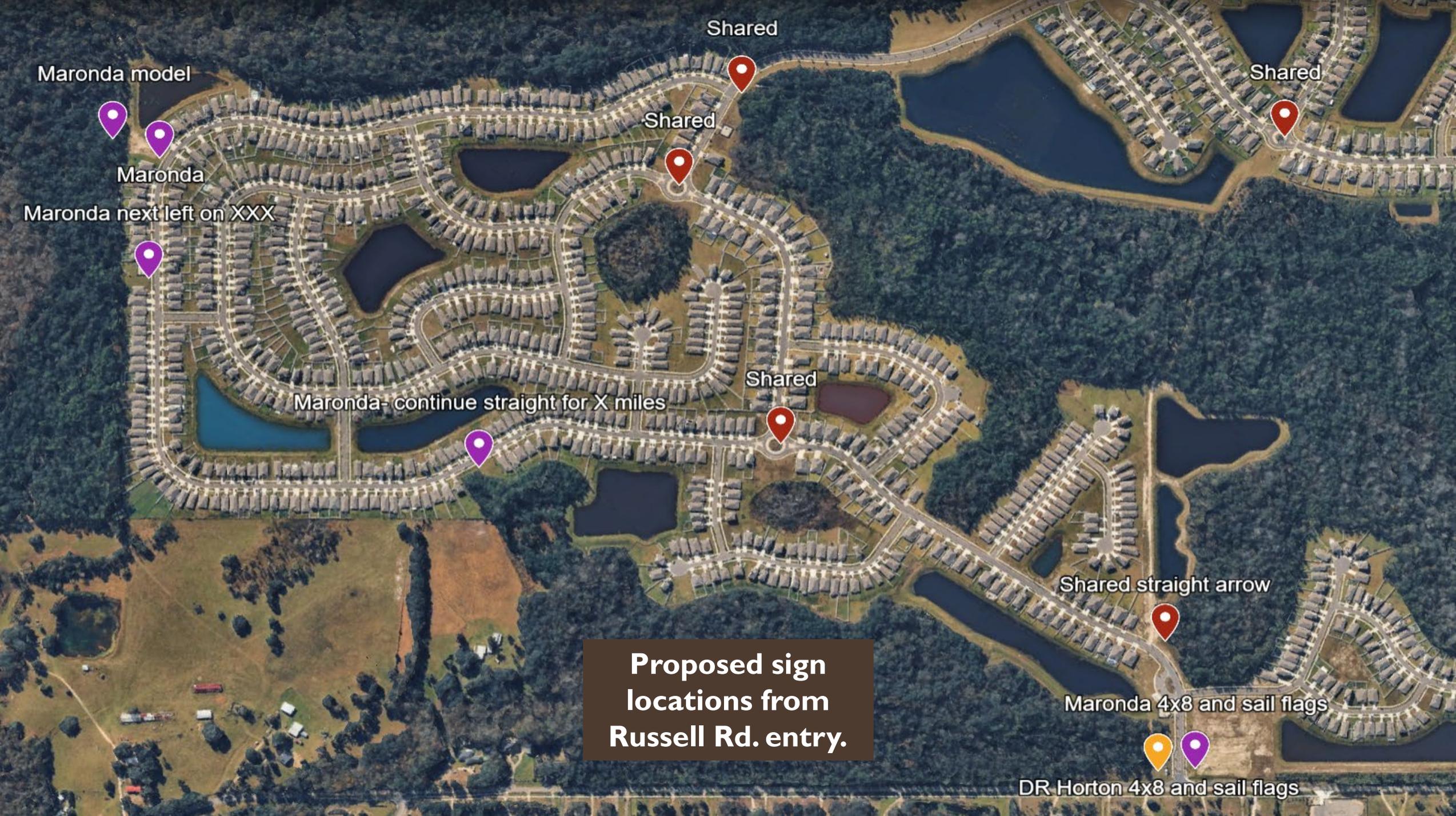
Maronda 4x8 and sail flags

Russell Baptist Church

Mill Log Creek

Mill Log Creek

**Proposed sign locations  
from Sandridge Rd.  
entry**



Maronda model



Maronda

Maronda next left on XXX



Shared

Shared

Shared

Shared

Maronda- continue straight for X miles



Shared straight arrow

**Proposed sign locations from Russell Rd. entry.**

Maronda 4x8 and sail flags



DR Horton 4x8 and sail flags

4x8 signs & 16' flags

**Coming Soon**

**New Homes**

from the high **\$200s**

**Cross Creek**  
Express & Tradition Series™

**844.883.2802**  
drhorton.com/nfl

**D·R·HORTON**  
*America's Builder*



4x8 sign w/ flags @ each main entry  
15' flags



MARONDA Homes

MARONDA Homes



# Estates at Cross Creek

MARONDA  
*Homes*

D·R·HORTON  
*America's Builder*



D.R. Horton



Maronda Homes



2 styles to choose from.  
2x2 Directional signs  
throughout community  
as noted on map.  
Individual directional  
signs will be same style

2 styles to choose from  
3x3 lifestyle signs along Big Oak Dr.



24"

Community Pool

MARONDA *Homes* D·R·HORTON  
*America's Builder*

SIDE A/B

## **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

February 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$82,079.27**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>                  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>  | <u>Invoice Amount</u> |
|-------------------------------------|---------------------|-----------------------|-----------------------------|-----------------------|
| BrightView Landscape Services, Inc. | 300278              | 9581882               | Landscape Mulch 11/25       | \$ 7,131.74           |
| BrightView Landscape Services, Inc. | 300284              | 9581898               | Landscape Replacement 11/25 | \$ 26,705.60          |
| BrightView Landscape Services, Inc. | 300289              | 9649657               | Landscape Maintenance 02/26 | \$ 16,946.00          |
| BrightView Landscape Services, Inc. | 300284              | 9660843               | Landscape Replacement 01/26 | \$ 385.00             |
| Clay County Utility Authority       | 20260225-01         | A00033354-020226      | Water Services 01/26        | \$ 973.38             |
| Clay County Utility Authority       | 20260225-01         | A00033356-020226      | Water Services 01/26        | \$ 16.88              |
| Clay County Utility Authority       | 20260225-01         | A00036127-020226      | Water Services 01/26        | \$ 241.51             |
| Clay County Utility Authority       | 20260225-01         | A00036128-020226      | Water Services 01/26        | \$ 1,344.13           |
| Clay County Utility Authority       | 20260225-01         | A00036129-020226      | Water Services 01/26        | \$ 113.81             |
| Clay County Utility Authority       | 20260225-01         | A00036662-020226      | Water Services 01/26        | \$ 30.83              |
| Clay County Utility Authority       | 20260225-01         | A00038932-020226      | Water Services 01/26        | \$ 174.89             |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>            | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|----------------------------|-----------------------|
| Clay County Utility Authority | 20260225-01         | A00038933-020226      | Water Services 01/26       | \$ 65.50              |
| Clay County Utility Authority | 20260225-01         | A00038934-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00040962-020226      | Water Services 01/26       | \$ 205.23             |
| Clay County Utility Authority | 20260225-01         | A00042388-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00042405-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00042406-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00042407-020226      | Water Services 01/26       | \$ 34.66              |
| Clay County Utility Authority | 20260225-01         | A00047484-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00047485-020226      | Water Services 01/26       | \$ 34.42              |
| Clay County Utility Authority | 20260225-01         | A00047486-020226      | Water Services 01/26       | \$ 31.13              |
| Clay County Utility Authority | 20260225-01         | A00047489-020226      | Water Services 01/26       | \$ 34.55              |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>            | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|----------------------------|-----------------------|
| Clay County Utility Authority | 20260225-01         | A00047491-020226      | Water Services 01/26       | \$ 31.92              |
| Clay County Utility Authority | 20260225-01         | A00047492-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00047493-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00047925-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00048810-020226      | Water Services 01/26       | \$ 31.60              |
| Clay County Utility Authority | 20260225-01         | A00048811-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00049039-020226      | Water Services 01/26       | \$ 38.98              |
| Clay County Utility Authority | 20260225-01         | A00049040-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00049041-020226      | Water Services 01/26       | \$ 31.61              |
| Clay County Utility Authority | 20260225-01         | A00049042-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00049043-020226      | Water Services 01/26       | \$ 32.00              |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>            | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|----------------------------|-----------------------|
| Clay County Utility Authority | 20260225-01         | A00049194-020226      | Water Services 01/26       | \$ 35.28              |
| Clay County Utility Authority | 20260225-01         | A00051179-020226      | Water Services 01/26       | \$ 30.84              |
| Clay County Utility Authority | 20260225-01         | A00053584-020226      | Water Services 01/26       | \$ 31.65              |
| Clay County Utility Authority | 20260225-01         | A00053585-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00055601-020226      | Water Services 01/26       | \$ 181.18             |
| Clay County Utility Authority | 20260225-01         | A00055864-020226      | Water Services 01/26       | \$ 30.83              |
| Clay County Utility Authority | 20260225-01         | A00055865-020226      | Water Services 01/26       | \$ 32.87              |
| Clay County Utility Authority | 20260225-01         | A00057234-020226      | Water Services 01/26       | \$ 30.97              |
| Clay County Utility Authority | 20260225-01         | A00057235-020226      | Water Services 01/26       | \$ 31.33              |
| Clay County Utility Authority | 20260225-01         | A00057882-020226      | Water Services 01/26       | \$ 20.53              |
| Clay County Utility Authority | 20260225-01         | A00065960-020226      | Water Services 01/26       | \$ 108.36             |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u>   | <u>Invoice Description</u>      | <u>Invoice Amount</u> |
|------------------------------------|---------------------|-------------------------|---------------------------------|-----------------------|
| Clay Electric Cooperative, Inc.    | 20260217-02         | 9078457-012726          | Electric Services 01/26         | \$ 239.00             |
| Clay Electric Cooperative, Inc.    | 20260217-02         | 9089279-012726          | Electric Services 01/26         | \$ 771.00             |
| Clay Electric Cooperative, Inc.    | 20260217-02         | 9099135-012726          | Electric Services 01/26         | \$ 1,489.00           |
| Clay Electric Cooperative, Inc.    | 20260217-02         | 9203307-012626          | Electric Services 01/26         | \$ 277.01             |
| Clay Electric Cooperative, Inc.    | 20260217-02         | 9238862-012626          | Electric Services 01/26         | \$ 1,157.79           |
| COMCAST                            | 20260217-01         | 8495741441963216-012126 | Cable & Internet Services 02/26 | \$ 360.72             |
| Cone and Cream                     | 300279              | 000047 Balance          | Balance - Holiday Event 12/25   | \$ 525.00             |
| Cone and Cream                     | 300279              | 000047 Deposit          | Deposit - Holiday Event 12/25   | \$ 525.00             |
| Constant Contact, Inc              | 20260203-01         | 1769930232              | E-Blast Communication 02/26     | \$ 58.90              |
| England, Thims & Miller, Inc.      | 300285              | 224213                  | Engineering Services 01/26      | \$ 1,389.62           |
| First Place Fitness Equipment, Inc | 300294              | 45028                   | Janitorial Supplies 02/26       | \$ 239.92             |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                   | <u>Invoice Amount</u> |
|------------------------------------|---------------------|-----------------------|--|-----------------------|
| First Place Fitness Equipment, Inc | 300294              | WO-48305              | Fitness Equipment Maintenance & Repair 02/26 | \$ 129.95             |
| First Place Fitness Equipment, Inc | 300281              | WO-48722              | Fitness Equipment Maintenance & Repair 01/26 | \$ 149.95             |
| Hi-Tech System Associates          | 300286              | 79205                 | Maintenance & Repairs 02/26                  | \$ 95.00              |
| Hi-Tech System Associates          | 300286              | 79210                 | Maintenance & Repairs 02/26                  | \$ 23.75              |
| Hi-Tech System Associates          | 300282              | 437303                | Access Control 02/26                         | \$ 284.99             |
| Kutak Rock, LLP                    | 300283              | 3690210               | Legal Services 12/25                         | \$ 2,269.42           |
| Lamp Sales Unlimited, Inc          | 300290              | SO19552               | Street Lights 02/26                          | \$ 420.90             |
| Local Fountain Expert              | 300287              | 443                   | Fountain Maintenance 01/26                   | \$ 381.90             |
| Republic Services                  | 20260206-01         | 0687-001595907        | Waste Disposal Services 02/26                | \$ 363.86             |
| Rizzetta & Company, Inc.           | 300280              | INV0000106630         | Accounting Services 02/26                    | \$ 5,465.16           |
| Rizzetta & Company, Inc.           | 300292              | INV0000106986         | Boundary Amendment 02/26                     | \$ 5,000.00           |

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u>   | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u>      |
|----------------------|---------------------|-----------------------|--|----------------------------|
| TeleVoIPs, LLC       | 300291              | 58662                 | Phone Equipment 02/26                    | \$ 86.36                   |
| U.S. Bank            | 300288              | 8013892               | Trustee Fees S2018 12/01/25-<br>11/30/26 | \$ 4,256.13                |
| Valley National Bank | 20260226-01         | CC013126-274          | Credit Card Expenses 01/26               | <u>\$ 579.77</u>           |
| <b>Report Total</b>  |                     |                       |  | <b><u>\$ 82,079.27</u></b> |

## **Tab 3**

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

FRANK E. MILLER, ESQUIRE  
GUNSTER, YOAKLEY & STEWAR, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FL 32202

## **GRANT OF ACCESS EASEMENT**

**THIS EASEMENT** made as of the \_\_\_\_ day of March, 2026, by **CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government, whose address is \_\_\_\_\_ (“Grantor”) in favor of **CROSS CREEK ANNEXATION, LLC**, a Florida limited liability company, whose address is 414 Old Hard Road, Suite 401, Fleming Island, Florida 32003, (“Grantee”)

### **W I T N E S S E T H**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys to Grantee, its heirs, successors, successors in interest and assigns forever, a non-exclusive easement for access, ingress and egress over, across and through all roads and street shown and designated as such on the plats of Cross Creek, to wit;

Cross Creek Unit 1A according to the Plat thereof recorded in Plat Book 61, page 41;  
Cross Creek Unit 1B according to the Plat thereof recorded in Plat Book 63, page 49;  
Cross Creek Unit 1C according to the Plat thereof recorded in Plat Book 64, page 1;  
Cross Creek Unit 2A according to the Plat thereof recorded in Plat Book 64, page 55;  
Cross Creek Unit 2B-1 according to the Plat thereof recorded in Plat Book 66, page 1;  
Cross Creek Unit 2B-2 according to the Plat thereof recorded in Plat Book 67, page 53;  
Cross Creek Unit 2C according to the Plat thereof recorded in Plat Book 67, page 1;  
Cross Creek Unit 2D-1 according to the Plat thereof recorded in Plat Book 70, page 18;  
Cross Creek Unit 2D-2 according to the Plat thereof recorded in Plat Book 71, page 63;  
Cross Creek Unit 2E-1 according to the Plat thereof recorded in Plat Book 72, page 41;

Cross Creek Unit 2E-2 according to the Plat thereof recorded in Plat Book 72, page 66; and  
Cross Creek Unit 2F according to the Plat thereof recorded in Plat Book 68, page 41,

("Easement Land") for the use and benefit of the land owned by Grantee more particularly described  
on Exhibit "A" attached hereto ("Grantee's Land). This easement shall be for the use and benefit of  
Grantee, his heirs, successors, successors in interest and assigns and shall run with title to the  
Easement Land and the Grantee's Land and all portions thereof.

The use of the Easement Land by Grantee for access, ingress and egress shall be limited to  
uses normally associated with access for development and use as residential property.

Grantor hereby reserves for itself and its successors and assigns, all rights to use the  
Easement Land, including any improvements thereon.

**IN WITNESS WHEREOF**, Grantor has executed this easement as of the day and year first  
above written.

Signed, sealed and delivered

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

in the presence of:

\_\_\_\_\_  
Name Printed: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name Printed: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA        }  
                                      }SS  
COUNTY OF CLAY        }

The foregoing instrument was acknowledged before me , by means of  physical presence or  online notarization, this \_\_\_\_ day of March, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of Cross Creek North Community Development District, a special purpose unit of local government, on behalf of the district.

\_\_\_\_\_  
(Print Name \_\_\_\_\_)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:

Personally known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]

Type of Identification Produced  
\_\_\_\_\_

**EXHIBIT "A"**

**(Grantee's Land)**

Lots 5, 6, 7 and 8, Block 47, and Lots 5 and 6, Block 48, together with that portion of that certain platted road that lies adjacent to said Lots 7 and 8, Block 47 and said Lot 5 and 6, Block 48, also together with the Southwesterly half of that certain platted road that lies adjacent to Lots 5 and 6, Block 47, all according Florida Farmers Land Company's subdivision of the Moses E. Levy Grant, Sections 46 and 39, and F. M. Arredondo Grant, Sections 40 and 45, Township 5 South Ranges 25 and 26 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 49, of the Public Records of Clay County, Florida, said portion of platted roads being subject to the any rights of others pursuant to said plat.

# Tab 4

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Cross Creek North Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Cross Creek North Community Development District**

Robert Porter  
Chairperson

Anthony Sharp  
Assistant Secretary

Shane Ricci  
Vice Chairperson

Elizabeth Buschbacher  
Assistant Secretary

Frank Mattera  
Assistant Secretary

Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours or on the District's website.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of March 1, 2026. For a current list of Board Members, please contact the District Manager's office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Cross Creek North Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2017-10 enacted by the Board of County Commissioners of Clay County, Florida, effective as of March 3, 2017. The District encompasses approximately 970.12 acres located entirely within the boundaries of Clay County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Clay County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 970.12 acres located entirely within Clay County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District’s development program includes, but is not limited to stormwater improvements, potable, sanitary sewer and reclaimed water systems, recreation amenities, parks and open spaces, landscaping, irrigation, signage and entry features, roadway improvements, and street lighting and electrical improvements. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted its *Engineer’s Report* dated March 21, 2017, *Supplemental Engineer’s Report* dated January 6, 2022 and revised on January 18, 2022, and *Supplemental Engineer’s Report* dated April 3, 2023 and revised on July 13, 2023, which detail the improvements contemplated for the infrastructure of the District (together, the “Capital Improvement Plan”). Copies of the Capital Improvement Plan are available for review at the District’s office.

These public infrastructure improvements have been or will be funded by the District’s sale of bonds. On June 15, 2017, the Circuit Court of the Fourth Judicial Circuit of Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$30,000,000 in Special Assessment Bonds for the funding of the Capital Improvement Plan. The District issued its Special Assessment Bonds, Series 2018, in the amount of \$8,105,000 (the “Series 2018 Bonds”), Special Assessment Bonds, Series 2022, in the amount of \$15,075,000 (the “Series 2022 Bonds”), and Special Assessment Bonds, Series 2023, in the amount of \$8,915,000 (the “Series 2023 Bonds”), for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

**Stormwater Improvements**

The stormwater management improvements include curbing, inlets, pipes, roadway underdrain, stormwater lakes, control structures, and other improvements coincident with stormwater management systems.

**Recreation Amenities, Parks and Open Spaces**

The recreation facilities include a swim and fitness center, playground areas, athletic fields, sports courts, and fishing ponds. These facilities are owned and operated by the District.

**Landscaping, Irrigation, Signage and Entry Features**

The landscaping and entry features including streetscape tree planting, irrigation, signage, and other ancillary features.

**Roadway Improvements**

The roadway improvements include paving, grading, and drainage systems associated with roadway systems. These improvements allow access to District properties and provide necessary traffic volume capacity. The District may undertake additional roadway improvements as determined necessary and as authorized by the Board of Supervisors.

**Water, Sewer, Electrical, and Street Lighting Improvements**

The water transmission and distribution system includes fire protection and water services to serve property within the District; a sewage collection system including gravity sewer, manholes, and sewer services to serve property within the District, as well as sewage pumping stations; and electric and street lighting systems throughout the District.

**Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2018 Bonds, Series 2022 Bonds, and Series 2023 Bonds. The annual debt service payments, including interest due thereon, for each series of bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for the Series 2018 Bonds, Series 2022 Bonds, and Series 2023 Bonds (the “Debt Service Assessments”). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review at the District’s office.

The current annual Debt Service Assessments per product type for the Series 2018 Bonds are as follows:

| <b>Product Type</b> | <b>Annual Assessment</b> |
|---------------------|--------------------------|
| Single Family 40’   | \$1,398.79               |
| Single Family 50’   | \$1,398.79               |
| Single Family 60’   | \$1,398.79               |
| Single Family 70’   | \$1,398.79               |

The current annual Debt Service Assessments per product type for the Series 2022 Bonds are as follows:

| <b>Product Type</b> | <b>Annual Assessment</b> |
|---------------------|--------------------------|
| Single Family 40'   | \$1,799.79               |
| Single Family 50'   | \$1,799.79               |
| Single Family 60'   | \$1,799.79               |

The current annual Debt Service Assessments per product type for the Series 2023 Bonds are as follows:

| <b>Product Type</b> | <b>Annual Assessment</b> |
|---------------------|--------------------------|
| Single Family 40'   | \$1,799.10               |
| Single Family 50'   | \$1,799.10               |

Note: The annual amounts have been grossed up to include collection costs from Clay County and a maximum discount for early payment as authorized by law.

The amounts described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

**Method of Collection**

The District’s Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and to the extent that it is, will be collected by the Clay County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely

redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Cross Creek North Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

*[signatures on following page]*

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and recorded in the Official Records of Clay County, Florida.

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Robert Porter, Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2025, by Robert Porter as Chairperson of the Board of Supervisors of Cross Creek North Community Development District, for and on behalf of the District. S/He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name:  
Notary Public, State of Florida

## Exhibit A

A PORTION OF THE PLAT OF FLORIDA FARMERS LAND COMPANY SUBDIVISION RECORDED IN MAP BOOK 1, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LANDS DESCRIBED BOOK 1945, PAGE 1429 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 739-B (AN 80 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED);

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH 66°20'40" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 758.86 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 1862, PAGE 990 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 42°38'23" EAST, 197.67 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 47°10'15" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 569.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 739-B; THENCE NORTH 66°20'40" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 259.46 FEET; THENCE NORTH 65°50'01" EAST, 1,420.13 FEET; THENCE SOUTH 23°50'27" EAST, 7.00 FEET TO A POINT 61'1 A NON-TANGENT CURVE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7,672.44 FEET, A CHORD BEARING AND DISTANCE OF NORTH 3°02'58" EAST, 179.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 41°37'47" EAST, 349.06 FEET; THENCE SOUTH 43°40'16" EAST, 140.37 FEET; THENCE SOUTH 47°05'52" WEST, 353.23 FEET; THENCE SOUTH 42°17'58" EAST, 92.94 FEET; THENCE SOUTH 39°11'35" WEST, 648.77 FEET; THENCE SOUTH 42°41'53" EAST, 385.38 FEET; THENCE NORTH 47°11'24" EAST, 628.50 FEET; THENCE NORTH 47°25'06" EAST, 667.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 209 (AN 80 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED); THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE, SOUTH 42°34'18" EAST, 1901.87 FEET; THENCE SOUTH 42°32'58" EAST, 1,199.83 FEET; THENCE SOUTH 42°34'14" EAST, 3,601.04 FEET; THENCE SOUTH 42°30'44" EAST, 972.96 FEET TO THE NORTHERLY CORNER OF LOT 2, BLOCK 46 OF THE AFOREMENTIONED FLORIDA FARMERS LAND COMPANY SUBDIVISION; THENCE SOUTH 47°07'59" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND LOT 11 BLOCK 46, 1304.70 FEET TO THE WESTERLY CORNER OF SAID LOT 11; THENCE SOUTH 42°27'00" EAST ALONG THE SOUTHWESTERLY LINES OF LOTS 9, 10 AND 11 BLOCK 46, 1,993.24 TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 47°40'43" WEST TO AND ALONG THE SOUTHEASTERLY LINE OF LOTS 4 AND 9, BLOCK 47 AND LOT 4, BLOCK 48, 3,103.40 FEET TO THE SOUTHWESTERLY LINE OF SAID PLAT; THENCE NORTH 39°53'54" WEST ALONG SAID SOUTHWESTERLY PLAT LINE, 9,299.77 FEET TO THE SOUTHERLY CORNER OF LOT 5, BLOCK 18; THENCE NORTH 42°33'44" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, 602.10 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN BOOK 1962, PAGE 1282 OF SAID OFFICIAL RECORDS; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS, NORTH 64°56'17" EAST, 583.25 FEET; THENCE NORTH 16°10'10" WEST, 155.89 FEET; THENCE NORTH 39°42'11" WEST, 400.91 FEET; THENCE NORTH 43°53'05" WEST, 297.66 FEET; THENCE SOUTH 38°35'10" WEST, 59.97 FEET; THENCE NORTH 40°07'09" WEST, 563.34 FEET TO THE MOST EASTERLY CORNER OF AFORMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1945, PAGE 1429; THENCE NORTH 40°11'24" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 643.74 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 970.12 ACRES, MORE OR LESS.

# Tab 5

## RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2022 AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE 2022 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Cross Creek North Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

**WHEREAS**, the District previously issued its Special Assessment Bonds, Series 2022 ("**Bonds**") in order to finance the District's "Series 2022 Project" ("**Project**"); and

**WHEREAS**, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$451,712.50 ("**Reserve Fund**"), were originally placed in the Series 2022 Reserve Account for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

**WHEREAS**, the District previously confirmed the Satisfaction of Reserve Account Release Condition 1; and

**WHEREAS**, the *Second Supplemental Trust Indenture* identifies the "**Reserve Account Release Conditions 2**" as:

"(a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the Series 2022 Assessment Area have been built, sold and closed with end-users, and (c) all of the principal portion of the Series 2022 Special Assessments have been assigned to such homes;" and

**WHEREAS**, upon the satisfaction of the Reserve Account Release Condition 2, \$135,515.25 of the Reserve Fund may be released into the Series 2022 Acquisition and Construction Account; and

**WHEREAS**, the District desires to authorize District Staff to confirm the satisfaction of the Reserve Account Release Condition 2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2022 Reserve Account into the Series 2022 Acquisition and Construction Account; and

**WHEREAS**, there is an outstanding balance on Construction Requisition \_\_\_\_ which is eligible for payment from any remaining Bonds construction proceeds (“**Unpaid Amount**”), which can be paid from the additional construction proceeds; and

**WHEREAS**, the District desires to authorize the payment of the Requisition in order to fund a portion of the Unpaid Amount.

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

**1. RECITALS.** The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

**2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2022 AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNT.** The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2022 Reserve Account and to the 2022 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

**2. AUTHORIZATION FOR REQUISITION.** Once the applicable Reserve Funds have been transferred from the Series 2022 Reserve Account to the 2022 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**.

**3. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

[CONTINUED ON FOLLOWING PAGE]

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

**PASSED AND ADOPTED** this 2nd day of April, 2026.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

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

**Exhibit A:** District Manager's Certificate & Developer's Certificate

**Exhibit B:** Request to Trustee

**Exhibit C:** Requisition

DRAFT

# **EXHIBIT A**

DRAFT

**DISTRICT MANAGER'S JOINDER TO DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

The undersigned, as a representative of the District Manager, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the principal portion of the Series 2022 Special Assessments has been assigned to all homes within the Series 2022 Assessment Area.

**Cross Creek North Community Development District**

---

By: Lesley Gallagher  
Its: District Manger

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

The undersigned, as a representative of D.R. Horton, Inc. - Jacksonville, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All homes within the 2022 Assessment Area have been built, sold and closed with end-users.

**D.R. HORTON, INC. - JACKSONVILLE**

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

DRAFT

# EXHIBIT B

DRAFT

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.  
3434 Colwell Ave., Suite 200  
Tampa, Florida 33614  
(813)533-2950

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\_\_\_\_\_, 2026

U.S. Bank Trust Company, National Association, as successor Trustee  
225 E. Robinson Street, Suite 250  
Orlando, Florida 32801  
Attn: Leanne Duffy  
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Cross Creek North Community Development District  
Special Assessment Bonds, Series 2022  
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 2**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Cross Creek North Community Development District

---

By: Lesley Gallagher  
Its: District Manger

**Exhibit A:** Applicable Supplemental Trust Indenture Provisions  
**Exhibit B:** District Certificate

## EXHIBIT A

The following provisions of the Fourth Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the Series 2022 Assessment Area have been built and have been built, sold and closed with end-users, and (c) all of the principal portion of the Series 2022 Special Assessments have been assigned to such homes. The District Manager shall provide a written certification to the Issuer and the Trustee affirming that the events in clauses (a) through (c) have occurred, on which certifications the Trustee may conclusively rely."

"Series 2022 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2022 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2022 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2022 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2022 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2022 Bonds."

Section 4.01(f) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2022 Reserve Account to the Series 2022 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 4.01(f) hereof."

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

Cross Creek North CDD Board of Supervisors

U.S. Bank Trust Company, National Association, as successor Trustee  
225 E. Robinson Street, Suite 250  
Orlando, Florida 32801  
Attn: Leanne Duffy  
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Cross Creek North Community Development District  
Special Assessment Bonds, Series 2022  
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release conditions, as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:
  - (a) all of the Reserve Account Release Conditions #1 have been satisfied,
  - (b) all homes within the Series 2022 Assessment Area have been built, sold and closed with end-users, and
  - (c) all of the principal portion of the Series 2022 Special Assessments have been assigned to such homes.
2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE**, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.

\_\_\_\_\_  
By: Lesley Gallagher  
Its: District Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, on behalf of Rizzetta & Company Inc. as District Manager for the Cross Creek North Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

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

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# EXHIBIT C

DRAFT

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2022**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the CROSS CREEK NORTH Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2018, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of May 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable: **Acquisition Agreement, dated December 27, 2018**
- (C) Name of Payee: **D.R. Horton, Inc. - Jacksonville**
- (D) Amount Payable: **\$135,515.25**  
**Note that the amount of this requisition is equal to the balance of the Series 2022 Acquisition and Construction Account. Additional funds were made available due to recent satisfaction of one or more reserve release conditions.**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Partial Payment of Balance of Requisition \_\_\_\_\_**
- (F) Account from which disbursement to be made: **Series 2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project;
4. each disbursement represents a Cost of the 2022 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

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

The undersigned District Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2022 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) the portion of the 2022 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2022 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2018 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2022 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

\_\_\_\_\_  
District Engineer

# Tab 6

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2023 AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2023 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE 2023 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Cross Creek North Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

**WHEREAS**, the District previously issued its Special Assessment Bonds, Series 2023 ("**Bonds**") in order to finance the District's "Series 2023 Project" ("**Project**"); and

**WHEREAS**, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$296,796.88 ("**Reserve Fund**"), were originally placed in the Series 2023 Reserve Account for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

**WHEREAS**, the District previously confirmed the Satisfaction of Reserve Account Release Condition 1 with Resolution 2024-07; and

**WHEREAS**, the *Third Supplemental Trust Indenture* identifies the "**Reserve Account Release Conditions 2**" as:

"(a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the Series 2023 Assessment Area have been built and have received a certificate of occupancy, (c) all of the principal portion of the Series 2023 Special Assessments have been assigned to such homes, and (d) all Series 2023 Special Assessments are being collected pursuant to the Uniform Method;" and

**WHEREAS**, upon the satisfaction of the Reserve Account Release Condition 2, \$89,039 of the Reserve Fund may be released into the Series 2023 Acquisition and Construction Account; and

**WHEREAS**, the District desires to authorize District Staff to confirm the satisfaction of the Reserve Account Release Condition 2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2023 Reserve Account into the Series 2023 Acquisition and Construction Account; and

**WHEREAS**, there is an outstanding balance on Construction Requisition 4 which is eligible for payment from any remaining Bonds construction proceeds (“**Unpaid Amount**”), which can be paid from the additional construction proceeds; and

**WHEREAS**, the District desires to authorize the payment of the Requisition in order to fund a portion of the Unpaid Amount.

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

**1. RECITALS.** The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

**2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2023 AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2023 ACQUISITION AND CONSTRUCTION ACCOUNT.** The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2023 Reserve Account and to the 2023 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

**2. AUTHORIZATION FOR REQUISITION.** Once the applicable Reserve Funds have been transferred from the Series 2023 Reserve Account to the 2023 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**.

**3. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

[CONTINUED ON FOLLOWING PAGE]

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

**PASSED AND ADOPTED** this 2nd day of April, 2026.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

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

**Exhibit A:** District Manager's Certificate & Developer's Certificate

**Exhibit B:** Request to Trustee

**Exhibit C:** Requisition

# **EXHIBIT A**

**DISTRICT MANAGER'S JOINDER TO DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

The undersigned, as a representative of the District Manager, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the principal portion of the Series 2023 Special Assessments has been assigned to all homes within the Series 2023 Assessment Area.
2. All Series 2023 Assessments are being collected pursuant to the Uniform Method.

**Cross Creek North Community Development District**

\_\_\_\_\_  
By: Lesley Gallagher  
Its: District Manger

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

The undersigned, as a representative of D.R. Horton, Inc. - Jacksonville, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All homes within the 2023 Assessment Area have been built and have received a certificate of occupancy.

**D.R. HORTON, INC. - JACKSONVILLE**

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

# **EXHIBIT B**

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.  
3434 Colwell Ave., Suite 200  
Tampa, Florida 33614  
(813)533-2950

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\_\_\_\_\_, 2026

U.S. Bank Trust Company, National Association, as successor Trustee  
225 E. Robinson Street, Suite 250  
Orlando, Florida 32801  
Attn: Leanne Duffy  
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Cross Creek North Community Development District  
Special Assessment Bonds, Series 2023  
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 2**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Cross Creek North Community Development District

\_\_\_\_\_  
By: Lesley Gallagher  
Its: District Manger

**Exhibit A:** Applicable Supplemental Trust Indenture Provisions  
**Exhibit B:** District Certificate

## EXHIBIT A

The following provisions of the Fourth Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the Series 2023 Assessment Area have been built and have received a certificate of occupancy, (c) all of the principal portion of the Series 2023 Special Assessments have been assigned to such homes, and (d) all Series 2023 Special Assessments are being collected pursuant to the Uniform Method. The District Manager shall provide a written certification to the Issuer and the Trustee affirming that the events in clauses (a) through (d), on which certifications the Trustee may conclusively rely."

"Series 2023 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2023 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2023 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds."

Section 4.01(f) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2023 Reserve Account to the Series 2023 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 4.01(f) hereof."

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING SATISFACTION OF RELEASE CONDITIONS**

\_\_\_\_\_, 2026

Cross Creek North CDD Board of Supervisors

U.S. Bank Trust Company, National Association, as successor Trustee  
225 E. Robinson Street, Suite 250  
Orlando, Florida 32801  
Attn: Leanne Duffy  
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Cross Creek North Community Development District  
Special Assessment Bonds, Series 2023  
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release conditions, as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:
  - (a) all of the Reserve Account Release Conditions #1 have been satisfied,
  - (b) all homes within the Series 2023 Assessment Area have been built and have received a certificate of occupancy,
  - (c) all of the principal portion of the Series 2023 Special Assessments have been assigned to such homes,
  - and (d) all Series 2023 Special Assessments are being collected pursuant to the Uniform Method.
2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE**, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.

\_\_\_\_\_  
By: Lesley Gallagher  
Its: District Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, on behalf of Rizzetta & Company Inc. as District Manager for the Cross Creek North Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

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

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# **EXHIBIT C**

**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2023**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the CROSS CREEK NORTH Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2018, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of May 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable: ***Acquisition Agreement, dated December 27, 2018***
- (C) Name of Payee: ***D.R. Horton, Inc. - Jacksonville***
- (D) Amount Payable: ***\$89,036.06***  
***Note that the amount of this requisition is equal to the balance of the Series 2023 Acquisition and Construction Account. Additional funds were made available due to recent satisfaction of one or more reserve release conditions.***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Partial Payment of Balance of Requisition 4***
- (F) Account from which disbursement to be made: ***Series 2023 Acquisition and Construction Account***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project;
4. each disbursement represents a Cost of the 2023 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

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

The undersigned District Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2023 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) the portion of the 2023 Project improvements being acquired from the proceeds of the Series 2023 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2023 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2018 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2023 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

\_\_\_\_\_  
District Engineer