



Rizzetta & Company

Cross Creek North Community Development District

**Board of Supervisors' Meeting
May 12, 2026**

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

www.crosscreeknorthcdd.org

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Robert Porter Shane Ricci Anthony Sharp Elizabeth Buschbacher Frank Mattera	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Danielle Wasilewski	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	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

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

May 4, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Cross Creek North Community Development District will be held on **May 12, 2026, 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' Special Meeting held April 2, 2026 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held April 14, 2026 Tab 2
 - C. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held April 21, 2026 Tab 3
 - D. Ratification of Operation & Maintenance Expenditures for March 2026..... Tab 4
 - E. Consideration of Resolution 2026-05; Reassigning Assistant Treasurer Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Acceptance of Annual Engineer's Report..... Tab 6
 - C. Amenity Manager – Vesta..... Tab 7
 - D. Field Operations Manager – Vesta Tab 8
 - E. Pond Report – Tigris..... Tab 9
 - F. Landscape Reports – BrightView..... Tab 10
 - 1.) Pre-Authorization Hurricane Letter
 - 2.) Consideration of Sandridge Entrance Island Proposal
 - 3.) Consideration of Dog Park – Bermuda Sod
 - G. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Pond Fountain Proposals..... Tab 11
 - B. Consideration of Resolution 2026-06; Setting a Public Hearing on Revised Rules of Procedure Tab 12
 - C. Presentation of Fiscal Year 2026-2027 Proposed Budget
 - 1.) Consideration of Resolution 2026-07; Adopting Fiscal Year 26-27 Proposed Budget & Setting Public Hearing... Tab 13
- 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 **special** meeting of the Board of Supervisors of Cross Creek North Community Development District was 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.

Present and constituting a quorum:

Bob Porter	Board Supervisor, Chairman
Shane Ricci	Board Supervisor, Vice Chairman
Frank Mattera	Board Supervisor, Assistant Secretary
Anthony Sharp	Board Supervisor, Assistant Secretary
Elizabeth Buschbacher	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Hunter Hurley	District Counsel, Kutak Rock, LLP (via phone)
John Williams	Field Operations Manager, Vesta
Mark Insel	General Manager, Vesta
Dan Fagen	Regional General Manager, Vesta
Rick Woods	Woods Development
Brad Correia	Crown Pools Inc.

No audience members were present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called to order the Board of Supervisors' meeting at 10:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
March 10, 2026**

51

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved the Minutes of the regular Board of Supervisors' meeting held on March 10, 2026, for Cross Creek North Community Development District.

52

FOURTH ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures for
February 2026**

53

54

55

56

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board ratified the Operations and Maintenance Expenditures for February 2026 in the amount of \$82,079.27, for Cross Creek North Community Development District.

57

Moved to Business Item A: Consideration of Access Easement (Tab 3)

58

59

FIFTH ORDER OF BUSINESS

Consideration of Access Easement

60

61

Mr. Porter explained Woods Development title company requested clarification and approval to use public roads and access easement maintained by the District. Mr. Woods thanked the Board and would coordinate with District Management and title company sending the original easement agreement.

62

63

64

65

66

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved the Grant of Easement Access for Woods Development, for Cross Creek North Community Development District.

67

Moved to Staff Reports

68

69

SIXTH ORDER OF BUSINESS

Staff Reports

70

71

A. District Counsel

72

73

Ms. Buchanan stated that session wrapped up and included an increase in sovereign immunity limits to 350,000 per individual and 500,000 total.

74

75

76

She reminded the Board every 5 years a stormwater report is required and needs to be included in the budget.

77

78

79

Lastly, legislation adopted, by petition and assistance with the supervisor of elections, a board member that is not complying with the law, certain criteria for identifying can be petitioned to be removed from the CDD board.

80

81

82

83

B. District Engineer

84

85

Not present.

86

87

88

C. Field Operations Manager – Vesta

89

90
91
92

Mr. Willilams presented proposals to re-strap the patio furniture with each having 1-year warranty.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved Pool & Patio proposal in the amount of \$5,680.00 to re-strap patio furniture in a similar color, for Cross Creek North Community Development District. (Exhibit A)

93
94
95

D. District Manager

96
97
98

Ms. Wasilewski reminded the Board of the General Election taking place in November, and qualifying dates start at noon on June 8th until noon June 12th.

Moved back to Staff Reports: Field Operations Manager - Vesta

100

101
102
103
104

Mr. Correia addressed the Board regarding the main pool expansion joint, coping, tiles, etc. He explained the proposals would allow the original engineers to provide a detailed report and give recommendations on how to proceed with repairing the pool. Mr. Correia confirmed the report would be ready in 10 days.

105

106
107
108
109

Board discussion ensued. For transparency, Counsel suggested sending a Notice of Defect letter to Oak Wells and encourage them to attend a continued meeting. Ms. Buchanan suggested Oak Wells be onsite to observe and create a report. Further discussion ensued.

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved Crown Pools proposal in the amount of \$8,500.00, for Cross Creek North Community Development District. (Exhibit B)

110
111
112
113
114
115
116

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Buchanan explained this is a summary to report records relating to a description of what improvements the CDD has and what it is paid for.

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved the Disclosure of Public Financing agreement, for Cross Creek North Community Development District.

117
118
119
120

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03; DSRF Release #2 (Series 2022)

121
122
123
124
125
126

Ms. Buchanan reviewed the 2022 account funding request for \$2.66 million, only \$1.6 million of it was funded, leaving a balance of just over \$1,000,000. The first debt service reserve reduction \$225,000, leaving a balance of more than 800,000 to be released.

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-03; DSRF Release #2 (Series 2022), for Cross Creek North Community Development District.

127
128
129
130
131
132
133

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04;
DSRF Release #2 (Series 2023)**

Ms. Buchanan stated 2023 account, paying out \$2.5 million of \$2.7 million, leaving a balance of \$275,000. Initially reduced by \$148,000 on the first release, and now a balance of \$126,908.

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-04; DSRF Release #2 (Series 2023), for Cross Creek North Community Development District.

134
135
136
137
138
139
140
141

TENTH ORDER OF BUSINESS

**Consideration of Vesta's Extension
Proposal**

Mr. Fagan explained the extension proposal will hold Vesta's current contract amount set to expire June 2026 through the end of the fiscal year. Ms. Buchanan confirmed an amendment will be drafted.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved Vesta's extension proposal holding current pricing until the end of the current fiscal year, for Cross Creek North Community Development District. (Exhibit C)

142
143
144
145
146
147
148
149
150

ELEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

Supervisor Requests:

No supervisor comments or requests.

Audience Comments:

No audience comments.

151
152
153
154
155
156

TWELVTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board continued the meeting to April 14, 2026 at 12:00 p.m., for the Cross Creek North Community Development District.

157
158
159
160
161

The remainder of the page is intentionally left blank.

162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

THE POOLand Patio Shop
1408 Griffet Rd
Jacksonville, FI 32211

Estimate

Number E10054

Date 2/6/2026

Bill To

John Williams
Cross Creek N CDD
3434 Colwell Ave, ste200
Tampa, FI, 33614-8390
rizzettacddinvoices@avidbill.com

Ship To

John Williams
Cross Creek N CDD
2895 Big Oak Dr
Green cove Springs, FI, 32043

PO Number	Terms	Project
	due upon completion	

Date	Description	Hours	Rate	Amount
	replace straps on chaise lounge	34.00	\$100.00	\$3,400.00
	Pickup\Delivery	1.00	\$200.00	\$200.00
	Replace straps on splash pad chair	12.00	\$65.00	\$780.00
	Replace straps on chair	20	\$65.00	\$1,300.00
	all strapping is done in a single wrap configuration using new virgin vinyl strap and high strength multigauge pins		\$0.00	\$0.00

Amount Paid \$0.00

Amount Due \$5,680.00

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$5,680.00

Total \$5,680.00

R. Spitz

Exhibit B



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

March 25, 2026

Subject: Cross Creek North CDD – Main Amenity Pool

Attn: John Williams – Property Manager
Cross Creek North CDD – Main Pool
2895 Big Oak Drive, Green Cove Springs, FL 32043

Crown Pools Inc (CPI) in coordination with Wet Engineering (WET) and Lowe Structures (LS) is pleased to submit a professional scope and fee proposal for the above-referenced project. The fee is based on necessary work on the Swimming Pool.

🔧 Inspections and Recommendations regarding Expansion Joint Failure - \$8,500.00

TASK 1 – Observations and Recommendations for Expansion Joint Repair (WET/LS)

Perform a review of the existing pool to determine the extent of the expansion joint replacement. Task 1 includes site visits to the pool to obtain complete review of existing conditions. Engineered Recommendations are required for expansion joint repair.

TASK 2 - Project Planning and Pricing (CPI)

Prepare complete Scope of Work and Project Schedules to include durations and pricing for required work on Main Amenity pool for Expansion Joint repairs. A detailed Scope of Work with associated pricing breakdown and scope durations will be provided for proposed work. Provide analysis of the necessity and priority of the items included in Scope of Work.

- Complete assessment of repairs required to meet Engineered Recommendations.

	4/2/26
_____ Signature	_____ Date
Robert Porter	Chairman
_____ Printed Name	_____ Printed Title

Exhibit C



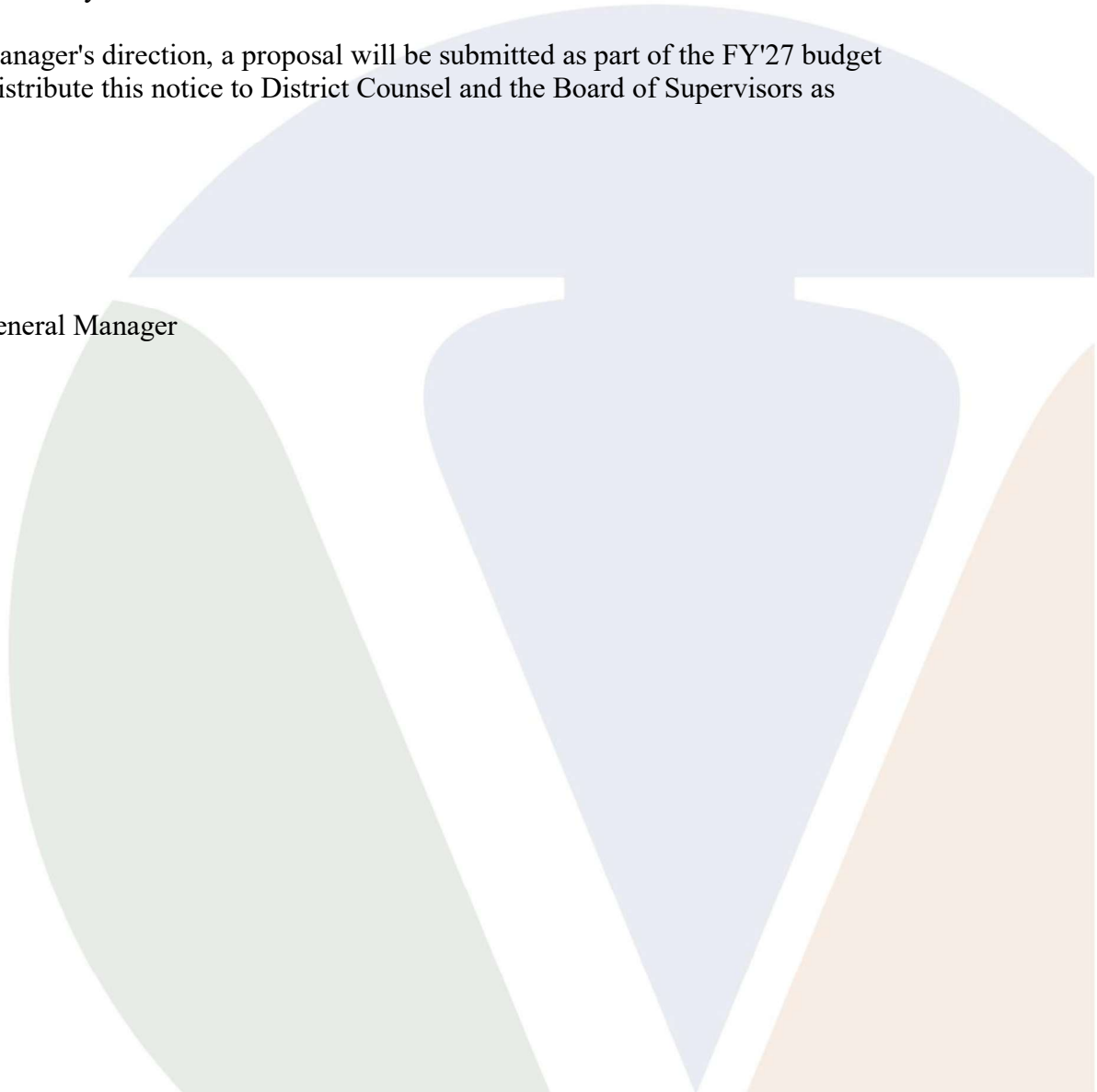
Cross Creek North CDD
Attention: Danielle Wasilewski
District Manager
Rizzetta & Company

This letter serves as formal notice that Vesta's current management services contract, set to expire on June 22, 2026, is proposed for extension through September 30, 2026, in alignment with the District's fiscal year end.

At the District Manager's direction, a proposal will be submitted as part of the FY'27 budget process. Please distribute this notice to District Counsel and the Board of Supervisors as appropriate.

Respectfully,

Dan Fagen
N.E. Regional General Manager



Tab 2

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 **continued** meeting of the Board of Supervisors of Cross Creek North Community Development District was held on **April 14, 2026 at 12:00 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	Board Supervisor, Chairman
Shane Ricci	Board Supervisor, Vice Chairman
Frank Mattera	Board Supervisor, Assistant Secretary
Anthony Sharp	Board Supervisor, Assistant Secretary
Elizabeth Buschbacher	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP (via phone)
Hunter Hurley	District Counsel, Kutak Rock, LLP (via phone)
James Teagle	DR Horton
John Williams	Field Operations Manager, Vesta
Mark Insel	General Manager, Vesta
Dan Fagen	Regional General Manager, Vesta
Brad Correia	Crown Pools Inc.
John Oaks	Oak Wells Representative
Mr. Jayme	Oak Wells Representative

No Audience Members were present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called to order the Board of Supervisors' meeting at 12:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience member comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Operations Manager – Vesta

51
52 **1. Crown Pools Inc. Pool Report**
53

54 Mr. Porter summarized the Board's expectations of the prior special meeting, and Mr. Correia gave
55 an overview of the discovery and the recommendations of the Engineer. Mr. Correia discussed the
56 options listed in the report. (Exhibit A)
57

58 Mr. Oaks reviewed warranty and concerns with pools that have expansion joints, grout eroding
59 from the backsplash tiles due to maintenance issues and poor water chemistry, and sealant used
60 with expansion joints.
61

62 Discussion ensued pertaining to construction of expansion joints, lifespan of materials, and
63 repairing methods.
64

65 Mr. Mattera expressed concern that Oak Wells has not been onsite to inspect the pool after
66 receiving the letter on April 6, 2026.
67

68 Mr. Ricci expressed disappointment with the amount and lack of information the Board is receiving
69 from Crown for \$8,500.00 the Board approved.
70

71 Mr. Correia reviewed the recommendations and Board discussion ensued.
72

73 **2. Continued Main Pool Repairs Discussion**
74

75 The Board, staff, Oak Wells and Crown Pools inspected the expansion joint and current pool
76 condition. Both Oak Wells and Crown Pools discussed the crack, tiles, sealant, and marcite and
77 fielded questions from the Board.
78

79 The Board went back to the meeting room and discussion ensued while Crown Pools and Oak
80 Wells held a brief discussion poolside and returned at 1:00 pm.
81

82 Crown Pools explained the options and clarified the warranty. Oak Wells stated they would be
83 onsite with the contractor that made the repairs September 2025 to inspect and submit a
84 proposal. Further discussion ensued.
85

86 **FOURTH ORDER OF BUSINESS**

**Supervisor Requests & Audience
Comments**

87
88
89 **Supervisor Requests & Audience Comments:**

90
91 No supervisor or audience comments or requests.
92

93 **FIFTH ORDER OF BUSINESS**

Adjournment

94

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board continued the meeting to Tuesday, April 21, 2026 at 4:00 pm, for the Cross Creek North Community Development District.
--

95
96 The remainder of the page is intentionally left blank.
97

98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A



*3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979*

April 14, 2026

Cross Creek Pool Remodel
2895 BIG OAK DR., GREEN COVE SPRINGS, FL 32043
Board of Supervisors and supporting staff
Re: Findings from Engineers Recommendations, Scope of Work, and Pricing

➤ **Background Information**


Based upon information provided by the CDD staff, Oak Wells Aquatics was the original pool contractor. The pool was completed in 2020. Prior to Crown Pools beginning its work, the CDD had Oak Wells perform some work on the pool. The scope of this work is not known to Crown Pools; however, Crown was informed that during the expansion joint repair damage had occurred to the plaster. Crown Pools, Inc. currently has a contract with the CDD to perform a pool remodel consisting of Marcite, tile, and coping replacement only. Upon draining of pool and prepping the interior, visible failure in the expansion joint was found. At this point we recommend engaging the engineers of record for a recommendation to repair/replace the expansion joint. This was when the Proposal for engaging the Engineers was provided and approved by the CDD]. The extent of the cracking was not known to Crown Pools at the time it began its originally contracted Scope of Work. The CDD also indicated that the pool had not been holding water, which was believed to be connected to the cracks around the expansion joint which was part of the original design. The original design called for the expansion joint to be in the break from the Zero Entry to the lap area. Seeing the apparent failure and knowing the joint was not working as designed we recommended engaging the engineers of record to provide their recommendation, since we were getting into the structure. The purpose was to engage with the engineers of record for the original build to explore possible remedies for what was believed to be an expansion joint issue.

➤ **Inspections and Recommendations**


As part of its proposal, I on behalf of Crown Pools contacted WET Engineering and Lowe Structures, Inc. who were part of the original design team. I discussed the issues observed with Heather Baxter of WET Engineering and Matt Lowe of Lowe Structures. Ms. Baxter came to the site to observe the conditions at the area of concern in the pool. The original plans for the pool were also reviewed. The problem with a visual assessment is that the underlying cause for the cracking and the failure to hold water cannot be determined. To do that, destructive testing is required. After discussions with WET and LSI, this destructive testing would entail cutting into the area of concern to observe a cross section of how it was constructed in order compare the as-built condition to the plans and design intent. However, it is believed that the expansion joint must be replaced.

➤ **Proposed Replacement of Expansion Joint**

Based upon the information provided, Scope of Work Options are as follows:

 **Option 1: \$10,000.00**

- Perform the destructive testing to confirm the as-built conditions in the areas of concern (need quote for testing of core samples if included)
- *Duration of Proposed Scope: 30 Days from Approval*
- Should the Board not wish to engage Crown Pools for this remediation work, its current contract should be terminated for the convenience of both parties as its work cannot move forward until the pool is repaired.

 **Option 2: \$96,389.00**

- Perform the destructive testing to confirm the as-built conditions in the areas of concern.
- Finalized Details with Engineers based on field findings
- Obtain the appropriate engineered design for the replacement of the expansion joint which would be custom designed for Crown Pool’s exclusive use on this pool only.
- Ensure proper stabilization of the pool structure while the repair work is executed
- Remove ~6’ wide strip of concrete across floor, walls, and pool beam.
- Expose rebar in beam and tie new steel per detail to be provided
- Relocate existing floor returns in pool floor affected by the concrete removal and pour back area to meet DOH turnover in Zero Entry Area
- Construct Expansion joint per provided detail (smooth bar, water stop, dowels, etc.)
- Install the new expansion joint and reinforcement per the new design.
- Pour back new strip of concrete to include 2 cold joints and engineered expansion joint
- Complete original Scope of Contracted remodel work
- *Duration of Proposed Scope: 60 Days from Approval*

The above estimate was prepared based upon our knowledge, experience, and discussions with LSI and WET Engineering. The estimate is based upon the information currently available only and may increase based upon new information/conditions discovered once the concrete is cut and existing conditions are visible. A change order or new contract for this work would have to be executed prior to any work beginning. Additionally, any warranty provided would be as to the remediation work only, not as to any other part of the original pool construction.

Print: _____

Title: _____

Signature: _____

Date: _____

Tab 3

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 **continued** meeting of the Board of Supervisors of Cross Creek North Community Development District was held on **April 21, 2026 at 4:00 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	Board Supervisor, Chairman
Shane Ricci	Board Supervisor, Vice Chairman
Anthony Sharp	Board Supervisor, Assistant Secretary
Elizabeth Buschbacher	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP <i>(via phone)</i>
Hunter Hurley	District Counsel, Kutak Rock, LLP <i>(via phone)</i>
James Teagle	DR Horton
John Williams	Field Operations Manager, Vesta <i>(via phone)</i>
Mark Insel	General Manager, Vesta
Dan Fagen	Regional General Manager, Vesta
Brad Correia	Crown Pools Inc.
John Oaks	Oak Wells Representative

Audience Members were present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called to order the Board of Supervisors' meeting at 4:01 p.m. and the Board ceased with discussion to wait for Mr. Oak's arrival.

Mr. Oaks arrived at 4:07 pm.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments.

51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79

80
81
82
83
84
85
86
87
88
89
90

91
92
93
94

THIRD ORDER OF BUSINESS

Business Items

A. Continued Main Pool Repairs Discussion

Mr. Porter introduced Mr. John Oaks and explained his position with Oak Wells.

Discussion ensued pertaining to cracking, pool marcite, delamination, Oak Wells proposal details, chip out, pool lights and expansion joint repair details.

Mr. Porter reiterated the disappointment with the lack of reporting the District paid for from Crown Pools at the prior meeting. Discussion ensued about work completed versus amount paid to Crown and remaining work to be completed.

Mr. Oaks discussed the cracks, water chemistry, sealant, expansion joint and return drains. The Board further discussed Crown Pools contractual amounts, change orders, Oak Wells proposal amount, and Crown Pools proposal amount to complete the pool & expansion joint repairs needed.

Ms. Buschbacher summarized the repairs needed and work completed thus far and expressed concern about having the pool repaired correctly.

Mr. Porter requested an itemization of expenses from Crown Pools and Mr. Ricci stated the Board selected Crown Pools for the remarcite project because of the warranty offered. Ms. Buchanan commented the Board has a right to understand what they are paying for and requested to speak with Mr. Correia after the meeting.

Board discussion ensued. Mr. Williams and Mr. Fagan addressed the question about the controller replacement. The Board discussed pool finishes and proposal comparisons.

On a motion by Ms. Buschbacher, seconded by Mr. Sharp, with 3 in favor, and Mr. Ricci not in favor, approved Crown Pools Inc. proposal in the amount of \$96,389.00, for Cross Creek North Community Development District. (Exhibit A)

FOURTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

Supervisor Requests & Audience Comments:

No supervisor requests or audience comments.

FIFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Ricci, seconded by Mr. Sharp, with all in favor, the Board adjourned the meeting at 5:26 p.m., for the Cross Creek North Community Development District.

The remainder of the page is intentionally left blank.

95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 4

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.CROSSCREEKNORTHCCDD.ORG

Operation and Maintenance Expenditures

March 2026

Presented For Board Approval

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

The total items being presented: **\$246,233.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Aquatic Engineering	300308	2025-0990	Engineering Services 12/25	\$ 6,000.00
Anthony K. Sharp	300303	AS031026-274	Board of Supervisors Meeting 03/10/26	\$ 200.00
BrightView Landscape Services, Inc.	300302	9680376	Landscape Replacement 02/26	\$ 5,908.05
BrightView Landscape Services, Inc.	300314	9687576	Landscape Maintenance 03/26	\$ 16,946.00
Clay County Utility Authority	20260325-01	A00033354-030226	Water Services 02/26	\$ 476.83
Clay County Utility Authority	20260325-01	A00033356-030226	Water Services 02/26	\$ 16.64
Clay County Utility Authority	20260325-01	A00036127-030226	Water Services 02/26	\$ 258.50
Clay County Utility Authority	20260325-01	A00036128-030226	Water Services 02/26	\$ 1,000.19
Clay County Utility Authority	20260325-01	A00036129-030226	Water Services 02/26	\$ 112.97
Clay County Utility Authority	20260325-01	A00036662-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00038932-030226	Water Services 02/26	\$ 173.93

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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	20260325-01	A00038933-030226	Water Services 02/26	\$ 38.39
Clay County Utility Authority	20260325-01	A00038934-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00040962-030226	Water Services 02/26	\$ 179.13
Clay County Utility Authority	20260325-01	A00042388-030226	Water Services 02/26	\$ 31.67
Clay County Utility Authority	20260325-01	A00042405-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00042406-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00042407-030226	Water Services 02/26	\$ 32.39
Clay County Utility Authority	20260325-01	A00047484-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00047485-030226	Water Services 02/26	\$ 31.79
Clay County Utility Authority	20260325-01	A00047486-030226	Water Services 02/26	\$ 30.93
Clay County Utility Authority	20260325-01	A00047489-030226	Water Services 02/26	\$ 33.76

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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	20260325-01	A00047491-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00047492-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00047493-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00047925-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00048810-030226	Water Services 02/26	\$ 31.27
Clay County Utility Authority	20260325-01	A00048811-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00049039-030226	Water Services 02/26	\$ 33.99
Clay County Utility Authority	20260325-01	A00049040-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00049041-030226	Water Services 02/26	\$ 31.40
Clay County Utility Authority	20260325-01	A00049042-030226	Water Services 02/26	\$ 30.84
Clay County Utility Authority	20260325-01	A00049043-030226	Water Services 02/26	\$ 32.12

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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	20260325-01	A00049194-030226	Water Services 02/26	\$ 54.18
Clay County Utility Authority	20260325-01	A00051179-030226	Water Services 02/26	\$ 30.84
Clay County Utility Authority	20260325-01	A00053584-030226	Water Services 02/26	\$ 31.35
Clay County Utility Authority	20260325-01	A00053585-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00055601-030226	Water Services 02/26	\$ 119.91
Clay County Utility Authority	20260325-01	A00055864-030226	Water Services 02/26	\$ 30.83
Clay County Utility Authority	20260325-01	A00055865-030226	Water Services 02/26	\$ 31.73
Clay County Utility Authority	20260325-01	A00057234-030226	Water Services 02/26	\$ 30.87
Clay County Utility Authority	20260325-01	A00057235-030226	Water Services 02/26	\$ 31.07
Clay County Utility Authority	20260325-01	A00057882-030226	Water Services 02/26	\$ 20.53
Clay County Utility Authority	20260325-01	A00065960-030226	Water Services 02/26	\$ 106.29

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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.	20260318-01	9078457-022526	Electric Services 02/26	\$ 54.00
Clay Electric Cooperative, Inc.	20260318-01	9089279-022526	Electric Services 02/26	\$ 112.00
Clay Electric Cooperative, Inc.	20260318-01	9099135-022526	Electric Services 02/26	\$ 1,275.00
Clay Electric Cooperative, Inc.	20260317-01	9203307-022426	Electric Services 02/26	\$ 280.28
Clay Electric Cooperative, Inc.	20260317-01	9238862-022426	Electric Services 02/26	\$ 1,272.28
Clay Today	300295	2026-312564	Legal Advertising 02/26	\$ 68.85
COMCAST	20260316-01	8495741441963216-022126	Cable & Internet Services 03/26	\$ 428.20
Constant Contact, Inc	20260303-01	1772349413	E-Blast Communication 03/26	\$ 58.90
Crown Pools, Inc.	300317	CO#1	Miscellaneous Expense 03/26	\$ 37,311.00
Crown Pools, Inc.	300309	Draw 1 Dep	Miscellaneous Expense 02/26	\$ 81,210.00
CX3, Inc. dba Sundancer Sign Graphics	300296	15744	Sign Repair & Replacement 02/26	\$ 535.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Elizabeth Buschbacher	300304	EB031026-274	Board of Supervisors Meeting 03/10/26	\$ 200.00
Florida Department of Revenue	20260319-01	6580195767743-031826	Sales & Use Tax 02/26	\$ 148.45
Francesco Mattera	300305	FM031026-274	Board of Supervisors Meeting 03/10/26	\$ 200.00
George M. Watts	300310	96	Amenity Outdoor Furniture 03/26	\$ 1,200.00
Hawkins, Inc	300297	7333771	Pool Chemicals 02/26	\$ 573.80
Hawkins, Inc	300315	7346912	Pool Chemicals 02/26	\$ 543.13
Hawkins, Inc	300322	7357412	Pool Chemicals 03/26	\$ 590.00
Hi-Tech System Associates	300311	438805	Access Control 03/26	\$ 284.99
Jax Concrete Coatings	300318	3240	Maintenance & Repairs 01/26	\$ 3,615.30
Office Dynamics	300312	42120	CDD Book Copies 03/26	\$ 92.32
Red Rhino Leak Detection	300319	517502	Maintenance & Repairs 02/26	\$ 875.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	20260310-01	0687-001604547	Waste Disposal Services 03/26	\$ 350.56
Rizzetta & Company, Inc.	300301	INV0000107447	Accounting Services 03/26	\$ 5,465.16
Robert Porter	300306	BP031026-274	Board of Supervisors Meeting 03/10/26	\$ 200.00
Rogers Pavement Maintenance Inc.	300323	39708c	Parking Lot Repair 03/26	\$ 200.00
School Now	300320	INV-SN-1307	Website Compliance & Management 03/26	\$ 384.38
Shane T. Ricci	300307	SR031026-274	Board of Supervisors Meeting 03/10/26	\$ 200.00
Sports Facilities Group, Inc.	300300	Q0012083	Athletic Court/Field/Playground Maintenance 02/26	\$ 2,157.61
TeleVoIPs, LLC	300316	59440	Phone Equipment 03/26	\$ 86.36
TIGRIS Aquatic Services, LLC	300298	4299216	Aquatic Maintenance 02/26	\$ 3,350.17
TIGRIS Aquatic Services, LLC	300321	4299217	Aquatic Maintenance 03/26	\$ 3,350.17
Valley National Bank	20260326-01	CC022826-274	Credit Card Expenses 02/26	\$ 2,200.00

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	300299	430501	Management Services 02/26	\$ 32,436.08
Vesta Property Services, Inc.	300313	431031	Management Services 03/26	\$ <u>32,436.08</u>
Report Total				\$ <u><u>246,233.42</u></u>

Tab 5

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cross Creek North Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2025-2A; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2026.

**CROSS CREEK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 6

**CROSS CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT
2026 ENGINEER'S ANNUAL REPORT**

Prepared for:

**Board of Supervisors
Cross Creek North
Community Development District
Clay County
Florida**

Prepared by



14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990
ETM: 19-327-19

April 20, 2026

Table of Contents and Engineer's Signature Page

I. General Information:	2
II. Project Background:	2
III. Public Agency Ownership:	2
IV. Entrance Signage, Decorative Wall, And Associated Landscaping:	3
V. Amenity Center and Recreational Facilities:	3
VI. Pocket Parks and Associated Landscaping:	3
VII. Road Right of Ways and Associated Landscaping:	3
VIII. Storm Water Management Facilities:	3
IX. Long Term Maintenance:	4
X. Location Map	6
XI. Master Site Plan.....	8
Figure 1	10
Figure 1A	11
Figure 2	12
Figure 3	13
Figure 3A	14
Figure 3B	15
Figure 4	16
Figure 5	17
Figure 5A	18
Figure 6	19
Figure 6A	20
Figure 7	21
Figure 7A	22
Figure 8	23
Figure 9	24
Figure 10	25
Figure 11	26
Figure 12	27

Project Name: Cross Creek North Community Development District

Project Location: South of Sandridge Road and west of Russell Road, Clay County, Florida

Programs Used: Microsoft Word and AutoCAD C3D 2025

ETM Job No: 19-327-19

Engineer of Record: Matthew Guilbeault, P.E.

P.E. No.: 93755

❖ **Portion of pages or sections of this report signed and sealed by Engineer – Sections I – IX**

1. This document is prepared for use by the Cross Creek North Community Development District, Clay County Florida and it is not intended for any other agency or third-party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed, and signature must be verified on any electronic copies.

I. General Information:

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Cross Creek North Community Development District (“CDD” or the “District”). ETM (England, Thims & Miller, Inc) performed a site review on March 30, 2026. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review to the District owned and operated facilities to verify if these facilities appeared to be well maintained and in good condition. The District owns and maintains improvements within completed Phases 1A, 1B, 1C, 2A, 2B-1, 2B-2, 2C, 2D-1, 2D-2, 2E-1, 2E-2 and 2F. A map showing the CDD owned facilities is included with this report.

II. Project Background:

The Cross Creek North CDD is located in Clay County, Florida (“County”), south of Sandridge Road and west of Russell Road. The overall project is approximately 970 acres+/- and the land within the District is wholly located within the 970 acres +/- per Clay County Ordinance No. 2017-10 (the “Development”). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Cross Creek North Community Development District provides for the development of single-family lots, an amenity center, and neighborhood parks.

III. Public Agency Ownership:

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lanes and road improvements within Sandridge Road are owned and maintained by Clay County.
- B. Offsite turn lanes and road improvements within the 3A project on Russell Road started in February 2024 and will be or are owned and maintained by Clay County.
- C. The onsite and offsite potable water distribution system, reuse water distribution system, sanitary sewer collection system within the public and CDD owned rights of ways and utility easements are owned and maintained by Clay County Utility Authority (CCUA).
- D. Electric facilities within public and CDD owned rights of ways and power line easements are owned and maintained by Clay County Electric Cooperative, Inc.
- E. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, fiber optic cables are owned and maintained by either AT&T or Comcast.

IV. Entrance Signage, Decorative Wall, And Associated Landscaping:

The District owned improvements include two entry monuments with project signage, a decorative water wheel and associated landscaping located at the intersection of Sandridge Road and Big Oak Drive and a water feature and associated landscaping at the intersection of Russell Road and Oak Stream Drive. The project improvements also include landscaping along Big Oak Drive right of way at the project entrance. Based on limited field reviews, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

V. Amenity Center and Recreational Facilities:

The District owned recreational improvements for this project include an Amenity Center with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, pool, sand volleyball court, tennis courts, fenced playscape area, and detailed landscaping, and lighting. The field inspection of the amenity center parcel was limited to the parking lot, sidewalks, and drainage. Other amenities such as the buildings, pool, RV/boat parking, gym, playground etc. were not inspected. Based on limited field reviews, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

VI. Pocket Parks and Associated Landscaping:

The District owned improvements include several small grassed “pocket” park areas and several linear walking parks located throughout the project. The parks include sidewalks, hardscape, benches, landscaping, lighting, and other improvements. Based on this limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

VII. Road Right of Ways and Associated Landscaping:

All internal road right of ways are owned and maintained by the Cross Creek North CDD. Some of these rights of ways include landscape islands, decorative brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features. Also included are five roundabouts, the first roundabout is located on Big Oak Drive at the intersection of Buck Creek Place and the amenity center. The second roundabout is located at the end of Big Oak Drive at Cold Stream Lane, the third roundabout is located at the intersection of Cold Stream Lane and Evening Oaks Lane, the fourth roundabout is located at the end of Cold Stream Lane at Cold Leaf Way. The fifth roundabout is located at the intersection of Cold Leaf Way and Oak Stream Drive. Based on limited field review these roads’ rights of way generally appeared to be in good shape and well maintained. Generally, the project has been well maintained. In order to maintain the roadway system in good condition we recommend ongoing maintenance, as may be required throughout the year to ensure that the structures are functioning properly.

VIII. Storm Water Management Facilities:

The District owned improvements include twenty-seven (27) Stormwater Management Facilities (SMFs). Many of the SMFs are interconnected and have a common outfall.

Many of the SMFs are interconnected via storm water pipes and are used for storage, attenuation, and treatment of storm water throughout the project. The control structures for each of these SMFs are generally located on the bank of the SMFs which attenuate the flow and set the normal water levels for the SMFs. Based on limited field review, the control structures generally appear to be in good condition and function properly. In order to maintain these facilities, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

IX. Long Term Maintenance:

In general, it appears that the District owned facilities are well maintained and generally in good condition. However, it should be noted that our field review was not exhaustive or comprehensive but is based on our limited field review (03/30/2026) but we would like to take the opportunity to emphasize some **Items That Need Immediate Attention (Figures 1 – 8)**:

Figures 1 & 1A - Two ADA mats need to be adjusted at the amenity crosswalk nearest to the roundabout.

Figure 2 - There is a missing ADA mat at the intersection of Oak Stream and Brown Leaf Way Intersection.

Figures 3 & 3A - The Mitered End Section (MES) located in Stormwater Management Facility (SMF) 203 (Pond 5) from the outfall of SMF 204 (Pond 6) has some settling occurring around the pipe at the MES.

Figures 3B & 4 - In multiple locations along the banks of SMF 204 (Pond 6) the ground is bare, and the grass is thin. We believe the fact that the grass is thin and the lawnmowers used to cut the grass are the key contributors to this condition.

Figures 5 & 5A - At 2290 Oak Stream Drive, the condition that is occurring at the multi-barrel MES is believed to be caused by settling after construction. The pipe sections are put side by side and there are times when the soil placed between them is not correctly compacted. Although the fence post appears to be in the middle of the top of the pipe, it doesn't appear that the fence post damaged the pipe. Recommend removing the sod, filling and compacting soil back in place and then placing the sod back.

Figures 6 & 6A - At SMF 204 (Pond 6), there were several exposed MES that appear to need attention. It is recommended to shift the chunks of concrete, or add riprap, or fill dirt around and under the exposed Mitered End Sections.

Figures 7 & 7A - The inlet at the entrance to the Amenity Center parking lot appears to have settling occurring at the edge of the structure. Investigation inside the inlet doesn't support pipe or structure failure. This settling is likely caused by poor compaction during the connection to this inlet for the recent drainage work that was completed for the expansion. It is recommended to remove or mill the area around the inlet and place hot mix asphalt and compact around the structure to fill the dip at the structure.

Figure 8 - A Stop Sign and Stop bar will need to be installed on Acorn Creek Road at the intersection of Buck Creek Place. This is now needed due to the new connection and extension of the roadway into the new subdivision.

Items That Need Attention (Figures 9 – 12):

Figure 9 - Control Structure for SMF 204 (Pond 6)

Recommendation - Remove trash, cut back and remove the grass/weeds growing into the structure

Figure 10 - Hole in parking lot at Amenity Center Tennis Courts

Recommendation- Remove or mill asphalt and place hot mix asphalt to fill the hole

Figure 11 - Thin grass and settling located at SMF 200 (Pond 2)

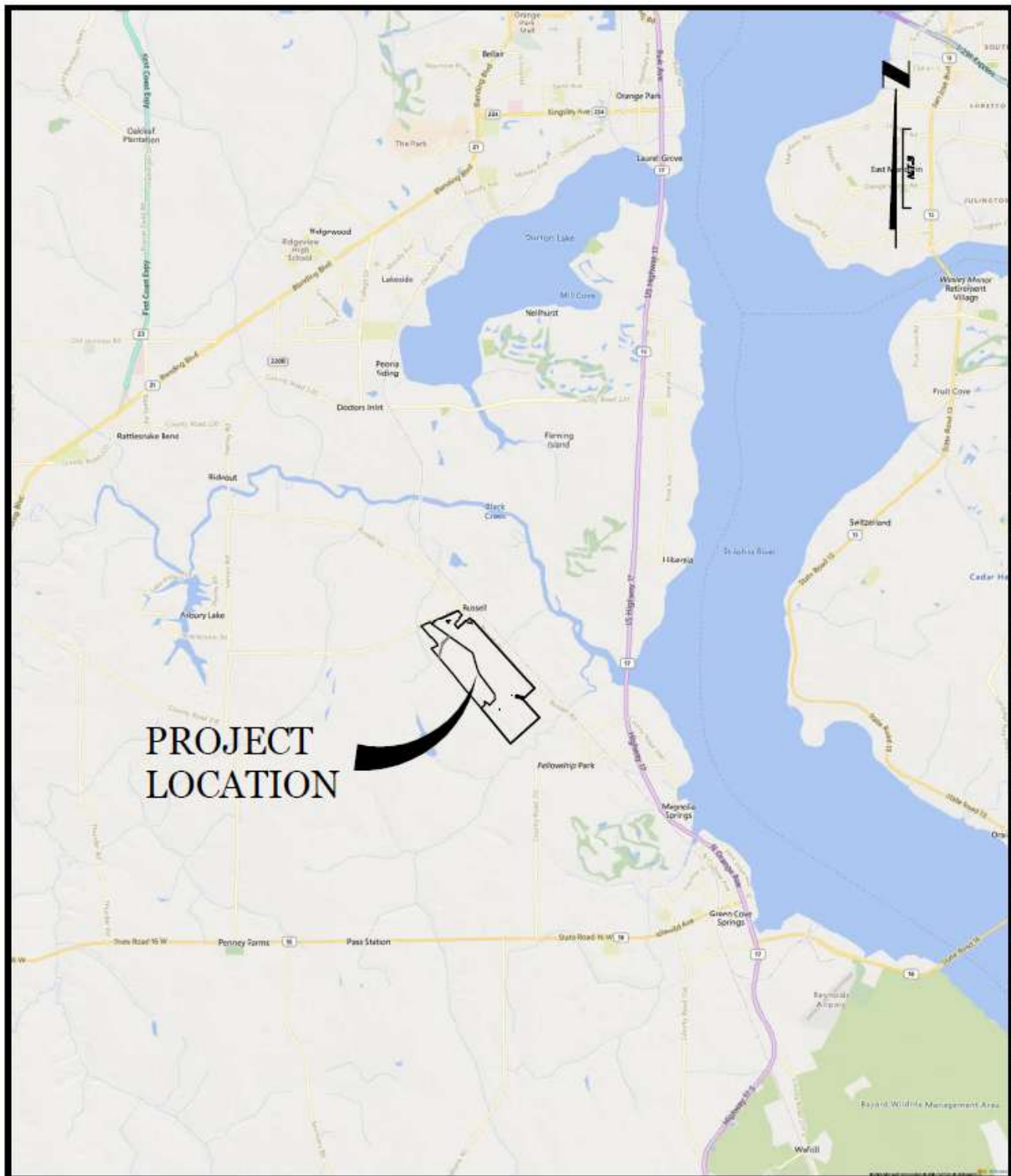
Figure 12 - Bare ground at the park on Bear Creek Way

As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and/or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board.

Furthermore, as a Civil Engineering Consultant Firm, we do not have the expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will be suitable for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

The District owns conservation areas/preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and Clay County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of dead trees as may be required throughout the year and in compliance with conservation easement requirements.

X. Location Map



**PROJECT
LOCATION**

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 842-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

VICINITY MAP

CROSS CREEK PHASE 2A

FLORIDA

ETM NO. 19-327-19

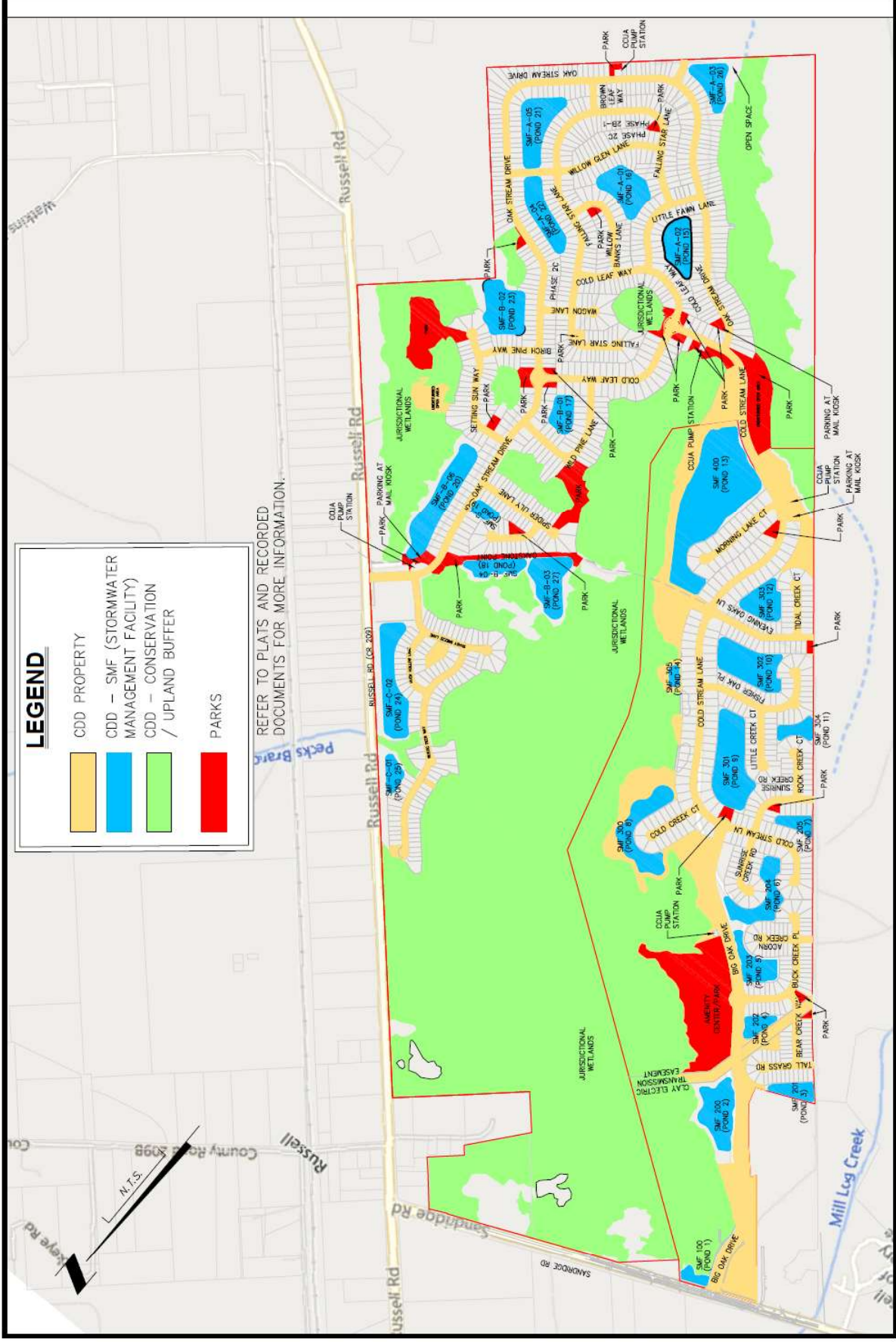
DRAWN BY:

DATE: 04/10/2026

DRAWING NO. ----

I:\2019\19-327\19-327-08 CDD Annual Report\2022\condDev\Support\Annual Engineers Report\Exhibits\2026-04-10\Water\Map\Map April 10, 2026 - 1:50 PM, BY: Stephen Young

XI. Master Site Plan



LEGEND

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER
- PARKS

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

Figure 1



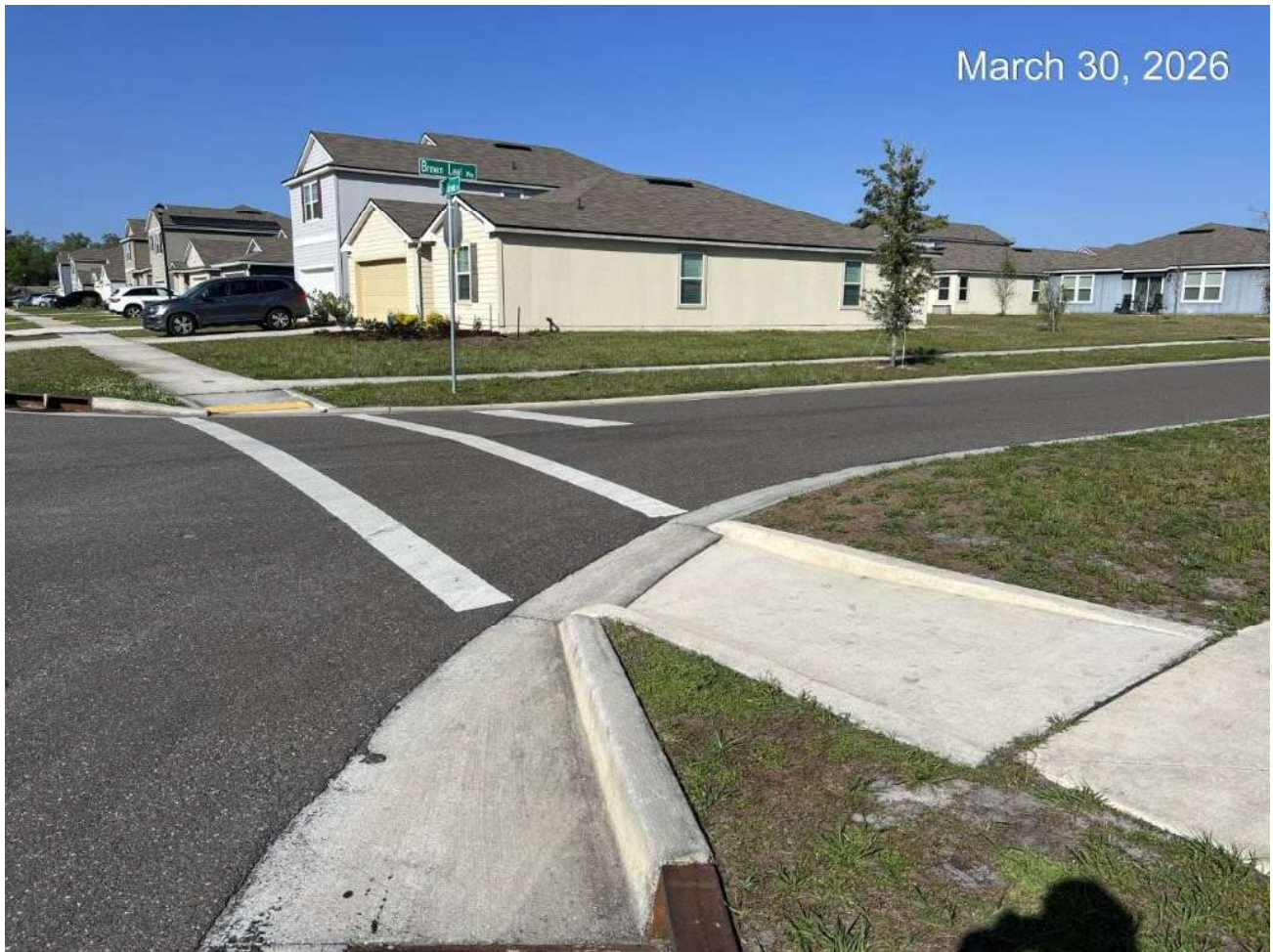
Raised ADA mat at Amenity Center crosswalk near roundabout

Figure 1A



2nd raised ADA mat at Amenity Center crosswalk near roundabout

Figure 2



Missing ADA mat at Oak Stream and Brown Leaf Way intersection

Figure 3



Mitered End Section (MES) erosion located in Stormwater Management Facility (SMF) 203 (Pond 5)

Figure 3A



MES erosion located in SMF 203 (Pond 5)

Figure 3B



Thin grass located along the banks of SMF 203 (Pond 5)

Figure 4



The ground is bare along the banks of SMF 204 (Pond 6)

Figure 5



Soil settled at 2290 Oak Stream Drive

Figure 5A



Soil settled at 2290 Oak Stream Drive

Figure 6



MES erosion located in SMF 204 (Pond 6)

Figure 6A



MES erosion located in SMF 204 (Pond 6)

Figure 7



Settling occurring at the inlet - entrance to the Amenity Center

Figure 7A



Settling occurring at the inlet - entrance to the Amenity Center

Figure 8



Missing stop sign and stop bar on Acorn Creek Road at the Intersection of Buck Creek Place

Figure 9



Control Structure for SMF 204 (Pond 6)

Recommendation - Remove trash, cut back and remove the grass/weeds growing into the structure

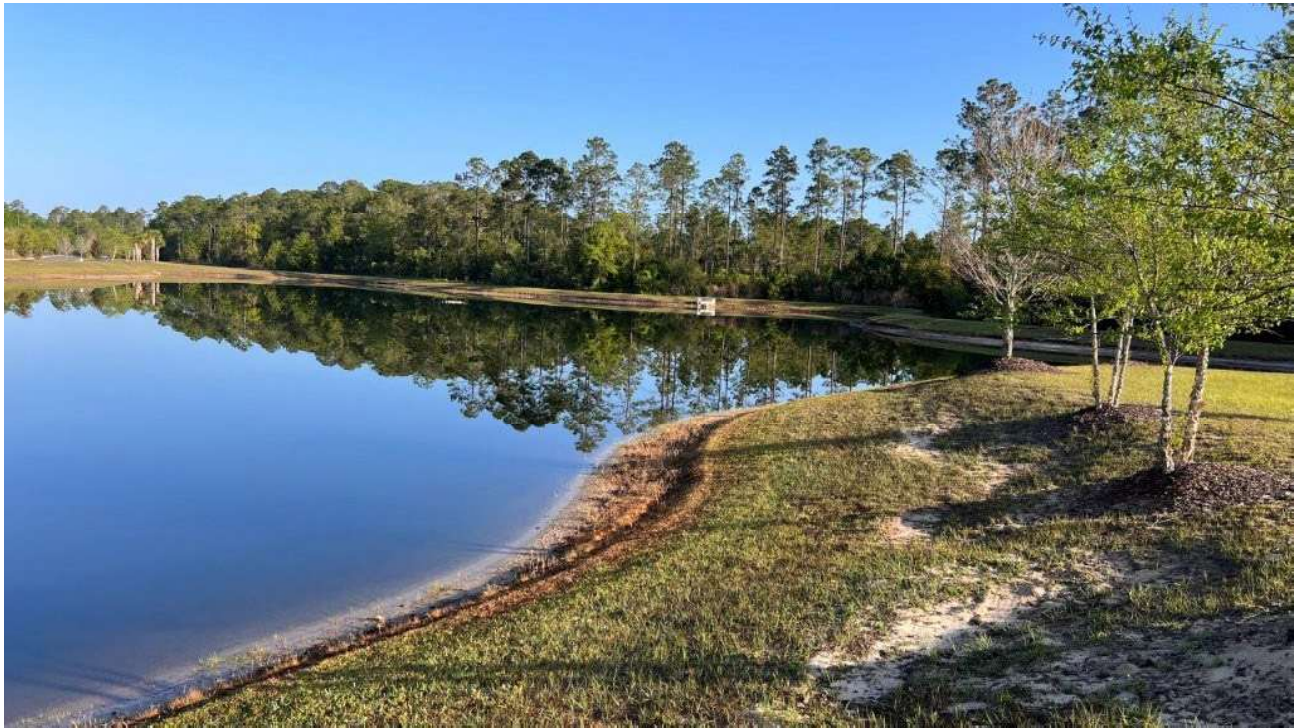
Figure 10



Hole in parking lot at Amenity Center Tennis Courts

Recommendation: Remove or mill asphalt and place hot mix asphalt to fill the hole

Figure 11



Thin grass and settling located at SMF 200 (Pond 2)

Figure 12



Bare ground at the park on Bear Creek Way

Tab 7

Cross Creek N CDD

Managers Report

Date of meeting: 5.12.26

Submitted by: Mark Insel

POOL & AMENITY FACILITY OPERATIONS

- Seasonal Pool Use: Main pool work is back underway and moving along well. Lap pool activity has increased with warmer temperatures.
- Clubhouse Use: Clubhouses remain in demand; rental inquiries have increased and we are seeing more reservations this month and more reservations for graduation get-togethers. A weekend or two a month is still the norm but that will increase.
- Facility Maintenance:
 - - Touch up painting has been done in clubhouses, gym and restrooms.
 - - Main pool bathroom floor painting began 4.27.26, they look great!
 - - Palm trimming has been completed around the facility.
 - - Pressure washing is underway on buildings, decks, and pavers around the lap pool. The sidewalks and areas of the parking lot have been completed as well.
 - - Loungers, chairs, and tables will all go through another round of pressure washing prior to school letting out. Waiting for main pool furniture to return from rehab.
 - - Small touch-up and repair items (locks, weather stripping, painting) are addressed regularly.
- Storage Lot: We've had a few new spaces rented out and all 30 ft spaces are rented.
- Resident Registration: Registrations continue, we've had a small increase with new tenants.
- Communications & Technology:
 - - The Vesta website (<https://ccnamerities.com/>) and monthly updates remain key resources for residents.
 - - QR codes posted on bulletin boards and playgrounds provide access to surveys and the website.
- Cleaning & Safety:
 - - Staff continue routine cleaning; exterior stains have been removed.
 - - Daily safety checks are completed on the playground, volleyball court, and other amenities.
 - - Playground paver area and shade structure will be pressure washed prior to spring break.
- Amenity Use:
 - - We had the Blood Mobile on March 28th, that went well and was heavily attended!
 - - Monthly food trucks continue to be popular. The warmer weather has brought out more customers!
 - - The next Food Trucks will be here May 28th.
 - - Pickleball court use has been monitored; full court usage is rare. The evening use is generally the heaviest.
 - - Dog parks are not heavily used, but residents who frequent them are very happy!
 - - The playground, pickleball courts and volleyball courts all received new signage stating policy rules.
 - - The new volleyball posts have been installed. The net is in place and has been opened again.

GYM & EQUIPMENT

- Touch up painting on certain wall areas and near the racks will be done next month.
- The larger dumbbell rack and dumbbells added to the fitness center are a huge success. Many have expressed what a great addition this is.
- Slam ball area has been well used by residents, and they are happy to have it.
- Preventive maintenance was completed; minor repairs were addressed as needed.
- Janitorial services are provided three times weekly; staff conduct frequent cleanings and weekly deep cleans. All machines are in good condition and operational at this time.

COMPLETED PROJECTS (No Board Action Required)

- Signage posted at certain CDD green space areas for E-bikes, scooters and other similar items. Also, on amenity property. Posted at Playground, Pickleball and Volleyball courts.
- More signs will be added to a few more areas and also beware of Wildlife signs.
- Back entrance pressure washing and deep cleaning scheduled within the next few weeks.
- Routine janitorial and maintenance services continue.

LOOKING AHEAD

- Pool repairs to continue.
- Parking lot asphalt drain repair.
- Completion of previously approved proposals.
- Monthly food trucks to continue.
- Ongoing newsletters, policy reminders, and community updates.
- Informal Q&A sessions with residents to be held as needed.
- Continued emphasis on a clean facility, pools, and grounds.
- Oversight of landscaping and irrigation.
- Completion of punch list projects not requiring Board approval.

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

Mark Insel 904-408-7716



Tab 8

Cross Creek N CDD

Field Operations Managers' Report

Date of meeting: 5/12/2026

Report submitted: 5/1/2026

Submitted by: John Williams

Completed Projects (In-House):

- Volleyball posts installed. Work done in-house for \$4,398.62 compared to \$11k-\$12k that was quoted from contractors.
- Replaced crosswalk sign that was hit by a car.
- Replaced pump wet end housing for pump at water wheel.
- Repair to water fountain that was damaged from the freeze.
- Pressure washing of the competition pool deck and buildings.
- Repair to dog stations.
- Replacement of two emergency lights that were not functioning.
- Removal of Comcast box in the meeting room.
- Repair to toilet paper holder in the lap pool bathroom from residents knocking it off the wall.
- New weather stripping for office door.
- Tightening of pickleball benches that were coming loose.
- Repair to backpack blower.
- Replacement of bleeder valves on competition pool.
- New autofill container, float, and piping at water wheel that cracked from freeze.
- Repair to stucco at water wheel monument.
- Pavers placed under chlorine and acid tanks.
- Completion of Microbes being added monthly to Pond 8.
- Repair to pickleball fence.
- Removal of wall base in amenity pool bathrooms before floor coating and putting new up after coating was finished.
- Removal of toilets in the amenity pool bathrooms before floor coating. Put them back in place with new wax rings after coating was finished.

Completed Projects (Contractor):

- Sundancer Signs- Signs installed at playground, volleyball court, and pickleball courts as instructed by insurance.
- Jax Concrete Coating- Bathroom floors at amenity pool coated.
- C Buss Enterprise- Warranty work on motor they installed at the water wheel.
- Tigris- Pond 8 Truxon
- Tigris- Pond 8 erosion repair at culvert.

Pool and Facility:

- Amenity Pool and Splash Pad still closed.
- Continuation of Vesta Daily Inspections to all Facilities, Pools, Pumps, Gym, Playground, Volleyball court, Pickleball courts, Dog Park, and RV Lot.
- Continuation of Vesta Weekly Inspections of all Roads.
- Continuation of Vesta Monthly Inspections of the Lights and AED Machine.

Gym and Equipment:

- Continuation of Vesta Daily Inspections of the Gym.
- Remaining dumbbells installed.
- Heart rate sensors installed on treadmills. They fell off or went missing on a lot of the machines.
- Foot strap installed on bike where it broke.

Pond and Lake Management:

- Continuation of Vesta Monthly Reports and Inspections of all Ponds.
- Truxon Machine used to remove muck and vegetation at pond 8.
- Final treatment of Microbes to pond 8.

Landscape Management:

- Continuation of Vesta Weekly Inspections of all Common Areas.
- Brightview helped with the volleyball post project by digging the holes and removing the old posts.

Third Party Quotes Provided:

- Tigris- Removal of the fountain at pond 5 that is not in use.
- Tigris- Options for the fountain at pond 2. Options for 10HP and 15HP and each with options for multi-color lights or LED lights.
- Brightview- Hurricane clean up pre-approval.
- Brightview- Bermuda at the dog park.
- Brightview- Sandridge entrance remodel landscaping and grading.
- Brightview- Traffic circle plant fill in.
- BrightView- amenity center and parking lot mulch removal and replacement.
- NIDY Sports Construction- Pickleball windscreens.

Other Comments:

-

What to expect in the upcoming months:

- Restrapping of all Amenity Pool and Splash Pad lounge chairs.
- Completion of all Vak Pak repairs.

*Should you have any comments or questions feel free to contact me directly.
John Williams 904-478-9732 ext 504 or Jwilliams@vestapropertyservices.com*



Tab 9



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 1
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:28 PM
 30.04635, -81.75374



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 2
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:05 AM
 30.04796, -81.7557



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 3
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:29 PM
 30.04635, -81.75372



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 4
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:31 PM
30.04635, -81.75372



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:07 AM
 30.04798, -81.75566



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 6
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:09 AM
 30.04798, -81.75567



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Dry
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:33 PM
30.04636, -81.75371



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 8
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient			
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae	Aquatic Vegetation Identified 2	Shoreline/Terrestrial Weeds
Extent of Aquatic Vegetation	Moderate		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses and added blue dye to pond
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:36 PM
30.04637, -81.75373



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



--	--

Comments	
----------	--

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:11 AM
30.04797, -81.75565



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:40 PM
 30.04638, -81.75376



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:38 PM
 30.04638, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 12
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:42 PM
 30.04637, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 13
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:13 AM
 30.04797, -81.75568



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 14
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 15
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:47 PM
30.04638, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 16
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:14 AM
 30.04797, -81.75566



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 17
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:48 PM
30.04637, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 18
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Moderate		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Poor
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:49 PM
 30.04636, -81.75377



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 19
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated for algae
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:23 AM
 30.04797, -81.75568



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 20
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:17 AM
 30.04798, -81.75565



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 21
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:18 AM
30.04797, -81.75567



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 22
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:19 AM
 30.04798, -81.75566



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated pond for algae in the corner of pond
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:52 PM
30.04639, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/21/26 11:22 AM
 30.04797, -81.75568



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 25
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:55 PM
 30.04638, -81.75375



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 26
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Moderate		

Images



Comments	

LPWT Site Info

Water Level	Dry
Aesthetic Appearance	Fair
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:53 PM
30.04639, -81.75374



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 27
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Comments	

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pretreated for algae. Pond looks good!
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

4/23/26 1:54 PM
 30.04638, -81.75375

Tab 10



Quality Site Assessment

Prepared for: Cross Creek North CDD

General Information

- DATE: Friday, May 01, 2026
- NEXT QSA DATE: Tuesday, Jul 28, 2026
- CLIENT ATTENDEES:
- BRIGHTVIEW ATTENDEES: Royce Peaden

Customer Focus Areas

Entrances, Amenities and focal areas

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

QUALITY SITE ASSESSMENT

Cross Creek North CDD

Maintenance Items



- 1** Majority of new plant material installed Fall of last year is performing well! Cold did affect plants but they're growing back in nicely.
- 2** Median island plant install - Crinum, Society Garlic, and Juniper are performing well. Crinum were hit hard by cold but are rebounding nicely.
- 3** Hawaiian Ti's received the worst cold damage but plants seem to be bouncing back well.
- 4** Crew recently did some small building clearance on Palms at Amenity.

QUALITY SITE ASSESSMENT

Cross Creek North CDD

Maintenance Items



5



6



7



8

5 Site wide palm pruning scheduled for completion in May.

6 Majority of roses around site are performing very well, they responded well to the cold weather we received.

7 Example of mulch depth in plant beds around amenity for 2027 FY budget reference

8 We have been monitoring drought conditions in unirrigated bahia areas and have reduced mowing frequency to help avoid damage/drought stress. Crew has done a good job of balancing this while keeping site looking tidy.

QUALITY SITE ASSESSMENT

Cross Creek North CDD

Maintenance Items



9 Crew balancing pond maintenance with drought concerns. Keeping banks tidy and free of trash/debris.

10 Proposal submitted for correcting grade and re-planting island tip at main entrance following construction project.



Let Us Help You Weather the Storm.

Have Peace of Mind with Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that 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 has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- 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 that remain in trees are trimmed and removed
- Tree limbs, rootballs, or large wood debris remaining on the ground is 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 range based on the material, size and weight.



HURRICANCE PRICE LIST

General Landscape Labor	\$65/HOUR
Chainsaw Operator	\$135/HOUR
Tree Care - 3 Man Crew w/ Aerial Lift	\$3,600 FOR 8 HOUR SHIFT
Tree Care - 3 Man Crew w/ Aerial Lift	\$4,500 FOR 10 HOUR SHIFT
Skid Steer with Operator	\$225/HOUR

PRE-APPROVAL FOR START OF WORK - Once an all clear has been declared, crews will be dispatched to your property and start assessment and clearing of debris. Work will be charged as time and material (including drive time to the site) with debris staged on site in a predetermined location to expedite clean up and productivity on site. Dump and disposal fees are separate and are not included in above pricing structure. NOTE: If a Not To Exceed (NTE) is not approved via this authorization clean up work will not commence until client approves an ExtraWork or ArborNote proposal from a BrightView representative.

NOT TO EXCEED (NTE) - Please check one

- NTE: \$5,000.00 _____
- NTE: \$10,000.00 _____
- NTE: \$15,000.00 _____
- NTE: OTHER AMOUNT: _____

AUTHORIZING SIGNATURE INFORMATION:

_____	_____
PRINTED NAME	TITLE
_____	_____
SIGNATURE	CONTACT PHONE NUMBER
_____	_____
CONTACT EMAIL	PROPERTY NAME

CLIENT SIGNATURE - Confirm NTE with Signature

Proposal for Extra Work at Cross Creek North CDD

Property Name	Cross Creek North CDD	Contact	Danielle Wasilewski
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 CCN - Sand Ridge Entry Island - Re-landscape
Project Description Proposal to re-landscape island following construction project

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Main Island			Subtotal	\$9,330.02
1.00	EACH	Removal of existing plant material and lowering grade by approximately 15" - including removal of existing plant material and irrigation	\$2,521.15	\$2,521.15
1.00	LOAD	Roll-Off/Dumpster 30 CY - Green Waste Material	\$930.29	\$930.29
10.00	EACH	Installation of 10 yds of top soil	\$138.70	\$1,387.02
1.00	EACH	Re-establishment of irrigation for area	\$1,755.77	\$1,755.77
2.00	EACH	Annuals soil - installed - 1 CY	\$169.71	\$339.42
300.00	EACH	Annuals - 4" - installed	\$1.79	\$537.99
3.00	EACH	Crinum Lily - 7 gal - installed	\$83.41	\$250.24
8.00	EACH	Schilling - 7gallon - Installed	\$64.81	\$518.46
30.00	EACH	Juniper Parsonii - 3 gal - Installed	\$20.52	\$615.51
50.00	EACH	Mulch - Installed - MPB	\$9.48	\$474.17
Option 1 - Area Between Sidewalk and Road			Subtotal	\$1,820.00
1.00	LUMP SUM	Installation of Pavers in area for clean/heat appearance	\$1,820.00	\$1,820.00
Option 2 - Area between sidealk and road			Subtotal	\$487.21
1.00	EACH	Installation of irrigation	\$174.04	\$174.04
80.00	EACH	Annuals - 4" - installed	\$1.79	\$143.46
1.00	EACH	Annuals soil - installed - 1 CY	\$169.71	\$169.71

For internal use only

SO# 8860537
JOB# 346100624
Service Line 130

Total Price \$11,637.23

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.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

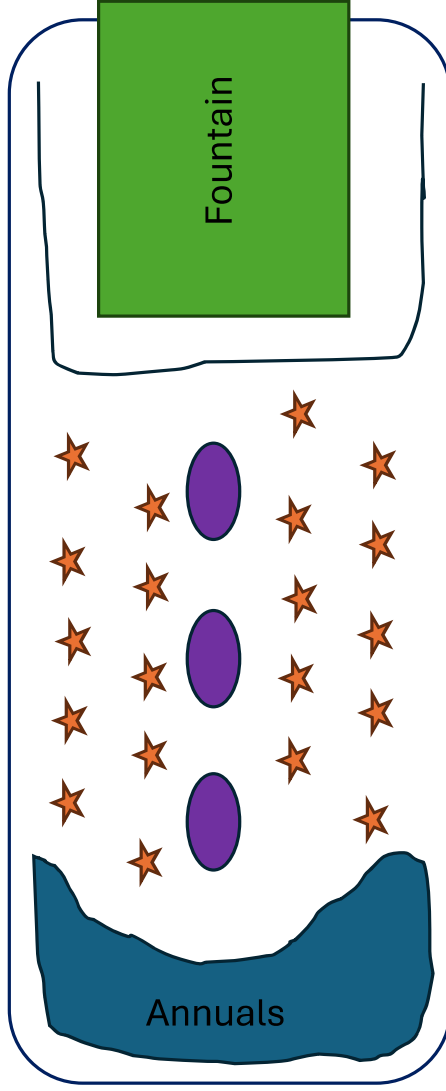
	Associate District Manager
Signature _____	Title _____
Danielle Wasilewski	February 26, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Account Manager - Exterior
Signature _____	Title _____
Royce Peaden	February 26, 2026
Printed Name _____	Date _____

Job #:	346100624		
SO #:	8860537	Proposed Price:	\$11,637.23

Cross Creek North – Sand Ridge Rd – Entrance island Construction Project



Proposal for Extra Work at Cross Creek North CDD

Property Name	Cross Creek North CDD	Contact	Danielle Wasilewski
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 CCN - Dog Park - Install Bermuda sod
Project Description CCN - Dog Park - Install Bermuda sod

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Mobilization, Staging, Delivery - including removal and disposal of removed sod	\$4,910.42	\$4,910.42
1.00	EACH	Spray herbicide to prep area prior to sod demo and new sod install	\$0.00	\$0.00
25.00	EACH	Bermuda - 400sq ft pallet - installed	\$557.58	\$13,939.58
1.00	EACH	Ensure proper coverage of new sod; including adjustment and programming of controller	\$2,336.11	\$2,336.11
1.00	EACH	Less \$1800 for credit for previous Hydroseed install	\$-1,800.00	\$-1,800.00

For internal use only

SO# 8910275
JOB# 346100624
Service Line 130

Total Price \$19,386.11

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.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

		Associate District Manager
Signature	Title	
Danielle Wasilewski	May 01, 2026	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager - Exterior
Signature	Title	
Royce Peaden	May 01, 2026	
Printed Name	Date	

Job #:	346100624		
SO #:	8910275	Proposed Price:	\$19,386.11

Tab 11

Contact Us

TIGRIS Aquatic Services LLC
11232 Saint Johns Industrial Parkway
North
Ste 4
Jacksonville, Florida 32246
smetzger@tigrisusa.com
904-714-5815



Quote: 329616

Quote Date: 04/23/2026
Expiration Date: 05/27/2026

Bill To:

Cross Creek North CDD
c/o Rizzetta
PO Box 32414
Charlotte, North Carolina 28232

Customer: Cross Creek North CDD

2895 Big Oak Drive
Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance - As Requested Remove 15 HP Fountain from Pond 5	\$750.00	1	\$750.00

Invoicing Details:
TIGRIS will invoice customer after services are completed
Invoices will be sent via email

Deposit & Payment

Deposit Required: \$0.00

Deposit Due: \$0.00

Summary

Subtotal: \$750.00

Total: \$750.00

Terms & Conditions

TERMS: This agreement is for a one time service and pricing is listed above. An invoice for the full amount will be submitted upon completion of the service with terms Due Upon Receipt.

REGULATORY: TIGRIS will furnish all labor, equipment, materials, supervision and taxes. TIGRIS will be responsible for the proper instruction of all safety measures to its personnel.

PAYMENT: All payments for services rendered under this contract are Due Upon Receipt. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date



Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2026 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO.**

Hereinafter called "CUSTOMER" **PURCHASE ORDER #:** _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **Pond 2 associated with Cross Creek North CDD in Green Cove Springs, FL.**

One (1) 10 HP, 230V, 1P AquaControl Titan Series Fountain w/ RGBW LED lighting, control panel, power cables.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK.** Quote valid for 30 days. Shipment expected 8-12 weeks after deposit is received. Inclement weather may delay lead time.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	10 HP, 230V, 1P AquaControl Titan Fountain w/ Tiara (40'H x 110'W)	\$ 51,060.00
2.	8 X 36 watt Stainless Steel RGBW LED Color Changing Lighting w/ WiFi	\$ INCLUDED
3.	200' Fountain and Light Power Cables	\$ INCLUDED
4.	Powder coated steel control panel with GFCI	\$ INCLUDED
5.	Free Freight / Valued Customer Discount (\$4,500.00 Savings)	\$ INCLUDED
6.	4 yr. manufacturer warranty on fountain; 3 yrs. lighting	\$ INCLUDED
7.	Assembly / Delivery / Installation / Removal of current fountain	\$ 2,160.00
8.	7.5 % Sales Tax	\$ EXEMPT
	Total of Services Accepted	\$ 53,220.00

A deposit of \$26,610.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **April 16th, 2026**.

F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Jesse Mason

Signed _____ Date _____

Name _____

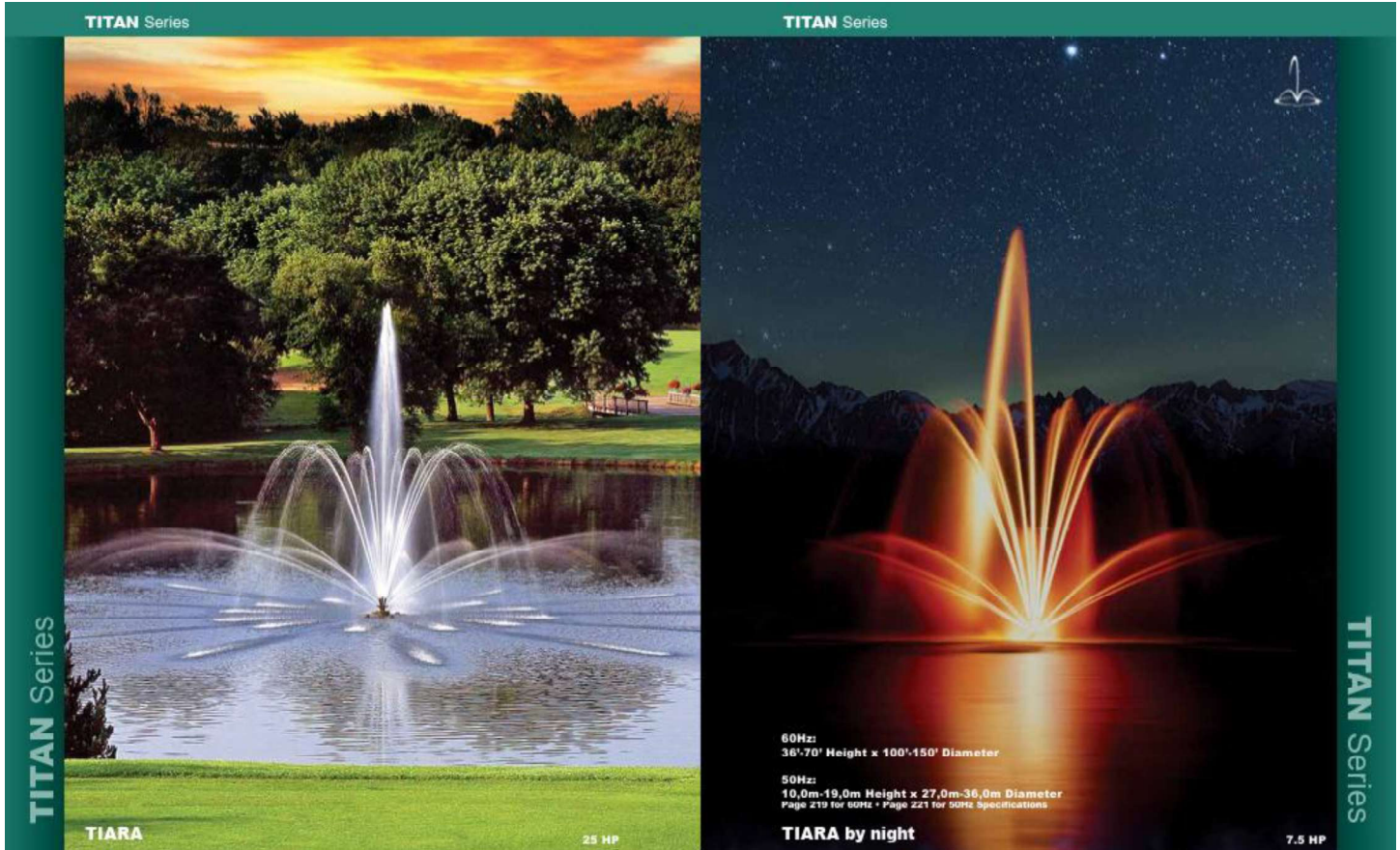
Jesse E. Mason, Sales Manager

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



TIARA: 40'H X 110'W



HP	PERFORMANCE			DEPTH		AMPS				KW Power Usage
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase 230V	Three Phase			
				Vertical	Horizontal		208V	230V	460V	
7.5*	36'	100'	400	120"	58"	42	28	26	13	8
10*	40'	110'	500	120"	58"	51	37	34	17	11
15*	45'	120'	600	120"	58"	75	54	49	25	16
20	55'	130'	800	120"	58"	N/A	70	66	33	21
25	60'	140'	900	120"	58"	N/A	87	82	41	26
30	70'	150'	1100	120"	58"	N/A	104	93	47	31

ALTERNATE DISPLAY OPTIONS

SPOKE & SKY GEYSER: 35'H X 100'W

TITAN Series



SPOKE & SKY GEYSER

10 HP

TITAN Series



SPOKE & SKY GEYSER by night

7.5 HP

60Hz:
30'-45' Height x 90'-130' Diameter

50Hz:
8.0m-12.0m Height x 24.0m-35.0m Diameter
Page 219 for 60Hz • Page 221 for 50Hz Specifications

TITAN Series

TITAN Series

208

209

OUTSTANDING TECHNICAL SUPPORT 800-377-0019

GO TO AQUACONTROL.COM TO SEE A VIDEO

LIGHTING Features



YOU CAN PRODUCE ANY COLOR

Aqua Control

LIGHTING Features

ILLUMINATE Your Beautiful NEW FOUNTAIN

Aqua Control LED: last 10 times longer than traditional bulbs
 Aqua Control LED: consume 90% less power than traditional lighting
 Aqua Control LED: brilliant colors have no need for lenses or filters
 Aqua Control LED: produce little heat and are environmentally safe

- 3 Watt LED's**
80 Lumens | 6 feet of brilliant illumination
Replaceable MR216 Bulbs
- 9 Watt LED's**
500 Lumens | 10 feet of brilliant illumination
Auto Random RGB is available
- 30 Watt LED's**
2,075 Lumens | 25 feet of brilliant illumination
Auto Random RGB is available
- 80 Watt LED's**
4,503 Lumens | 50 feet of brilliant illumination
Auto Random RGB is available
- 36 Watt RGB LED's Remote Controlled from Your Phone**
Program up to 8 unique sequences
Constant current 24V DC
Additional light controls required
5-wire light supply cable is required



Cool white, warm white, red, green, blue and amber colors
 Single, double, triple or quadruple fixture sets with quick disconnects
 With or without several bracket styles for floating fountains
 Wide 90° flood beam angle standard (inquire about other angles)
 IP68 protection grading for waterproof underwater lighting
 Voltage 50-60Hz AC 85-265V
 Type 304 stainless-steel body

LIGHTING Features

LIGHTING Features



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
Jacksonville, FL 32258
(904)262-5500
jacksonville@lakedoctors.com

CURRENT 15HP LAKE FOUNTAIN DISPLAY FOR COMPARISON



Contact Us

TIGRIS Aquatic Services LLC
 11232 Saint Johns Industrial Parkway
 North
 Ste 4
 Jacksonville, Florida 32246
 smetzger@tigrisusa.com
 904-714-5815

**Quote: 342684**

Quote Date: 04/23/2026
 Expiration Date: 07/22/2026

Bill To:

Cross Creek North CDD
 c/o Rizzetta
 PO Box 32414
 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD

2895 Big Oak Drive
 Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 10HP 230/1/60 STD 10hp 230/1 motor with float	\$0.00	1	\$0.00
GF TRIAD 10HP 60Hz 10hp Triad pattern	\$0.00	1	\$0.00
PCC 10HP 230/1/60 GF2 10hp 230/1 controls	\$0.00	1	\$0.00
6/4 CABLE ASSY GF QD - 250FT 250' of 6/4 cable assembly	\$0.00	1	\$0.00
8 LIGHT SET LED 6.5W 60Hz (10HP-25HP) 8 LED light set	\$0.00	1	\$0.00
PCC 8 LIGHT MR16 LED 60Hz (10HP-25HP Lights) LED 115V light controls	\$0.00	1	\$0.00
16/2 CABLE ASSY Lights 2PIN - 250FT 250' of LED cable assembly x 2	\$0.00	1	\$0.00
New Installation:			
Fountain/Aeration New Installation - As Requested	\$49,276.69	1	\$49,276.69
Parts:			
10 HP with LED Lights 8 week lead time 4 year warranty on fountain 3 year warranty on light system (no bulbs)			
Old fountain This includes removal of old fountain			

Deposit & Payment

Deposit Required: 60% (\$29,566.01)

Deposit Due: 60% (\$29,566.01)

Summary

Subtotal: \$49,276.69

Total: \$49,276.69

Terms & Conditions

TERMS: The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

TITLE: Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date

Contact Us

TIGRIS Aquatic Services LLC
 11232 Saint Johns Industrial Parkway
 North
 Ste 4
 Jacksonville, Florida 32246
 smetzger@tigrisusa.com
 904-714-5815

**Quote: 342703**

Quote Date: 04/23/2026
 Expiration Date: 07/22/2026

Bill To:

Cross Creek North CDD
 c/o Rizzetta
 PO Box 32414
 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD

2895 Big Oak Drive
 Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 10HP 230/1/60 STD 10hp 230/1 motor w/ float	\$0.00	1	\$0.00
GF TRIAD 10HP 60Hz 10hp Triad pattern	\$0.00	1	\$0.00
PCC 10HP 230/1/60 GF2 10hp 230/1 controls	\$0.00	1	\$0.00
6/4 CABLE ASSY GF QD - 250FT 250' of 6/4 cable assembly	\$0.00	1	\$0.00
4 LIGHT SET MAXI RGBW 80W 60Hz (10HP-25HP) 80 watt Maxi light set	\$0.00	1	\$0.00
PCC RGBW LIGHTING 80W 115/1/60 Maxi 80 watt light controls	\$0.00	1	\$0.00
250' 12/5 RGBW cable assembly	\$0.00	1	\$0.00
New Installation:			
Fountain/Aeration New Installation - As Requested	\$55,375.99	1	\$55,375.99
Parts:			
10hp with RGBW lights 8 week lead time 4 year warranty on fountain 3 year warranty on light system			
Old fountain This includes removal of old fountain			

Deposit & Payment

Deposit Required: 60% (\$33,225.59)

Deposit Due: 60% (\$33,225.59)

Summary

Subtotal: \$55,375.99

Total: \$55,375.99

Terms & Conditions

TERMS: The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

TITLE: Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date



Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2026 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO.**

Hereinafter called "CUSTOMER" **PURCHASE ORDER #:** _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **Pond 2 associated with Cross Creek North CDD in Green Cove Springs, FL.**

One (1) 15 HP, 230V, 1P AquaControl Titan Series Fountain w/ RGBW LED lighting, control panel, power cables.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK.** Quote valid for 30 days. Shipment expected 8-12 weeks after deposit is received. Inclement weather may delay lead time.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	15 HP, 230V, 1P AquaControl Titan Fountain w/ Tiara (45'H x 120'W)	\$ 56,120.00
2.	8 X 36 watt Stainless Steel RGBW LED Color Changing Lighting w/ WiFi	\$ INCLUDED
3.	200' Fountain and Light Power Cables	\$ INCLUDED
4.	Powder coated steel control panel with GFCI	\$ INCLUDED
5.	Free Freight / Valued Customer Discount (\$5,000.00 Savings)	\$ INCLUDED
6.	4 yr. manufacturer warranty on fountain; 3 yrs. lighting	\$ INCLUDED
7.	Assembly / Delivery / Installation / Removal of current fountain	\$ 2,160.00
8.	7.5 % Sales Tax	\$ EXEMPT
	Total of Services Accepted	\$ 58,280.00

A deposit of \$29,140.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **April 16th, 2026.**

F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Name _____

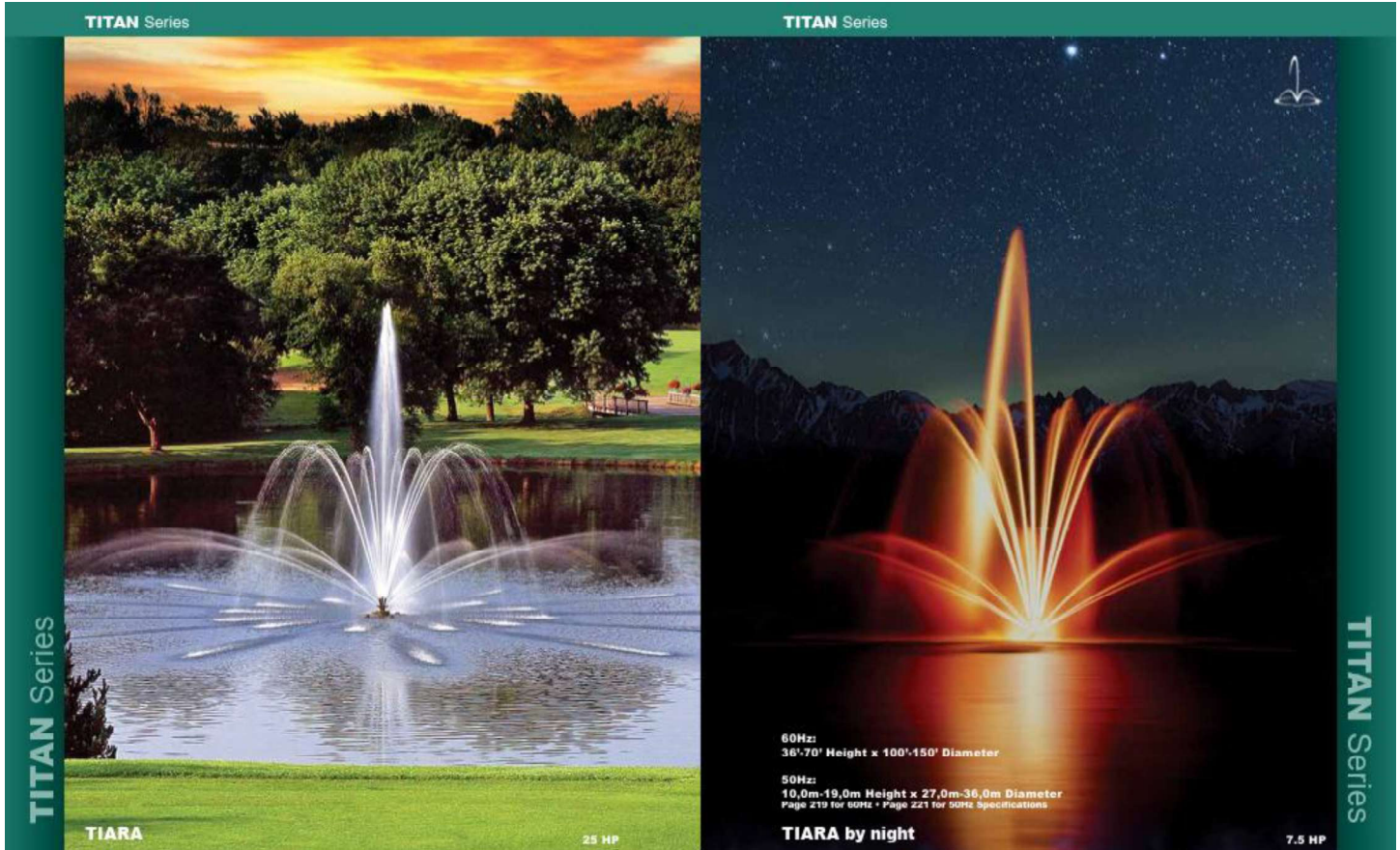
Jesse E. Mason, Sales Manager

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



TIARA: 45'H X 120'W



HP	PERFORMANCE			DEPTH		AMPS				KW Power Usage
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase 230V	Three Phase			
				Vertical	Horizontal		208V	230V	460V	
7.5*	36'	100'	400	120"	58"	42	28	26	13	8
10*	40'	110'	500	120"	58"	51	37	34	17	11
15*	45'	120'	600	120"	58"	75	54	49	25	16
20	55'	130'	800	120"	58"	N/A	70	66	33	21
25	60'	140'	900	120"	58"	N/A	87	82	41	26
30	70'	150'	1100	120"	58"	N/A	104	93	47	31

ALTERNATE DISPLAY OPTIONS

SPOKE & SKY GEYSER: 40'H X 120'W

TITAN Series



SPOKE & SKY GEYSER

10 HP

TITAN Series



SPOKE & SKY GEYSER by night

7.5 HP

60Hz:
30'-45' Height x 90'-130' Diameter

50Hz:
8.0m-12.0m Height x 24.0m-35.0m Diameter
Page 219 for 60Hz • Page 221 for 50Hz Specifications

208 **OUTSTANDING TECHNICAL SUPPORT 800-377-0019**

GO TO AQUACONTROL.COM TO SEE A VIDEO

209

LIGHTING Features



YOU CAN PRODUCE ANY COLOR

Aqua Control

LIGHTING Features

ILLUMINATE Your Beautiful NEW FOUNTAIN

Aqua Control LED: last 10 times longer than traditional bulbs
 Aqua Control LED: consume 90% less power than traditional lighting
 Aqua Control LED: brilliant colors have no need for lenses or filters
 Aqua Control LED: produce little heat and are environmentally safe

- 3 Watt LED's**
80 Lumens | 6 feet of brilliant illumination
Replaceable MR216 Bulbs
- 9 Watt LED's**
500 Lumens | 10 feet of brilliant illumination
Auto Random RGB is available
- 30 Watt LED's**
2,075 Lumens | 25 feet of brilliant illumination
Auto Random RGB is available
- 80 Watt LED's**
4,503 Lumens | 50 feet of brilliant illumination
Auto Random RGB is available
- 36 Watt RGB LED's Remote Controlled from Your Phone**
Program up to 8 unique sequences
Constant current 24V DC
Additional light controls required
5-wire light supply cable is required



Cool white, warm white, red, green, blue and amber colors
 Single, double, triple or quadruple fixture sets with quick disconnects
 With or without several bracket styles for floating fountains
 Wide 90° flood beam angle standard (inquire about other angles)
 IP68 protection grading for waterproof underwater lighting
 Voltage 50-60Hz AC 85-265V
 Type 304 stainless-steel body

LIGHTING Features

LIGHTING Features



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
Jacksonville, FL 32258
(904)262-5500
jacksonville@lakedoctors.com

CURRENT 15HP LAKE FOUNTAIN DISPLAY FOR COMPARISON



Contact Us

TIGRIS Aquatic Services LLC
 11232 Saint Johns Industrial Parkway
 North
 Ste 4
 Jacksonville, Florida 32246
 smetzger@tigrisusa.com
 904-714-5815

**Quote: 342725**

Quote Date: 04/23/2026
 Expiration Date: 07/22/2026

Bill To:

Cross Creek North CDD
 c/o Rizzetta
 PO Box 32414
 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD

2895 Big Oak Drive
 Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 15HP 230/1/60 STD 15hp 230/1 motor w/ float	\$0.00	1	\$0.00
GF TRIAD 15HP 60Hz 15hp Triad pattern	\$0.00	1	\$0.00
PCC 15HP 230/1/60 GF2 15hp 230/1 controls	\$0.00	1	\$0.00
4/4 CABLE ASSY GF QD - 250FT 250' of 4/4 cable assembly	\$0.00	1	\$0.00
8 LIGHT SET LED 6.5W 60Hz (10HP-25HP) 8 LED light set	\$0.00	1	\$0.00
PCC 8 LIGHT MR16 LED 60Hz (10HP-25HP Lights) LED 115V light controls	\$0.00	1	\$0.00
16/2 CABLE ASSY Lights 2PIN - 250FT 250' of LED cable assembly x 2	\$0.00	1	\$0.00
New Installation:			
Fountain/Aeration New Installation - As Requested	\$57,028.83	1	\$57,028.83
Parts:			
15hp with LED lights 8 week lead time 4 year warranty on fountain 3 year warranty on lights			
Old fountain This includes removal of old fountain			

Deposit & Payment

Deposit Required: 60% (\$34,217.30)

Deposit Due: 60% (\$34,217.30)

Summary

Subtotal: \$57,028.83

Total: \$57,028.83

Terms & Conditions

TERMS: The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

TITLE: Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date

Contact Us

TIGRIS Aquatic Services LLC
 11232 Saint Johns Industrial Parkway
 North
 Ste 4
 Jacksonville, Florida 32246
 smetzger@tigrisusa.com
 904-714-5815

**Quote: 342734**

Quote Date: 04/23/2026
 Expiration Date: 07/22/2026

Bill To:

Cross Creek North CDD
 c/o Rizzetta
 PO Box 32414
 Charlotte, North Carolina 28232

Customer: Cross Creek North CDD

2895 Big Oak Drive
 Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 15HP 230/1/60 STD 15hp 230/1 motor w/ float	\$0.00	1	\$0.00
GF TRIAD 15HP 60Hz 15hp TRIAD pattern	\$0.00	1	\$0.00
PCC 15HP 230/1/60 GF2 15hp 230/1 controls	\$0.00	1	\$0.00
4/4 CABLE ASSY GF QD - 250FT 250' of 4/4 cable assembly	\$0.00	1	\$0.00
4 LIGHT SET MAXI RGBW 80W 60Hz (10HP-25HP) 80 watt Maxi light set	\$0.00	1	\$0.00
PCC RGBW LIGHTING 80W 115/1/60 Maxi 80 watt light controls	\$0.00	1	\$0.00
12/5 CABLE ASSY Maxi - 250FT 250' 12/5 RGBW cable assembly	\$0.00	1	\$0.00
New Installation:			
Fountain/Aeration New Installation - As Requested	\$61,854.30	1	\$61,854.30
Parts:			
15hp with RGBW lights 8 week lead time 4 year warranty on fountain 3 year warranty on light system			
Old fountain This includes removal of old fountain			

Deposit & Payment

Deposit Required: 60% (\$37,112.58)

Deposit Due: 60% (\$37,112.58)

Summary

Subtotal: \$61,854.30

Total: \$61,854.30

Terms & Conditions

TERMS: The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

TITLE: Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date



TRIAD

60 Hz	10HP	15HP	25HP
Spray Height (ft)	36	40	50
Spray Diameter (ft)	33	37	42
GPM	300	390	500

Tab 12

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 11, 2026, at 6:00 p.m., at 2895 Big Oak Drive, Green Cove Springs, Florida 32043.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of May, 2026.

ATTEST:

**CROSS CREEK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TAB 13

RESOLUTION 2026-07
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEKN NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), 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, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 11, 2026
TIME: 6:00 PM
LOCATION: 2895 Big Oak Drive
Green Cove Springs, Florida 32043

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2026.

ATTEST:

**CROSS CREEK NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget



Rizzetta & Company

Cross Creek North Community Development District

www.crosscreeknorthcdd.org

Proposed Budget for Fiscal Year 2026/2027

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2026/2027	1
Reserve Fund Budget for Fiscal Year 2026/2027	3
Debt Service Fund Budget for Fiscal Year 2026/2027	4
Assessments Charts for Fiscal Year 2026/2027	5
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15



Rizzetta & Company

Proposed Budget
Cross Creek North Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification

Actual YTD through 03/31/26 Predicted Annual Totals 2025/2026 Annual Budget for 2025/2026 Projected Budget Variance for 2025/2026 Budget for 2026/2027 Budget Increase (Decrease) vs 2025/2026

	Actual YTD through 03/31/26	Predicted Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
53	\$ 16,751	\$ 36,650	\$ 35,000	\$ (1,650)	\$ 46,000	\$ 11,000
54	\$ 7,709	\$ 10,209	\$ 2,900	\$ (7,709)	\$ 2,500	\$ -
55	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
57	\$ 1,930	\$ 6,250	\$ 6,250	\$ -	\$ 6,250	\$ -
58	\$ 63,161	\$ 83,161	\$ 88,339	\$ 5,178	\$ 60,666	\$ (7,673)
59	\$ 1,793	\$ 8,000	\$ 8,000	\$ -	\$ 10,000	\$ 2,000
60	\$ 101,676	\$ 200,400	\$ 227,500	\$ 27,000	\$ 247,600	\$ 20,100
61	\$ 25,764	\$ 50,000	\$ 20,000	\$ (30,000)	\$ 20,000	\$ -
62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
63	\$ 200	\$ 1,200	\$ 500	\$ (700)	\$ 500	\$ -
64	\$ 9,620	\$ 11,000	\$ 1,500	\$ (9,500)	\$ 3,000	\$ 1,500
65	\$ 421	\$ 3,000	\$ 1,500	\$ (1,500)	\$ 3,000	\$ 1,500
66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
67	\$ 1,829	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
68	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ -	\$ (6,500)
69	\$ 13,305	\$ 26,000	\$ 15,000	\$ (11,000)	\$ 26,500	\$ 11,500
70	\$ 189,486	\$ 378,974	\$ 378,974	\$ -	\$ 392,237	\$ 13,263
71	\$ 7,237	\$ 9,450	\$ 5,000	\$ (4,450)	\$ 5,000	\$ -
72	\$ 5,985	\$ 11,115	\$ 12,100	\$ 985	\$ 10,260	\$ (1,840)
73	\$ 2,781	\$ 7,500	\$ 11,000	\$ 3,500	\$ 11,000	\$ -
74	\$ 4,960	\$ 8,000	\$ 1,500	\$ (6,500)	\$ 8,000	\$ 6,500
75	\$ 510	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -
76	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
77	\$ 9,669	\$ 20,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 10,000
78	\$ -	\$ 775	\$ 775	\$ -	\$ 775	\$ -
79	\$ -	\$ 15,000	\$ 15,000	\$ 25,000	\$ 15,000	\$ -
80	\$ 309	\$ 4,500	\$ 79,440	\$ 74,940	\$ 32,745	\$ (46,695)
81	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
82	\$ 2,691	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -
83	\$ -	\$ -	\$ -	\$ -	\$ 5,250	\$ 5,250
84	\$ 5,190	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
86	\$ 200,938	\$ 526,400	\$ 41,996	\$ (484,404)	\$ 232,630	\$ 250,834
87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
88	\$ 723,864	\$ 1,533,934	\$ 1,117,127	\$ (391,607)	\$ 1,383,616	\$ 266,689
89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90	\$ 813,028	\$ 1,771,777	\$ 1,260,681	\$ (496,196)	\$ 1,538,702	\$ 278,121
91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92	\$ (671,992)	\$ (607,714)	\$ -	\$ (682,714)	\$ -	\$ -
93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Comments

27 Ponds, Swals, 1 Fountain and Quarterly Fountain Inspections; includes estimated amount for limited number of new ponds.
PM Service moved to line 53 per Contract
Carp?
Possibly Leak Detection
Based on Estimate Provided To Include Current Property Only
Includes Backflow Inspections & Replacement of Decoders, Valves, Controllers & Batteries Not Included in Contract
FY26-27 is Last Year of Contract; Landscape & Irrigation Contract; Posing Mulch/Grass/XYYear & 4 Annual Relations
Projected Includes Possible Tree Replacements & Plant Replacements, Roundabout Enhancements & Entrance Enhancements
Parking Lot Striping & Grate Repairs
Replace Street Signs, Roadway Crack Repairs & Possibly Curbing Repairs
Entry Features, Athletic Courts, Parking Lot Lights, Not Street Lights
Includes Hi-Tech Monthly Cloud Fee & Estimated Amount Access Cards
Moved to Line 69
Includes possible Leak Detections; Includes Janitorial Items and Fitness Center Wipes
Based on Current Agreement
Winderscreens for Pickleball Court?
Based on Current Agreement for 18 Stations
Portion of Facility Closed Due to Pool Project
Includes PM Agreement; Includes Possible Equipment Replacement
Possibly Replenish Playground Mulch?
Annual fee of \$30,300 with Posture & Quarterly Pool Equipment Inspections \$5,600 with Yak Pak
To include 3 Permits (two pools and one activity pool)
Common Area Sidewalks, Playground Structure, Buildings, Patio Furniture, Covered Pavilion, & Entry Features?
Includes possible gate repairs; Revenue shown on line 12
Includes Food, Annual Fee
Includes TeleVoIP and Comcast
Includes Holiday Lighting
Projected Includes, Oak Wells & Crown Pools contracted amount; Tigis contract, Tree ring mulch removal and mulch replacement, Outdoor Furniture, AED Inspections & Splash Pad UV System; Proposed 2027 Could include Amenity Enhancements, Shade Structure for Splash Pad, Additional Camera, Social Room Flooring, Entry Monument Improvements, Fountain Replacement, B-Ball Court

Cross Creek North Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018	Series 2022	Series 2023	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
TOTAL REVENUES	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
EXPENDITURES				
Administrative				
Debt Service Obligation	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
Administrative Subtotal	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
TOTAL EXPENDITURES	\$543,500.41	\$903,422.59	\$593,595.05	\$2,040,518.05
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$2,170,272.23

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepayments Received

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,765,957.00	2025/2026 O&M Budget:	\$1,424,154.00
Collection Costs:	2%	\$37,573.55	2026/2027 O&M Budget:	\$1,765,957.00
Early Payment Discounts:	4%	\$75,147.11		
2026/2027 Total:		\$1,878,677.66	Total Difference:	\$341,803.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
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%
	Total	\$2,564.22	\$2,564.22	\$0.00	0.00%
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%
	Total	\$2,965.22	\$2,965.22	\$0.00	0.00%
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%
	Total	\$2,964.53	\$2,964.53	\$0.00	0.00%
Single Family⁽¹⁾	Operations/Maintenance	\$0.00	\$1,165.43	\$1,165.43	0.00%
	Total	\$0.00	\$1,165.43	\$1,165.43	0.00%

⁽¹⁾ It is anticipated the District will expand its boundaries to include an additional planned 312 units. These units will be assessed O&M beginning FY 2026-2027.

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET \$1,765,957.00
COLLECTION COSTS @ 2% \$37,573.55
EARLY PAYMENT DISCOUNT @ 4% \$75,147.11
TOTAL O&M ASSESSMENT \$1,878,677.66

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE (1)	SERIES 2022 DEBT SERVICE (1)	SERIES 2023 DEBT SERVICE (1)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018 DEBT SERVICE (2)	SERIES 2022 DEBT SERVICE (2)	SERIES 2023 DEBT SERVICE (2)	TOTAL (3)
Single Family	415	413	0	0	1.00	415.00	25.74%	\$483,654.61	\$1,165.43	\$1,398.79	\$0.00	\$0.00	\$2,564.22
Single Family	534	0	534	0	1.00	534.00	33.13%	\$622,341.11	\$1,165.43	\$0.00	\$1,795.79	\$0.00	\$2,965.22
Single Family	351	0	0	351	1.00	351.00	21.77%	\$409,066.91	\$1,165.43	\$0.00	\$0.00	\$1,799.10	\$2,964.53
Total Platted	1300	413	534	351		1300	80.65%	\$1,515,062.63					
Single Family	312	0	0	0	1.00	312.00	19.35%	\$363,615.03	\$1,165.43	\$0.00	\$0.00	\$0.00	\$1,165.43
Total Unplatted	312	0	0	0		312	19.35%	\$363,615.03					
Total Community	1612	413	534	351		1612.00	100.00%	\$1,878,677.66					

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

Net Revenue to be Collected:

(\$112,720.66)

\$1,765,957.00

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

(2) 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.

(3) Annual assessment that will appear on November Tax Year 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. The second way is by Off Roll collection.

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.

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 services 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/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), 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 maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also 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, 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.

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 fees 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.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

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.

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. The second way is by Off Roll collection.

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.

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.

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.

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.