

Crossings
Community Development District

Meeting Agenda

July 14, 2022

AGENDA

Crossings

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 7, 2022

**Board of Supervisors
Crossings
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Crossings Community Development District** will be held on **Thursday, July 14, 2022, at 9:15 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/83174084531>

Zoom Call-In Number: 1-646-876-9923
Meeting ID: 831 7408 4531

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the May 12, 2022 Board of Supervisors Meeting
4. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-42 Adoption of the District's Fiscal Year 2023 Budget and Appropriating Funds
 - B. Consideration of Developer Funding Agreement for Fiscal Year 2023
5. Consideration of Resolution 2022-43 Ratifying Series 2022 Bonds
6. Consideration of Disclosure of Public Financing
7. Consideration of Resolution 2022-44 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023 Meetings
8. Consideration of Agreement with Osceola County Tax Collector
9. Consideration of 2022 Data Sharing & Usage Agreement with Osceola County Property Appraiser

¹ Comments will be limited to three (3) minutes

10. Consideration of Contract Agreement with Osceola County Property Appraiser
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—3
12. Other Business
13. Supervisors Requests and Audience Comments
14. Adjournment

MINUTES

**MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on Thursday, **May 12, 2022** at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Jeff Shenefield	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	KE Law
Grace Kobitter	KE Law
Lisa Kelley <i>by Zoom</i>	Dewberry
Ashton Bligh	Greenberg Traurig

The following is a summary of the discussions and actions taken at the May 12, 2022 Crossings Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:15 a.m. Three Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public members present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 14,
2022 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 14, 2022 meeting and asked if there were any corrections. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the April 14, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation and Approval of Preliminary
First Supplemental Assessment
Methodology for Series 2022 Project**

Ms. Burns reviewed the supplemental methodology for the Board. The assessment report allocates debt to properties based on the special benefits that each receives from the Series 2022 Project. This assessment area consists of 340 units with three product types: 144 22' townhomes, 68 single family 32' bungalows, and 128 single family 50' homes. Table 2 lists the full costs for the entire project at \$26,783,214. Table 3 presents a bond sizing of \$5,645,000 for the first assessment area. Table 4 shows the improvement costs per unit. Table 5 shows the par debt per unit. For the 22' townhomes it will be \$10,459, the 32' bungalows will be \$18,677, and the 50' single family homes will be \$22,413. Table 6 shows the net and gross annual debt assessment for each of those units. Table 7 is the preliminary assessment roll which allocates the debt by acre.

Ms. Burns noted that there is one property owner Clayton Properties Group, Inc. She stated that she believes the assessments are fairly and reasonably apportioned across the product types and that the benefit to the each of those product units are equal to or in excess to the of the burden placed against them by the assessments. This Supplemental Assessment Methodology is consistent with the master report.

On MOTION by Mr. Andrade, seconded by Mr. Shenfield, with all in favor, the Preliminary First Supplemental Assessment Methodology for Series 2022 Project, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-40
Delegation Resolution**

Ms. Bligh reported that this is the supplemental resolution that was contemplated when the Board adopted the original resolution earlier in the year. This contains documents as exhibits to sell the first series of bonds for the District, the First Supplemental Trust Indenture, a Bond Purchase Contract, a Preliminary Limited Offering Memorandum, a Rule 15c212 Certificate, and a Continuing Disclosure Agreement.

Ms. Bligh pointed out that under Florida law in order to do a public negotiated offer certain findings are required, and those findings are listed under section four. Section five includes the parameters for the bonds. Any optional redemption of the bonds will be determined at pricing. The interest rate on the Series 2022 bonds will not exceed the maximum rate under Florida law. The aggregate principal amount of the Series 2022 bonds shall not exceed \$7,000,000. The Series 2022 bonds shall have a final maturity not later than the maximum term allowed by Florida law which is 30 years of principal amortization. The price at which the Series 2022 bonds will be sold to the underwriter will not be less than 98% of the aggregate face amount of the Series 2022 bonds. There were no questions for Ms. Bligh, so Ms. Burns asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2022-40 Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2022 Ancillary Financing Documents

A. True-Up Agreement

Ms. Gentry presented the developer agreements to the Board in connection with closing on the bonds. The true-up agreement states that if fewer than the anticipated lots are platted and results in too much debt being placed on all of the lots that are platted, then the developer will owe a true-up payment to bring those assessment levels and the debt assignments back to the target numbers in the methodology report.

B. Collateral Assignment Agreement

Ms. Gentry stated that in the event that the developer defaults on payment of the bonds, the District is assigned the rights to complete that project.

C. Acquisition Agreement

Ms. Gentry noted that this sets out the terms by which the District can acquire infrastructure that has already been completed by the developer and be paid out of the bond proceeds if they are available.

D. Completion Agreement

Ms. Gentry stated that the completion agreement sets forth the developer's agreement to actually complete the improvements that constitutes the capital improvement plan in order to ensure that all of those are actually constructed as planned.

E. Declaration of Consent

The declaration of consent is where the developer acknowledges that the assessments are valid and there will not be a challenge to those and that the finance agreements have all been entered into legally and correctly.

F. Notice of Special Assessments

Lastly, Ms. Gentry presented the notice of special assessments which will only be recorded after the closing of the bonds and the assessment lien is finalized. It sets forth all of the resolutions that the District has adopted to levy those assessments and describes the assessment report. It is then recorded in the public records so that anybody buying property can see that there is an assessment lien on this property.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Series 2022 Ancillary Financing Documents, were approved in substantial form.

G. Consideration of Resolution 2022-41 Supplemental Delegation Assessment Resolution

Ms. Gentry presented the resolution to the Board and stated that it will apply the terms of the master assessment resolution to the actual terms of the Series 2022 bonds once they are issued. This will delegate authority to the Chairman and to District staff to take all necessary actions to finalize the assessments based on the terms of the bonds to get all of this accomplished without needing a second meeting for Board approval. This will expedite the process allowing for more flexibility at closing. This also confirms the maximum assessment lien and confirms that the assessments as projected will be in accordance with that maximum assessment lien. It sets forth the terms of allocation and collection, impact fee credits, terms of prepayment, application of true-up payments if they should apply, and then there are a number of administrative sections. There being no questions, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Shenefield seconded by Mr. Andrade, with all in favor, Resolution 2022-41 Supplemental Delegation Assessment Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further for the Board.

B. Engineer

Ms. Kelley had nothing further to report.

i. Consideration of Proposal to Provide Professional Consulting Services

Ms. Burns stated that this is a proposal to provide professional consulting services. This is a general work authorization for services as they were selected as the District engineer. The annual cost is \$10,000 which matches what is in the budget.

On MOTION by Mr. Andrade seconded by Mr. Shenefield, with all in favor, the Proposal to Provide Professional Consulting Services, was approved.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board which was included in the agenda package. It is through April 30th totaling \$13,235.43.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements are also included in the agenda package and there is no action necessary from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2022-42

THE ANNUAL APPROPRIATION RESOLUTION OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established on January 10, 2022 by the County Commission in and for Osceola County; and

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of the Crossings Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Crossings Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ _____ to be raised pursuant to a developer funding agreement or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 14TH DAY OF JULY, 2022.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Crossings
Community Development District

Proposed Budget
FY2023



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1-2 General Fund

3-6 General Fund Narrative

Crossings
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Developer Contributions	\$ 81,364	\$ 45,000	\$ 47,911	\$ 92,911	\$ 438,900
Total Revenues	\$ 81,364	\$ 45,000	\$ 47,911	\$ 92,911	\$ 438,900

Expenditures

General & Administrative

Supervisor Fees	\$ 9,000	\$ 3,000	\$ 6,000	\$ 9,000	\$ 12,000
Engineering	\$ 11,250	\$ -	\$ 11,250	\$ 11,250	\$ 15,000
Attorney	\$ 10,000	\$ 14,894	\$ 11,915	\$ 26,808	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Management Fees	\$ 26,250	\$ 12,984	\$ 11,667	\$ 24,651	\$ 35,000
Information Technology	\$ 1,350	\$ 1,113	\$ 1,000	\$ 2,113	\$ 1,800
Website Maintenance	\$ 2,650	\$ 1,750	\$ 900	\$ 2,650	\$ 1,200
Telephone	\$ 225	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$ 750	\$ 37	\$ 140	\$ 177	\$ 1,000
Insurance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Printing	\$ 750	\$ 36	\$ 200	\$ 236	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,358	\$ 6,642	\$ 9,000	\$ 10,000
Contingency	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 5,810
Office Supplies	\$ 469	\$ 51	\$ 200	\$ 251	\$ 550
Travel Per Diem	\$ 495	\$ -	\$ 100	\$ 100	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 125	\$ -	\$ 125	\$ 175

Total Administrative	\$ 81,364	\$ 36,348	\$ 56,564	\$ 92,911	\$ 132,585
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Operation and Maintenance

Field Expenses

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 21,190
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000

Total Field Expenses	\$ -	\$ -	\$ -	\$ -	\$ 167,690
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Crossings
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u><i>Amenity Expenses</i></u>					
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Insurance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 23,550
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 375
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 138,625
Total Expenditures	\$ 81,364	\$ 36,348	\$ 56,564	\$ 92,911	\$ 438,900
Excess Revenues/(Expenditures)	\$ -	\$ 8,652	\$ (8,653)	\$ (0)	\$ -

Crossing

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Crossings

Community Development District

General Fund Budget

Printing

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Crossings

Community Development District

General Fund Budget

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Amenity – Insurance

Represents the District's property insurance coverages.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Crossings
Community Development District
General Fund Budget

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

SECTION B

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this 14th day of July, 2022, by and between:

Crossings Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida ("**District**"), and

Clayton Properties Group, Inc., a Tennessee corporation and a landowner in the District ("**Developer**") with an address of 5000 Clayton Road, Maryville, Tennessee 37804.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property within the District, described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023 Budget**"); and

WHEREAS, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Osceola County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of

any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Crossings Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

**Clayton Properties Group, Inc.,
a Tennessee corporation**

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2022/2023 Budget

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF THE NEW MAP OF NARCOOSSEE, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 58, OF SAID SECTION 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1319.29 FEET TO THE SOUTHEAST CORNER OF LOT 59, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 00° 06' 54" E, ALONG THE EAST LINE OF LOTS 59 AND 54, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 975.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 53, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 89° 57' 57" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 53, AND THE EXTENSION THEREOF, A DISTANCE OF 676.44 FEET TO A POINT ON THE WEST LINE OF LOT 52, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 07' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 321.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN S 89° 57' 03" E, A DISTANCE OF 660.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN N 00° 05' 45" E, A DISTANCE OF 655.88 FEET, TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE RUN N 89° 59' 21" E, A DISTANCE OF 696.44 FEET; THENCE RUN S 00° 04' 40" W, A DISTANCE OF 1310.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE RUN N 00° 04' 40" E, A DISTANCE OF 1965.47 FEET; THENCE RUN S 89° 59' 17" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE RUN N 00° 04' 40" E, ALONG SAID EAST LINE, A DISTANCE OF 655.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 89° 57' 05" W, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1351.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 07' 22" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 326.90 FEET; THENCE RUN S 89° 57' 05" W, A DISTANCE OF 1320.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 06' 12" W, ALONG SAID EAST LINE, A DISTANCE OF 327.83 FEET; THENCE RUN N 89° 57' 56" W, A DISTANCE OF 981.38 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 41 OF AFORESAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 06' 11" W, A DISTANCE OF 653.37 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 41; THENCE RUN S 89° 51' 41" E, A DISTANCE OF 321.61 FEET TO THE NORTHWEST CORNER OF LOT 55, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 04' 40" W, ALONG THE WEST LINE OF LOTS 55 AND 58, A DISTANCE OF 1307.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.01 ACRES, MORE OR LESS.

Exhibit B

[Add FY 2022/2023 budget]

Crossings
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2 General Fund

3-6 General Fund Narrative

Crossings
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Developer Contributions	\$ 81,364	\$ 45,000	\$ 47,911	\$ 92,911	\$ 438,900
Total Revenues	\$ 81,364	\$ 45,000	\$ 47,911	\$ 92,911	\$ 438,900

Expenditures

General & Administrative

Supervisor Fees	\$ 9,000	\$ 3,000	\$ 6,000	\$ 9,000	\$ 12,000
Engineering	\$ 11,250	\$ -	\$ 11,250	\$ 11,250	\$ 15,000
Attorney	\$ 10,000	\$ 14,894	\$ 11,915	\$ 26,808	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Management Fees	\$ 26,250	\$ 12,984	\$ 11,667	\$ 24,651	\$ 35,000
Information Technology	\$ 1,350	\$ 1,113	\$ 1,000	\$ 2,113	\$ 1,800
Website Maintenance	\$ 2,650	\$ 1,750	\$ 900	\$ 2,650	\$ 1,200
Telephone	\$ 225	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$ 750	\$ 37	\$ 140	\$ 177	\$ 1,000
Insurance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Printing	\$ 750	\$ 36	\$ 200	\$ 236	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,358	\$ 6,642	\$ 9,000	\$ 10,000
Contingency	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 5,810
Office Supplies	\$ 469	\$ 51	\$ 200	\$ 251	\$ 550
Travel Per Diem	\$ 495	\$ -	\$ 100	\$ 100	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 125	\$ -	\$ 125	\$ 175

Total Administrative	\$ 81,364	\$ 36,348	\$ 56,564	\$ 92,911	\$ 132,585
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Operation and Maintenance

Field Expenses

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 21,190
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000

Total Field Expenses	\$ -	\$ -	\$ -	\$ -	\$ 167,690
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Crossings
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u><i>Amenity Expenses</i></u>					
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Insurance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 23,550
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 375
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 138,625
Total Expenditures	\$ 81,364	\$ 36,348	\$ 56,564	\$ 92,911	\$ 438,900
Excess Revenues/(Expenditures)	\$ -	\$ 8,652	\$ (8,653)	\$ (0)	\$ -

Crossing

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Crossings

Community Development District

General Fund Budget

Printing

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Crossings

Community Development District

General Fund Budget

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Amenity – Insurance

Represents the District's property insurance coverages.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Crossings

Community Development District

General Fund Budget

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

SECTION V

RESOLUTION 2022-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$5,800,000 CROSSINGS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crossings Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Osceola County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2022-26 and 2022-40 adopted on January 18, 2022 and May 12, 2022, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$5,800,000 Crossings Community Development District Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “**Series 2022 Project**”; and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on June 23, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 14th day of July 2022.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

This instrument was prepared by and
upon recording should be returned to:

Jennifer Kilinski, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

(This space reserved for Clerk)

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

**Board of Supervisors¹
Crossings Community Development District**

Brian Walsh
Chairman

Jeffrey Shenefield
Assistant Secretary

Milton Andrade
Vice Chairman

Garrett Parkinson
Assistant Secretary

Joel Adams
Assistant Secretary

District Manager
c/o Governmental Management Services Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
(“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of July 5, 2022. For a current list of Board Members, please contact the District Manager’s Office.

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What is the District and How is it Governed?	1
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District Boundaries Legal Description	Exhibit A

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

INTRODUCTION

On behalf of the Crossings Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 2022-04, enacted by the Board of County Commissioners of Osceola County, Florida on January 10, 2022, and effective as of January 11, 2022. The District boundaries encompass approximately 142.01 acres within the unincorporated area of Osceola County, Florida, as described in **Exhibit A**. The development plan for the lands within the District includes approximately 614 residential units to be constructed in multiple phases. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site wetland mitigation, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On April 29, 2022, the Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$35,000,000 in Special Assessment Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2022, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, master stormwater management system, roadway improvements, water, sewer, reuse, electrical and street lighting improvements, parks and amenities, entry features, and landscaping improvements, and soft costs. The CIP is estimated to cost approximately **\$26,783,213.60**, and is described in more detail in the *Crossings Community Development District Engineer's Report*, dated January 31, 2022 (the "**Master Improvement Plan Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology Report*, dated January 18, 2022 ("**Master Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Osceola County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

Series 2022 Bonds and Assessments

The District has authorized the construction and/or acquisition of its “**Series 2022 Project**,” as the first phase of its CIP. On June 23, 2022, the District issued \$5,800,000 Crossings Community Development District Special Assessment Bonds, Series 2022 (“**Series 2022 Bonds**”), for the purpose of financing a portion of the Series 2022 Project. The amortization schedules for the Series 2022 Bonds are available at the District Manager’s Office. The Series 2022 Project is anticipated to cost \$5,204,823.

The Series 2022 Bonds are secured by special assessments (“**Series 2022 Assessments**”) levied and imposed on all benefitted lands within the District. The Series 2022 Assessments are further described in the *First Supplemental Assessment Methodology Report*, dated June 9, 2022 (“**Supplemental Assessment Report**”). The Series 2022 Assessments will initially be levied on the approximately 142.01 acres comprising the District, and as lots are platted the assessments are anticipated to be allocated to the residential lots on a first-platted, first-assigned basis. It is anticipated that the assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property, but the assessments may be collected by any other legal means available to the District.

Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2022 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefitted lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2022 Assessments is provided below:

<i>Series 2022 Assessments</i>			
Product Type	No. of Units	Annual Series 2022 Bond Assessment per Unit*	Total Series 2022 Bond Assessment Per Unit
Townhome	144	\$700	\$10,746
Single-Family 32’	68	\$1,250	\$19,190
Single-Family 50’	128	\$1,500	\$23,028

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Osceola County tax bill.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager’s Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Methodology.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Crossings Community Development District, c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 Attn: District Manager, Offices: or call (407) 841-5524.

[signatures on following page]

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Crossings Community Development District* has been executed to be effective as of the ____ day of July, 2022, and recorded in the Official Records of Osceola County, Florida.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me [] in person or [] by means of remote notarization this ____ day of July, 2022, by Brian Walsh, Chairman of the Crossings Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: District Boundaries Legal Description

EXHIBIT A
District Boundaries

LEGAL DESCRIPTION:

A PORTION OF THE NEW MAP OF NARCOOSSEE, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 58, OF SAID SECTION 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1319.29 FEET TO THE SOUTHEAST CORNER OF LOT 59, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 00° 06' 54" E, ALONG THE EAST LINE OF LOTS 59 AND 54, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 975.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 53, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 89° 57' 57" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 53, AND THE EXTENSION THEREOF, A DISTANCE OF 676.44 FEET TO A POINT ON THE WEST LINE OF LOT 52, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 07' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 321.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN S 89° 57' 03" E, A DISTANCE OF 660.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN N 00° 05' 45" E, A DISTANCE OF 655.88 FEET, TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE RUN N 89° 59' 21" E, A DISTANCE OF 696.44 FEET; THENCE RUN S 00° 04' 40" W, A DISTANCE OF 1310.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE RUN N 00° 04' 40" E, A DISTANCE OF 1965.47 FEET; THENCE RUN S 89° 59' 17" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE RUN N 00° 04' 40" E, ALONG SAID EAST LINE, A DISTANCE OF 655.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 89° 57' 05" W, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1351.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 07' 22" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 326.90 FEET; THENCE RUN S 89° 57' 05" W, A DISTANCE OF 1320.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 06' 12" W, ALONG SAID EAST LINE, A DISTANCE OF 327.83 FEET; THENCE RUN N 89° 57' 56" W, A DISTANCE OF 981.38 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 41 OF AFORESAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 06' 11" W, A DISTANCE OF 653.37 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 41; THENCE RUN S 89° 51' 41" E, A DISTANCE OF 321.61 FEET TO THE NORTHWEST CORNER OF LOT 55, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 04' 40" W, ALONG THE WEST LINE OF LOTS 55 AND 58, A DISTANCE OF 1307.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.01 ACRES, MORE OR LESS.

SECTION VII

RESOLUTION 2022-44

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2023; AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the District is required by Section 189.015, Florida Statutes, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023 annual meeting schedule attached as Exhibit A.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF CROSSINGS COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The Fiscal Year 2023 annual meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022**

The Board of Supervisors of Crossings Community Development District will hold their regular meetings for Fiscal Year 2023 at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747 at 12:00 p.m. on the 1st Thursday of every month, unless otherwise indicated as follows:

**October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023**

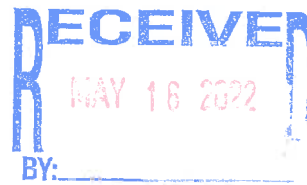
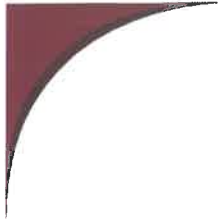
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

SECTION VIII



OSCEOLA COUNTY TAX COLLECTOR

Office of Bruce Vickers, CFC, CFBTO, ELC.

May 13, 2022

Crossings Community Development District

Attn: Samantha Hoxie
219 E Livingston Street
Orlando, FL 32801

Attached is the Agreement between Osceola County Tax Collector and Crossings Community Development District. Please return a signed copy of enclosed document back via email and two original copies by mail.

We will need a completed ACH form and the address if you would like to use for check payments. Please contact me at 407-742-3962 if you have any questions.

Thank you,



Irina Timmermann,
CFCA, CFBTO

Chief Financial Officer
Office of Bruce Vickers, CFC,
CFBTO
Osceola County Tax Collector
Phone: 407-742-3962
Fax: 407-742-3994
itimmermann@osceola.org

Main Office
2501 E. Irlo Bronson Memorial Hwy.
Kissimmee, FL 34744

St. Cloud Office
1300 9th Street / Ste. 101B
St. Cloud, FL 34769

BVL Office
2595 Simpson Road
Kissimmee, FL 34744

Campbell City Office
4730 S. Orange Blossom Trail
Kissimmee, FL 34746

AGREEMENT

THIS AGREEMENT made and entered into this _ day of July, 2022, by and between **Crossings Community Development District**, an independent special district created by Resolution No. 2022-35 (hereinafter referred to as "the District), whose address is 219 E Livingston Street, Orlando, Florida 32801, and the **OSCEOLA COUNTY TAX COLLECTOR**, a constitutional officer of the State of Florida, whose address is 2501 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744 (hereinafter referred to as "Tax Collector").

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (2021); and

WHEREAS, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to Osceola; and

WHEREAS, as the uniform methodology will tend to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and

WHEREAS, Section 197.3632 (7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual. tax notice; and

WHEREAS, Section 197.3632 (8) (c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments and, Section 192.091(2)(b), Florida Statutes, entitles Tax Collector to receive a 2% commission.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by Crossings Community Development District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632 (7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632 (2), Florida Statutes,

ARTICLE II

TERM

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the Crossings Community Development District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632 (6), Florida Statutes.

ARTICLE III

COMPLIANCE WITH LAWS AND REGULATIONS

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Osceola County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes as they exist on the date of execution hereof and as they may be from time to time hereafter be amended or renumbered.

ARTICLE IV

DUTIES AND RESPONSIBILITIES OF THE DISTRICT

The District agrees, covenants and contracts to:

(a) Timely reimburse the Tax Collector for actual collection costs incurred pursuant to Section 197.3632, Florida Statutes;

(b) Timely reimburse Tax Collector for necessary administrative costs for the Collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(c) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or, its designee pursuant to Section 197.3632 (7), Florida Statutes.

(d) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(e) By September 15 of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad- valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions.

(f) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

ARTICLE V

DUTIES OF THE TAX COLLECTOR

(a) The Tax Collector shall timely perform all acts and duties required of a tax collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

Tax Collector

Witness

Bruce Vickers

ATTEST:

Secretary

By: _____

Chairman of the Board

SECTION IX



Katrina S. Scarborough, CFA, CCF, MCF

Osceola County Property Appraiser

Crossings CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Crossings CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Crossings CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than thirty days from receipt.

www.property-appraiser.org

SECTION X

AGREEMENT

THIS AGREEMENT is made and entered into this 17th day of May 2022, by and between Crossings Community Development District (CDD), and **Katrina S. Scarborough, Osceola County Property Appraiser** (Property Appraiser), who understand and agree as follows:

WITNESSETH

Whereas, Crossings CDD has declared its intent to use the uniform method of collecting non-ad valorem assessment as authorized by section 197.3631, Florida Statutes (2015), pursuant to the method provided for in sections 197.3632 and 197.3635, Florida Statutes (2015).

Whereas, section 197.3632(2), Florida Statutes (2015), requires that a written agreement be entered into between Crossings CDD and Property Appraiser providing for reimbursement by Crossings CDD of the necessary administrative costs incurred by the Property Appraiser under section 197.3632.

Now Therefore the parties agree that:

1. The Property Appraiser shall perform those services specified in section 197.3632, to be performed by a property appraiser for the benefit of Crossings CDD. In performing those services, the Property Appraiser may obtain the assistance of Osceola County.
2. Crossings CDD shall reimburse the Property Appraiser for all necessary administrative costs incurred providing such services, including any administrative costs incurred by Osceola County at the request of the Property Appraiser as set forth in section 197.3632(2).
3. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming as prescribed in section 197.3632(2). Crossings CDD also agrees to hold the Property Appraiser harmless

for any and all costs, court costs, and attorney's fees resulting from or arising from any and all challenges, both administrative and judicial, which the Property Appraiser may be required to defend involving the imposition and/or levy of non-ad valorem assessment. All such administrative costs and additional costs, court costs, and attorney's fees incurred by the Property Appraiser in both administrative and judicial challenges shall be paid to the Property Appraiser within fifteen (15) days of the presentment of a statement or invoice setting forth the amount due and the reason therefore.

4. This Agreement is the minimum necessary to implement the law and will be amended as necessary from time to time to clarify or supplement the provisions hereof.

5. The parties hereto agree that the Property Appraiser, by executing this Agreement and agreeing to assist Crossings CDD in the collection of non-ad valorem assessments, does not warrant either the legal efficacy or validity of any levies made by Crossings CDD as non-ad valorem assessments, or the correctness of the amount of the levy or charge imposed against the parcels of property to be subject to the levy, or any individual parcel subject to said levy.

6. The parties agree that any errors made in the amount of the levy or imposition or any other errors of omission or commission regardless of the nature or cause of same, shall be processed and corrected exclusively and solely by Crossings CDD and that the Property Appraiser shall not be responsible for same. The parties further agree that all requests or claims made by any affected property owner for correction shall be processed exclusively by Crossings CDD and shall be filed with Crossings CDD, or its designee, provided that its designee shall not be the Property Appraiser.

7. The term of this Agreement shall commence with the 2018 non-ad valorem assessment rolls of Crossings CDD and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of discontinuance shall be issued by any party. A notice of discontinuance shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of Crossings CDD save and except during those years when Crossings CDD in timely fashion notifies the Tax Collector and the Property Appraiser that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of Crossings CDD non-ad valorem or special assessment rolls and levies, including provision by Crossings CDD to the other parties of any staff assistance reasonably necessary and required to effect the purposes of this Agreement.

9. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.

10. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or discontinued, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

11. This Agreement shall be governed by the laws of the State of Florida.

12. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a. Crossings CDD: 219 E. Livingston Street
Orlando, FL 32801

b. Property Appraiser: 2505 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744-4909

In Witness Where of the parties have hereunto set their hand and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

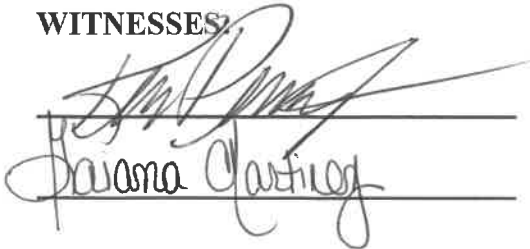
Crossings CDD

By: _____

By: _____

As authorized for execution by the
_____ of Crossings CDD
at its _____ regular meeting

WITNESSES:



Patricia Martinez

**OSCEOLA COUNTY PROPERTY
APPRAISER:**



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

SECTION XI

SECTION C

SECTION 1

Crossings

Community Development District

Summary of Checks

May 01, 2022 through May 31, 2022

Bank	Date	Check No.'s	Amount
General Fund			
	5/12/22	12-19	\$ 21,092.71
Total			\$ 21,092.71

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/12/22	00007	4/14/22	BW041420 202204 310-51300-11000 BOS MEETING 4/14/22	BRIAN WALSH	*	200.00	200.00 000012
5/12/22	00008	4/14/22	GP041420 202204 310-51300-11000 BOS MEETING 4/14/22	GARRET PARKINSON	*	200.00	200.00 000013
5/12/22	99999	5/12/22	VOID 202205 000-00000-00000 VOID CHECK	*****INVALID VENDOR NUMBER*****	C	.00	.00 000014
5/12/22	00001	2/01/22	2 202202 310-51300-34000 MANAGEMENT FEES FEB 22		*	2,916.67	
		2/01/22	2 202202 310-51300-35100 INFORMATION TECH FEB 22		*	250.00	
		2/01/22	2 202202 310-51300-51000 OFFICE SUPPLIES FEB 22		*	2.56	
		2/01/22	2 202202 310-51300-42000 POSTAGE FEB 22		*	1.46	
		2/01/22	2 202202 310-51300-42500 COPIES FEB 22		*	33.90	
		3/01/22	3 202203 310-51300-34000 MANAGEMENT FEES MAR 22		*	2,916.67	
		3/01/22	3 202203 310-51300-35100 INFORMATION TECH MAR 22		*	250.00	
		3/01/22	3 202203 310-51300-51000 OFFICE SUPPLIES MAR 22		*	.03	
		3/01/22	3 202203 310-51300-42000 POSTAGE MAR 22		*	8.56	
		3/01/22	3 202203 310-51300-42500 COPIES MAR 22		*	.60	
		4/01/22	4 202204 310-51300-34000 MANAGEMENT FEES APR 22		*	2,916.67	
		4/01/22	4 202204 310-51300-35100 INFORMATION TECH APR 22		*	250.00	
		4/01/22	4 202204 310-51300-51000 OFFICE SUPPLIES APR 22		*	2.59	
		4/01/22	4 202204 310-51300-42000 POSTAGE APR 22		*	21.99	
		4/01/22	4 202204 310-51300-42500 COPIES APR 22		*	1.35	
		5/01/22	5 202205 310-51300-34000 MANAGEMENT FEES MAY 22		*	2,916.67	
		5/01/22	5 202205 310-51300-35100 INFORMATION TECH MAY 22		*	250.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/22 5	202205 310-51300-51000		*	2.80	
		OFFICE SUPPLIES MAY 22					
		5/01/22 5	202205 310-51300-42000		*	5.30	
		POSTAGE MAY 22					
		5/01/22 5	202205 310-51300-51000		*	43.33	
		STAPLES					
GOVERNMENTAL MANAGEMENT SERVICES						12,791.15	000015
5/12/22 00009		4/14/22 JS041420	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/14/22					
JEFFREY T SHENEFIELD						200.00	000016
5/12/22 00006		4/05/22 1875	202203 310-51300-31500		*	3,277.51	
		GENERAL COUNSEL MAR 22					
		4/12/22 1930	202203 310-51300-31500		*	1,448.80	
		BOND VALIDATION MAR 22					
		5/08/22 2138	202204 310-51300-31500		*	2,646.59	
		GENERAL COUNSEL APR 22					
KE LAW GROUP						7,372.90	000017
5/12/22 00011		4/14/22 MA041420	202204 310-51300-11000		*	200.00	
		BOS MEETING 4/14/22					
MILTON ANDRADE						200.00	000018
5/12/22 00004		3/31/22 372214	202203 310-51300-48000		*	5.00	
		AFFIDAVIT FEE 3/24/22					
		3/31/22 372214	202203 310-51300-48000		*	61.83	
		NOT BUDGET MTG 3/24/22					
		3/31/22 372214	202203 310-51300-48000		*	61.83	
		NOT BUDGET MTG 3/31/22					
OSCEOLA NEWS GAZETTE						128.66	000019
TOTAL FOR BANK A						21,092.71	
TOTAL FOR REGISTER						21,092.71	

SECTION 2

Crossings
Community Development District

Unaudited Financial Reporting
May 31, 2022



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Crossings
Community Development District
Combined Balance Sheet
May 31, 2022

	<i>General Fund</i>	<i>Totals Governmental Funds</i>
Assets:		
Operating Account	\$ 10,672	\$ 10,672
Total Assets	\$ 10,672	\$ 10,672
Liabilities:		
Accounts Payable	\$ 2,020	\$ 2,020
Total Liabilites	\$ 2,020	\$ 2,020
Fund Balance:		
Unassigned	\$ 8,652	\$ 8,652
Total Fund Balances	\$ 8,652	\$ 8,652
Total Liabilities & Fund Balance	\$ 10,672	\$ 10,672

Crossings
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 81,364	\$ 45,000	\$ 45,000	\$ -
Total Revenues	\$ 81,364	\$ 45,000	\$ 45,000	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 9,000	\$ 4,000	\$ 3,000	\$ 1,000
Engineering	\$ 11,250	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 10,000	\$ 10,000	\$ 14,894	\$ (4,894)
Management Fees	\$ 26,250	\$ 11,667	\$ 12,984	\$ (1,317)
Information Technology	\$ 1,350	\$ 600	\$ 1,113	\$ (513)
Website Creation/ADA Compliance	\$ 2,650	\$ 1,178	\$ 1,750	\$ (572)
Telephone	\$ 225	\$ 100	\$ -	\$ 100
Postage	\$ 750	\$ 333	\$ 37	\$ 296
Printing & Binding	\$ 750	\$ 333	\$ 36	\$ 297
Insurance	\$ 5,000	\$ -	\$ -	\$ -
Legal Advertising	\$ 10,000	\$ 4,444	\$ 2,358	\$ 2,087
Contingency	\$ 3,000	\$ 1,333	\$ -	\$ 1,333
Office Supplies	\$ 469	\$ 208	\$ 51	\$ 157
Travel Per Diem	\$ 495	\$ 220	\$ -	
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 125	\$ 50
Total Expenditures	\$ 81,364	\$ 39,592	\$ 36,348	\$ 3,025
Excess Revenues (Expenditures)	\$ -		\$ 8,652	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 8,652	

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	20,000	25,000	\$ -	\$ -	\$ -	\$ -	\$ -	45,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	20,000	25,000	\$ -	\$ -	\$ -	\$ -	\$ -	45,000
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	800	\$ -	800	800	600	\$ -	\$ -	\$ -	\$ -	3,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	2,651	2,737	713	4,726	2,647	1,420	\$ -	\$ -	\$ -	\$ -	14,894
Management Fees	\$ -	\$ -	\$ -	1,317	2,917	2,917	2,917	2,917	\$ -	\$ -	\$ -	\$ -	12,984
Information Technology	\$ -	\$ -	\$ -	113	250	250	250	250	\$ -	\$ -	\$ -	\$ -	1,113
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	1	9	22	5	\$ -	\$ -	\$ -	\$ -	37
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ -	\$ -	\$ -	\$ -	34	1	1	\$ -	\$ -	\$ -	\$ -	\$ -	36
Legal Advertising	\$ -	\$ -	\$ -	335	1,826	197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,358
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	3	0	3	46	\$ -	\$ -	\$ -	\$ -	51
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Total Expenditures	\$ -	\$ -	2,651	5,428	5,743	8,899	8,389	5,238	\$ -	\$ -	\$ -	\$ -	36,348
Excess Revenues (Expenditures)	\$ -	\$ -	(2,651)	(5,428)	(5,743)	11,101	16,611	(5,238)	\$ -	\$ -	\$ -	\$ -	8,652

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

June 10, 2022



Ms. Samantha Hoxie
Recording Secretary
Crossings Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Crossings Community Development District – Registered Voters

Dear Ms. Hoxie:

Thank you for your letter of April 15, 2022, requesting confirmation of the number of registered voters within the Crossings Community Development District as of April 15, 2022.

The number of registered voters within the Crossings CDD is three as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

