

Crossings
Community Development District

Meeting Agenda

August 2, 2023

AGENDA

Crossings

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 26, 2023

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 **Wednesday, August 2, 2023, at 9:05 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/89707018374>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 897 0701 8374

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 April 5, 2023 Board of Supervisors Meeting and Audit Committee Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-05 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2023-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
6. Consideration of Resolution 2023-08 Appointing an Assistant Treasurer
7. Consideration of Proposal for Series 2022 Arbitrage Rebate Services from AMTEC
8. Acceptance of Fiscal Year 2022 Audit Report

¹ Comments will be limited to three (3) minutes

9. Staff Reports

A. Attorney

- i. Memo Regarding Ethics Training for Elected Officials

B. Engineer

- i. Ratification of Dewberry Work Authorization for District Annual Engineering Report Services

- ii. Acceptance of Annual District Engineering Report

C. District Manager's Report

- i. Approval of Check Register

- ii. Balance Sheet & Income Statement

- iii. Presentation of Number of Registered Voters—0

10. Other Business

11. Supervisors Requests and Audience Comments

12. 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 Wednesday, **April 5, 2023** at 9:11 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
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, KVV Law
Molly Banfield <i>via Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the April 5, 2023 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 9:11 a.m. Four 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 February 1, 2023 Board of Supervisors Meeting and Audit Committee Meeting

Ms. Burns presented the minutes of the February 1, 2023 Board of Supervisors meeting and Audit Committee meeting and asked if there were any comments, corrections, or changes. 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 February 1, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 2, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns noted that they had a first time O&M levy for this District since they were developer funded for the current year. She noted that the proposed budget was attached to the resolution for review. She noted that these were estimates and they used estimates from comparable Districts. She explained that the assessment amounts right now for the townhomes gross per unit would be \$912.69, the bungalow would be \$973.54, the single-family 50' would be \$1,216.92, and the unplatted 274 units in that phase getting a lower unplatted rate would be \$328.90 per unit. She stated that she and Mr. Walsh discussed that the Board may want to pay those down or do a contribution to get them a little lower for the next year. She further stated that they were thinking that they would send the notice since they were the single landowner and set the higher amount. Then, when they get to August for the budget adoption, if there is going to be a deficit funding agreement or a developer contribution, they could handle that at that time. This would set their cap for the notice, and they can always bring it down later. She noted that they tried to bring it down a little bit, but there was not a lot of fluff in the budget. She explained that there were a couple of things the Board could consider decreasing such as security services. She also noted that it was close to where they needed to be. She stated that this was a conservative estimate for now.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-02 Approving the Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024

Budget and the Imposition of Operations and Maintenance Assessments for August 2, 2023, was approved.

Ms. Burns stated that hearing date was set for August 2, 2023 and they would plan to adopt the budget at that time.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03 Waiving a Portion of the Rules of Procedure Regarding Noticing of Meetings

Ms. Burns stated that around a year ago they did resolutions on all of the Districts that would waive a portion of the rules of procedure that would require doing monthly meeting notices. She explained that this one was established a month before they started doing that, so it was in the rules of procedure that were adopted. She further stated that they were just looking for a motion to remove that so they can do an annual meeting notice instead.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-03 Waiving a Portion of the Rules of Procedure Regarding Noticing of Meetings, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Authorizing Bank Account Signatories

Ms. Burns stated that this resolution appoints offices as signatories of the District rather than people that way they have this resolution to provide to the bank.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2023-04 Authorizing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing to report to the Board.

B. Engineer

Ms. Banfield noted that she had nothing at this time unless there were any questions.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were also included in the agenda package and were through February. 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. Andrade, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-05

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, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, 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, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”) 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 subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- 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, 2024.”
- 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.

SECTION 2. APPROPRIATIONS.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS.

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. 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 2nd day of August 2023.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Crossings
Community Development District

Proposed Budget
FY2024



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Crossings
Community Development District
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 250,764
Developer Contributions	\$ 438,900	\$ 50,000	\$ 207,748	\$ 257,748	\$ 166,136
Total Revenues	\$ 438,900	\$ 50,000	\$ 207,748	\$ 257,748	\$ 416,900

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
Engineering	\$ 15,000	\$ 503	\$ 10,000	\$ 10,503	\$ 15,000
Attorney	\$ 25,000	\$ 4,609	\$ 20,391	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,850	\$ 3,850	\$ 3,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
Management Fees	\$ 35,000	\$ 23,333	\$ 11,667	\$ 35,000	\$ 35,000
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 295	\$ 413	\$ 707	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Printing	\$ 1,000	\$ 1	\$ 250	\$ 251	\$ 1,000
Legal Advertising	\$ 10,000	\$ 200	\$ 760	\$ 959	\$ 7,500
Contingency	\$ 5,810	\$ 36	\$ 950	\$ 986	\$ 2,500
Office Supplies	\$ 550	\$ 10	\$ 200	\$ 210	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 132,585	\$ 41,894	\$ 62,697	\$ 104,591	\$ 127,225

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Field Management	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Landscape Maintenance	\$ 21,190	\$ -	\$ 10,595	\$ 10,595	\$ 65,000
Landscape Replacement & Enhancements	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Lake Maintenance	\$ 2,750	\$ -	\$ 1,375	\$ 1,375	\$ 7,500
Streetlights	\$ 42,000	\$ -	\$ 21,000	\$ 21,000	\$ 50,000
Electric	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Water & Sewer	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
General Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ 5,500
Total Field Expenditures	\$ 170,190	\$ -	\$ 85,095	\$ 85,095	\$ 186,500

Crossings

Community Development District General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><u>Amenity Expenditures</u></i>					
Amenity Access Management	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Amenity - Electric	\$ 7,200	\$ -	\$ 3,600	\$ 3,600	\$ 14,400
Amenity - Water	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Playground Lease	\$ 23,550	\$ -	\$ 11,775	\$ 11,775	\$ -
Internet	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 3,000
Pest Control	\$ 375	\$ -	\$ 188	\$ 188	\$ 1,500
Janitorial Services	\$ 3,250	\$ -	\$ 1,625	\$ 1,625	\$ 10,200
Security Services	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 25,000
Pool Maintenance	\$ 9,000	\$ -	\$ 4,500	\$ 4,500	\$ 22,200
Amenity Repairs & Maintenance	\$ 3,750	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ 6,375
Total Amenity Expenditures	\$ 136,125	\$ -	\$ 68,063	\$ 68,063	\$ 103,175
Total O&M Expenditures:	\$ 306,315	\$ -	\$ 153,158	\$ 153,158	\$ 289,675
Total Expenditures	\$ 438,900	\$ 41,894	\$ 215,854	\$ 257,748	\$ 416,900
Excess Revenues/(Expenditures)	\$ -	\$ 8,106	\$ (8,106)	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome - 22'	108.00	144	0.75	\$93,906	\$652.13	\$693.75
Bungalow - 32'	54.40	68	0.80	\$47,301	\$695.60	\$740.00
Single Family - 50'	126.00	126	1.00	\$109,557	\$869.50	\$925.00
Total ERU's	288.40	338		\$250,764		

Crossing Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Fees

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds and any other anticipated bond issuance.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. – Governmental Management, CFL

Trustee Fees

The District will pay annual trustee fees for the proposed bonds.

Crossings

Community Development District

General Fund Budget

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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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. – Governmental Management, CFL

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.

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 Expenditures

Property Insurance

The District's property insurance coverages.

Crossings

Community Development District

General Fund Budget

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 & Enhancements

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.

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.

Crossings

Community Development District

General Fund Budget

Amenity Expenditures

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.

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.

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.

Holiday Decor

Represents estimated costs for Holiday decoration

Contingency

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

Crossings

Community Development District

Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 377,681	\$ 234,263	\$ 143,419	\$ 377,681	\$ 377,681
Interest Income	\$ -	\$ 5,173	\$ 2,587	\$ 7,760	\$ 500
Carry Forward Surplus *	\$ 102,587	\$ 103,258	\$ -	\$ 103,258	\$ 153,211
Total Revenues	\$ 480,268	\$ 342,693	\$ 146,006	\$ 488,699	\$ 531,392
Expenses					
Interest- 11/01	\$ 102,587	\$ 102,587	\$ -	\$ 102,587	\$ 142,350
Principal - 05/01	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ 95,000
Interest - 05/01	\$ 144,263	\$ 144,263	\$ -	\$ 144,263	\$ 142,350
Total Expenditures	\$ 336,849	\$ 336,849	\$ -	\$ 336,849	\$ 379,700
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 1,362	\$ -	\$ 1,362	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 1,362	\$ -	\$ 1,362	\$ -
Excess Revenues/(Expenditures)	\$ 143,419	\$ 7,206	\$ 146,006	\$ 153,211	\$ 151,692

*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/24 \$140,331

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	144	\$100,768	\$699.78	\$744.44
Bungalow - 32'	68	\$84,973	\$1,249.60	\$1,329.36
Single Family - 50'	128	\$191,940	\$1,499.53	\$1,595.25
Total ERU's	340	\$377,681		

Crossings
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 5,800,000.00	\$ -	\$ 102,586.67	\$ 102,586.67
05/01/23	\$ 5,800,000.00	\$ 90,000.00	\$ 144,262.50	
11/01/23	\$ 5,710,000.00	\$ -	\$ 142,350.00	\$ 376,612.50
05/01/24	\$ 5,710,000.00	\$ 95,000.00	\$ 142,350.00	
11/01/24	\$ 5,615,000.00	\$ -	\$ 140,331.25	\$ 377,681.25
05/01/25	\$ 5,615,000.00	\$ 95,000.00	\$ 140,331.25	
11/01/25	\$ 5,315,000.00	\$ -	\$ 138,312.50	\$ 373,643.75
05/01/26	\$ 5,315,000.00	\$ 100,000.00	\$ 138,312.50	
11/01/26	\$ 5,315,000.00	\$ -	\$ 136,187.50	\$ 374,500.00
05/01/27	\$ 5,315,000.00	\$ 105,000.00	\$ 136,187.50	
11/01/27	\$ 5,315,000.00	\$ -	\$ 133,956.25	\$ 375,143.75
05/01/28	\$ 5,315,000.00	\$ 110,000.00	\$ 133,956.25	
11/01/28	\$ 5,205,000.00	\$ -	\$ 131,343.75	\$ 375,300.00
05/01/29	\$ 5,205,000.00	\$ 115,000.00	\$ 131,343.75	
11/01/29	\$ 5,090,000.00	\$ -	\$ 128,612.50	\$ 374,956.25
05/01/30	\$ 5,090,000.00	\$ 120,000.00	\$ 128,612.50	
11/01/30	\$ 4,970,000.00	\$ -	\$ 125,762.50	\$ 374,375.00
05/01/31	\$ 4,970,000.00	\$ 125,000.00	\$ 125,762.50	
11/01/31	\$ 4,710,000.00	\$ -	\$ 122,793.75	\$ 373,556.25
05/01/32	\$ 4,710,000.00	\$ 135,000.00	\$ 122,793.75	
11/01/32	\$ 4,710,000.00	\$ -	\$ 119,587.50	\$ 377,381.25
05/01/33	\$ 4,710,000.00	\$ 140,000.00	\$ 119,587.50	
11/01/33	\$ 4,570,000.00	\$ -	\$ 116,087.50	\$ 375,675.00
05/01/34	\$ 4,570,000.00	\$ 145,000.00	\$ 116,087.50	
11/01/34	\$ 4,425,000.00	\$ -	\$ 112,462.50	\$ 373,550.00
05/01/35	\$ 4,425,000.00	\$ 155,000.00	\$ 112,462.50	
11/01/35	\$ 4,270,000.00	\$ -	\$ 108,587.50	\$ 376,050.00
05/01/36	\$ 4,270,000.00	\$ 160,000.00	\$ 108,587.50	
11/01/36	\$ 4,110,000.00	\$ -	\$ 104,587.50	\$ 373,175.00
05/01/37	\$ 4,110,000.00	\$ 170,000.00	\$ 104,587.50	
11/01/37	\$ 3,940,000.00	\$ -	\$ 100,337.50	\$ 374,925.00
05/01/38	\$ 3,940,000.00	\$ 180,000.00	\$ 100,337.50	
11/01/38	\$ 3,760,000.00	\$ -	\$ 95,837.50	\$ 376,175.00
05/01/39	\$ 3,760,000.00	\$ 190,000.00	\$ 95,837.50	
11/01/39	\$ 3,570,000.00	\$ -	\$ 91,087.50	\$ 376,925.00
05/01/40	\$ 3,570,000.00	\$ 200,000.00	\$ 91,087.50	
11/01/40	\$ 3,370,000.00	\$ -	\$ 86,087.50	\$ 377,175.00
05/01/41	\$ 3,370,000.00	\$ 210,000.00	\$ 86,087.50	
11/01/41	\$ 2,940,000.00	\$ -	\$ 80,837.50	\$ 376,925.00
05/01/42	\$ 2,940,000.00	\$ 220,000.00	\$ 80,837.50	
11/01/42	\$ 2,940,000.00	\$ -	\$ 75,337.50	\$ 376,175.00
05/01/43	\$ 2,940,000.00	\$ 230,000.00	\$ 75,337.50	
11/01/43	\$ 2,710,000.00	\$ -	\$ 69,443.75	\$ 374,781.25
05/01/44	\$ 2,710,000.00	\$ 240,000.00	\$ 69,443.75	
11/01/44	\$ 2,470,000.00	\$ -	\$ 63,293.75	\$ 372,737.50
05/01/45	\$ 2,470,000.00	\$ 255,000.00	\$ 63,293.75	
11/01/45	\$ 2,215,000.00	\$ -	\$ 56,759.38	\$ 375,053.13
05/01/46	\$ 2,215,000.00	\$ 270,000.00	\$ 56,759.38	
11/01/46	\$ 1,945,000.00	\$ -	\$ 49,840.63	\$ 376,600.00
05/01/47	\$ 1,945,000.00	\$ 285,000.00	\$ 49,840.63	
11/01/47	\$ 1,660,000.00	\$ -	\$ 42,537.50	\$ 377,378.13
05/01/48	\$ 1,660,000.00	\$ 300,000.00	\$ 42,537.50	
11/01/48	\$ 1,360,000.00	\$ -	\$ 34,850.00	\$ 377,387.50
05/01/49	\$ 1,360,000.00	\$ 315,000.00	\$ 34,850.00	
11/01/49	\$ 1,045,000.00	\$ -	\$ 26,778.13	\$ 376,628.13
05/01/50	\$ 1,045,000.00	\$ 330,000.00	\$ 26,778.13	
11/01/50	\$ 715,000.00	\$ -	\$ 18,321.88	\$ 375,100.00
05/01/51	\$ 715,000.00	\$ 350,000.00	\$ 18,321.88	
11/01/51	\$ 365,000.00	\$ -	\$ 9,353.13	\$ 377,675.00
05/01/52	\$ 365,000.00	\$ 365,000.00	\$ 9,353.13	\$ 374,353.13
		\$ 5,800,000.00	\$ 5,570,180.42	\$ 11,370,180.42

SECTION B

SECTION 1

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crossings Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B;**” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform

Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 2ND DAY OF AUGUST 2023.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Crossings
Community Development District

Proposed Budget
FY2024



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Crossings
Community Development District
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 250,764
Developer Contributions	\$ 438,900	\$ 50,000	\$ 207,748	\$ 257,748	\$ 166,136
Total Revenues	\$ 438,900	\$ 50,000	\$ 207,748	\$ 257,748	\$ 416,900

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
Engineering	\$ 15,000	\$ 503	\$ 10,000	\$ 10,503	\$ 15,000
Attorney	\$ 25,000	\$ 4,609	\$ 20,391	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,850	\$ 3,850	\$ 3,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
Management Fees	\$ 35,000	\$ 23,333	\$ 11,667	\$ 35,000	\$ 35,000
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 295	\$ 413	\$ 707	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Printing	\$ 1,000	\$ 1	\$ 250	\$ 251	\$ 1,000
Legal Advertising	\$ 10,000	\$ 200	\$ 760	\$ 959	\$ 7,500
Contingency	\$ 5,810	\$ 36	\$ 950	\$ 986	\$ 2,500
Office Supplies	\$ 550	\$ 10	\$ 200	\$ 210	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 132,585	\$ 41,894	\$ 62,697	\$ 104,591	\$ 127,225

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Field Management	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Landscape Maintenance	\$ 21,190	\$ -	\$ 10,595	\$ 10,595	\$ 65,000
Landscape Replacement & Enhancements	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Lake Maintenance	\$ 2,750	\$ -	\$ 1,375	\$ 1,375	\$ 7,500
Streetlights	\$ 42,000	\$ -	\$ 21,000	\$ 21,000	\$ 50,000
Electric	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Water & Sewer	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
General Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ 5,500
Total Field Expenditures	\$ 170,190	\$ -	\$ 85,095	\$ 85,095	\$ 186,500

Crossings

Community Development District General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Amenity Expenditures</i>					
Amenity Access Management	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Amenity - Electric	\$ 7,200	\$ -	\$ 3,600	\$ 3,600	\$ 14,400
Amenity - Water	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Playground Lease	\$ 23,550	\$ -	\$ 11,775	\$ 11,775	\$ -
Internet	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 3,000
Pest Control	\$ 375	\$ -	\$ 188	\$ 188	\$ 1,500
Janitorial Services	\$ 3,250	\$ -	\$ 1,625	\$ 1,625	\$ 10,200
Security Services	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 25,000
Pool Maintenance	\$ 9,000	\$ -	\$ 4,500	\$ 4,500	\$ 22,200
Amenity Repairs & Maintenance	\$ 3,750	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ 6,375
Total Amenity Expenditures	\$ 136,125	\$ -	\$ 68,063	\$ 68,063	\$ 103,175
Total O&M Expenditures:	\$ 306,315	\$ -	\$ 153,158	\$ 153,158	\$ 289,675
Total Expenditures	\$ 438,900	\$ 41,894	\$ 215,854	\$ 257,748	\$ 416,900
Excess Revenues/(Expenditures)	\$ -	\$ 8,106	\$ (8,106)	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome - 22'	108.00	144	0.75	\$93,906	\$652.13	\$693.75
Bungalow - 32'	54.40	68	0.80	\$47,301	\$695.60	\$740.00
Single Family - 50'	126.00	126	1.00	\$109,557	\$869.50	\$925.00
Total ERU's	288.40	338		\$250,764		

Crossing Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Fees

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds and any other anticipated bond issuance.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. – Governmental Management, CFL

Trustee Fees

The District will pay annual trustee fees for the proposed bonds.

Crossings

Community Development District

General Fund Budget

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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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. – Governmental Management, CFL

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.

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 Expenditures

Property Insurance

The District's property insurance coverages.

Crossings

Community Development District

General Fund Budget

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 & Enhancements

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.

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.

Crossings

Community Development District

General Fund Budget

Amenity Expenditures

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.

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.

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.

Holiday Decor

Represents estimated costs for Holiday decoration

Contingency

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

Crossings

Community Development District

Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 377,681	\$ 234,263	\$ 143,419	\$ 377,681	\$ 377,681
Interest Income	\$ -	\$ 5,173	\$ 2,587	\$ 7,760	\$ 500
Carry Forward Surplus *	\$ 102,587	\$ 103,258	\$ -	\$ 103,258	\$ 153,211
Total Revenues	\$ 480,268	\$ 342,693	\$ 146,006	\$ 488,699	\$ 531,392
Expenses					
Interest- 11/01	\$ 102,587	\$ 102,587	\$ -	\$ 102,587	\$ 142,350
Principal - 05/01	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ 95,000
Interest - 05/01	\$ 144,263	\$ 144,263	\$ -	\$ 144,263	\$ 142,350
Total Expenditures	\$ 336,849	\$ 336,849	\$ -	\$ 336,849	\$ 379,700
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 1,362	\$ -	\$ 1,362	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 1,362	\$ -	\$ 1,362	\$ -
Excess Revenues/(Expenditures)	\$ 143,419	\$ 7,206	\$ 146,006	\$ 153,211	\$ 151,692

*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/24 \$140,331

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	144	\$100,768	\$699.78	\$744.44
Bungalow - 32'	68	\$84,973	\$1,249.60	\$1,329.36
Single Family - 50'	128	\$191,940	\$1,499.53	\$1,595.25
Total ERU's	340	\$377,681		

Crossings
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 5,800,000.00	\$ -	\$ 102,586.67	\$ 102,586.67
05/01/23	\$ 5,800,000.00	\$ 90,000.00	\$ 144,262.50	
11/01/23	\$ 5,710,000.00	\$ -	\$ 142,350.00	\$ 376,612.50
05/01/24	\$ 5,710,000.00	\$ 95,000.00	\$ 142,350.00	
11/01/24	\$ 5,615,000.00	\$ -	\$ 140,331.25	\$ 377,681.25
05/01/25	\$ 5,615,000.00	\$ 95,000.00	\$ 140,331.25	
11/01/25	\$ 5,315,000.00	\$ -	\$ 138,312.50	\$ 373,643.75
05/01/26	\$ 5,315,000.00	\$ 100,000.00	\$ 138,312.50	
11/01/26	\$ 5,315,000.00	\$ -	\$ 136,187.50	\$ 374,500.00
05/01/27	\$ 5,315,000.00	\$ 105,000.00	\$ 136,187.50	
11/01/27	\$ 5,315,000.00	\$ -	\$ 133,956.25	\$ 375,143.75
05/01/28	\$ 5,315,000.00	\$ 110,000.00	\$ 133,956.25	
11/01/28	\$ 5,205,000.00	\$ -	\$ 131,343.75	\$ 375,300.00
05/01/29	\$ 5,205,000.00	\$ 115,000.00	\$ 131,343.75	
11/01/29	\$ 5,090,000.00	\$ -	\$ 128,612.50	\$ 374,956.25
05/01/30	\$ 5,090,000.00	\$ 120,000.00	\$ 128,612.50	
11/01/30	\$ 4,970,000.00	\$ -	\$ 125,762.50	\$ 374,375.00
05/01/31	\$ 4,970,000.00	\$ 125,000.00	\$ 125,762.50	
11/01/31	\$ 4,710,000.00	\$ -	\$ 122,793.75	\$ 373,556.25
05/01/32	\$ 4,710,000.00	\$ 135,000.00	\$ 122,793.75	
11/01/32	\$ 4,710,000.00	\$ -	\$ 119,587.50	\$ 377,381.25
05/01/33	\$ 4,710,000.00	\$ 140,000.00	\$ 119,587.50	
11/01/33	\$ 4,570,000.00	\$ -	\$ 116,087.50	\$ 375,675.00
05/01/34	\$ 4,570,000.00	\$ 145,000.00	\$ 116,087.50	
11/01/34	\$ 4,425,000.00	\$ -	\$ 112,462.50	\$ 373,550.00
05/01/35	\$ 4,425,000.00	\$ 155,000.00	\$ 112,462.50	
11/01/35	\$ 4,270,000.00	\$ -	\$ 108,587.50	\$ 376,050.00
05/01/36	\$ 4,270,000.00	\$ 160,000.00	\$ 108,587.50	
11/01/36	\$ 4,110,000.00	\$ -	\$ 104,587.50	\$ 373,175.00
05/01/37	\$ 4,110,000.00	\$ 170,000.00	\$ 104,587.50	
11/01/37	\$ 3,940,000.00	\$ -	\$ 100,337.50	\$ 374,925.00
05/01/38	\$ 3,940,000.00	\$ 180,000.00	\$ 100,337.50	
11/01/38	\$ 3,760,000.00	\$ -	\$ 95,837.50	\$ 376,175.00
05/01/39	\$ 3,760,000.00	\$ 190,000.00	\$ 95,837.50	
11/01/39	\$ 3,570,000.00	\$ -	\$ 91,087.50	\$ 376,925.00
05/01/40	\$ 3,570,000.00	\$ 200,000.00	\$ 91,087.50	
11/01/40	\$ 3,370,000.00	\$ -	\$ 86,087.50	\$ 377,175.00
05/01/41	\$ 3,370,000.00	\$ 210,000.00	\$ 86,087.50	
11/01/41	\$ 2,940,000.00	\$ -	\$ 80,837.50	\$ 376,925.00
05/01/42	\$ 2,940,000.00	\$ 220,000.00	\$ 80,837.50	
11/01/42	\$ 2,940,000.00	\$ -	\$ 75,337.50	\$ 376,175.00
05/01/43	\$ 2,940,000.00	\$ 230,000.00	\$ 75,337.50	
11/01/43	\$ 2,710,000.00	\$ -	\$ 69,443.75	\$ 374,781.25
05/01/44	\$ 2,710,000.00	\$ 240,000.00	\$ 69,443.75	
11/01/44	\$ 2,470,000.00	\$ -	\$ 63,293.75	\$ 372,737.50
05/01/45	\$ 2,470,000.00	\$ 255,000.00	\$ 63,293.75	
11/01/45	\$ 2,215,000.00	\$ -	\$ 56,759.38	\$ 375,053.13
05/01/46	\$ 2,215,000.00	\$ 270,000.00	\$ 56,759.38	
11/01/46	\$ 1,945,000.00	\$ -	\$ 49,840.63	\$ 376,600.00
05/01/47	\$ 1,945,000.00	\$ 285,000.00	\$ 49,840.63	
11/01/47	\$ 1,660,000.00	\$ -	\$ 42,537.50	\$ 377,378.13
05/01/48	\$ 1,660,000.00	\$ 300,000.00	\$ 42,537.50	
11/01/48	\$ 1,360,000.00	\$ -	\$ 34,850.00	\$ 377,387.50
05/01/49	\$ 1,360,000.00	\$ 315,000.00	\$ 34,850.00	
11/01/49	\$ 1,045,000.00	\$ -	\$ 26,778.13	\$ 376,628.13
05/01/50	\$ 1,045,000.00	\$ 330,000.00	\$ 26,778.13	
11/01/50	\$ 715,000.00	\$ -	\$ 18,321.88	\$ 375,100.00
05/01/51	\$ 715,000.00	\$ 350,000.00	\$ 18,321.88	
11/01/51	\$ 365,000.00	\$ -	\$ 9,353.13	\$ 377,675.00
05/01/52	\$ 365,000.00	\$ 365,000.00	\$ 9,353.13	\$ 374,353.13
	\$ 5,800,000.00	\$ 5,570,180.42	\$ 11,370,180.42	

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-3661-0001-4020	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4030	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4110	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4120	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4130	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4140	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4150	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4160	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4170	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4180	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4190	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4200	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4210	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4220	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4230	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4390	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4400	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4410	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4420	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4430	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4440	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4450	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
22-25-31-3661-0001-4460	1	Single Family - 50'	\$925.00	\$1,595.24	\$2,520.24
Total Gross Onroll	338		\$266,770.00	\$398,598.20	\$665,368.20
Total Net Onroll			\$250,763.80	\$374,682.31	\$625,446.11

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR 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 within 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 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023/2024 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 2nd day of August 2023.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Crossings Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, on the 1st Wednesday of every month, at 9:05 AM, unless otherwise indicated as follows:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

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 VI

RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

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

PASSED AND ADOPTED this 2nd day of August 2023.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

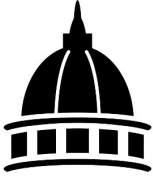
Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

**Arbitrage Rebate Computation
Proposal For
Crossings
Community Development District
(Osceola County, Florida)
\$5,800,000 Special Assessment Bonds,
Series 2022**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

July 27, 2023

Crossings Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$5,800,000 Crossings Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Crossings Community Development District (the “District”) Series 2022 bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of June 23rd, based upon the anniversary of the closing date of the Bonds in June 2022.

Proposal

We are proposing rebate computation services based on the following:

- \$5,800,000 Series 2022 Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 Bonds is \$450 per year and will encompass all activity from June 23, 2022, the date of the closing, through June 23, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$5,800,000 Series 2022 Bonds

Report Date	Type of Report	Period Covered	Fee
July 31, 2023	Rebate and Opinion	Closing – June 30, 2023	\$ 450
June 30, 2024	Rebate and Opinion	Closing – June 30, 2024	\$ 450
June 30, 2025	Rebate and Opinion	Closing – June 30, 2025	\$ 450
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 23, 2027	Rebate and Opinion	Closing – June 23, 2027	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from June 23, 2022, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Crossings
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VIII

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Crossings Community Development District
Osceola County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Crossings Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 23, 2023, on our consideration of the Crossings Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 23, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2023

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of Crossings Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,805,383.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,805,383, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$12,689. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

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

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

Current assets	\$ 1,786,413
Capital assets	<u>8,677,997</u>
Total assets	<u>10,464,410</u>
Current liabilities	<u>1,949,027</u>
Long-term liabilities	<u>5,710,000</u>
Total liabilities	<u>7,659,027</u>
Net position	
Net invested in capital assets	2,584,173
Restricted for debt service	206,794
Restricted for capital projects	2,582
Unrestricted	<u>11,834</u>
Total net position	<u>\$ 2,805,383</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

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

Change in Net Position

Program revenues	\$ 3,245,120
General revenues	<u>6,132</u>
Total revenues	<u>3,251,252</u>
Expenses	
General government	58,166
Interest on long-term debt	85,303
Cost of issuance	<u>302,400</u>
Total expenses	<u>445,869</u>
Change in net position	2,805,383
Net position - beginning of period	<u>-</u>
Net position - end of year	<u>\$ 2,805,383</u>

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$445,869, which primarily consisted of interest on long-term debt and cost of issuance. The costs of the District's activities were funded by developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$8,677,997 invested in construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$5,800,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Crossings Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2022

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 17,049
Due from developer	1,474,685
Restricted assets:	
Investments	294,679
Capital assets:	
Non-depreciable	<u>8,677,997</u>
TOTAL ASSETS	<u><u>\$ 10,464,410</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 1,479,900
Accrued interest payable	85,303
Retainage payable	293,824
Bonds payable, due within one year	90,000
Bonds payable, due in more than one year	<u>5,710,000</u>
TOTAL LIABILITIES	<u><u>7,659,027</u></u>
NET POSITION	
Net investment in capital assets	2,584,173
Restricted for:	
Debt service	206,794
Capital projects	2,582
Unrestricted	<u>11,834</u>
TOTAL NET POSITION	<u><u>\$ 2,805,383</u></u>

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges for</u>	<u>Operating</u>	<u>Revenues and</u>
		<u>Services</u>	<u>Contributions</u>	<u>Changes in Net</u>
				<u>Position</u>
				<u>Governmental</u>
				<u>Activities</u>
Governmental activities				
General government	\$ 58,166	\$ -	\$ 3,245,120	\$ 3,186,954
Interest on long-term debt	85,303	-	-	(85,303)
Cost of issuance	302,400	-	-	(302,400)
Total governmental activities	<u>\$ 445,869</u>	<u>\$ -</u>	<u>\$ 3,245,120</u>	<u>2,799,251</u>
General revenues:				
				<u>6,132</u>
				<u>6,132</u>
				2,805,383
				<u>-</u>
				<u>\$ 2,805,383</u>

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 17,049	\$ -	\$ -	\$ 17,049
Due from developer	-	-	1,474,685	1,474,685
Restricted assets:				
Investments	-	292,097	2,582	294,679
TOTAL ASSETS	\$ 17,049	\$ 292,097	\$ 1,477,267	\$ 1,786,413
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 5,215	\$ -	\$ 1,474,685	\$ 1,479,900
Retainage payable	-	-	293,824	293,824
TOTAL LIABILITIES	5,215	-	1,768,509	1,773,724
FUND BALANCES				
Restricted for:				
Debt service	-	292,097	-	292,097
Capital projects	-	-	(291,242)	(291,242)
Unassigned	11,834	-	-	11,834
TOTAL FUND BALANCES	11,834	292,097	(291,242)	12,689
TOTAL LIABILITIES AND FUND BALANCES	\$ 17,049	\$ 292,097	\$ 1,477,267	\$ 1,786,413

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$	12,689
Amount reported for governmental activities in the Statement of Net Assets are different because:		
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:		
Governmental capital assets		8,677,997
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:		
Accrued interest payable		(85,303)
Governmental bonds payable		<u>(5,800,000)</u>
Net Position of Governmental Activities		<u>\$ 2,805,383</u>

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 70,000	\$ -	\$ 3,175,120	\$ 3,245,120
Investment earnings	-	670	5,462	6,132
TOTAL REVENUES	<u>70,000</u>	<u>670</u>	<u>3,180,582</u>	<u>3,251,252</u>
EXPENDITURES				
General government	58,166	-	-	58,166
Capital outlay	-	-	8,677,997	8,677,997
Debt				
Bond issuance costs	-	-	302,400	302,400
TOTAL EXPENDITURES	<u>58,166</u>	<u>-</u>	<u>8,980,397</u>	<u>9,038,563</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>11,834</u>	<u>670</u>	<u>(5,799,815)</u>	<u>(5,787,311)</u>
OTHER SOURCES (USES)				
Issuance of debt	-	291,427	5,508,573	5,800,000
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>291,427</u>	<u>5,508,573</u>	<u>5,800,000</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>11,834</u>	<u>292,097</u>	<u>(291,242)</u>	<u>12,689</u>
FUND BALANCE				
Beginning of year	-	-	-	-
End of year	<u>\$ 11,834</u>	<u>\$ 292,097</u>	<u>\$ (291,242)</u>	<u>\$ 12,689</u>

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	12,689
Amount reported for governmental activities in the Statement of Activities are different because:		
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.		
	(5,800,000)	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:		
Capital outlay	8,677,997	
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Change in accrued interest payable	(85,303)	
Change in Net Position of Governmental Activities	<u>\$</u>	<u>2,805,383</u>

The accompanying notes are an integral part of this financial statement

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Crossings Community Development District ("District") was created on January 10, 2022 by the Board of County Commissioners of Osceola County, Florida Ordinance No. 2022-04 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

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

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

Debt Service Fund

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

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

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

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

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

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

Capital Assets

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

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

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

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

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

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

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

NOTE C - BUDGETARY INFORMATION

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

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

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

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligation CL D	\$ 294,679	S&P AAAM	Weighted average of the fund portfolio: 18 days
Total Investments	<u>\$ 294,679</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

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

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

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

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

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

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

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	<u>Balance</u> <u>10/01/2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>09/30/2022</u>
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ -	\$ 8,677,997	\$ -	\$ 8,677,997
Total capital assets, not being depreciated	<u>-</u>	<u>8,677,997</u>	<u>-</u>	<u>8,677,997</u>
Governmental activities capital assets - net	<u>\$ -</u>	<u>\$ 8,677,997</u>	<u>\$ -</u>	<u>\$ 8,677,997</u>

NOTE F – LONG-TERM LIABILITIES

\$5,800,000 Special Assessment Bonds, Series 2022 - On June 23, 2022, the District issued \$5,800,000 in Special Assessment Bonds, Series 2022. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 4.25% to 5.125% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	<u>Balance</u> <u>10/1/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>9/30/2022</u>	<u>Due Within</u> <u>One Year</u>
Special Assessments Bonds, Series 2022	\$ -	\$ 5,800,000	\$ -	\$ 5,800,000	\$ 90,000
	<u>\$ -</u>	<u>\$ 5,800,000</u>	<u>\$ -</u>	<u>\$ 5,800,000</u>	<u>\$ 90,000</u>

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 90,000	\$ 246,849	\$ 336,849
2024	95,000	284,700	379,700
2025	95,000	280,663	375,663
2026	100,000	276,625	376,625
2027	105,000	272,375	377,375
2028-2032	605,000	1,284,937	1,889,937
2033-2037	770,000	1,122,625	1,892,625
2038-2042	1,000,000	908,375	1,908,375
2043-2047	1,280,000	629,350	1,909,350
2048-2052	1,660,000	221,144	1,881,144
	<u>\$ 5,800,000</u>	<u>\$ 5,527,643</u>	<u>\$ 11,327,643</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – CONCENTRATION

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

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2022

	<u>* BUDGET</u>	<u>ACTUAL</u>	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	\$ 81,364	\$ 70,000	\$ (11,364)
TOTAL REVENUES	<u>81,364</u>	<u>70,000</u>	<u>(11,364)</u>
 EXPENDITURES			
Current			
General government	<u>81,364</u>	<u>58,166</u>	<u>23,198</u>
TOTAL EXPENDITURES	<u>81,364</u>	<u>58,166</u>	<u>23,198</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES			
	<u>\$ -</u>	11,834	<u>\$ 11,834</u>
 FUND BALANCES			
Beginning of year		<u>-</u>	
End of year		<u>\$ 11,834</u>	

* Original and final budget.

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

To the Board of Supervisors
Crossings Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Crossings Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Crossings Community Development District's basic financial statements and have issued our report thereon dated June 23, 2023.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 23, 2023

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

To the Board of Supervisors
Crossings Community Development District
Osceola County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2023

Management Letter

To the Board of Supervisors
Crossings Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Crossings Community Development District (“District”) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 23, 2023.

Auditors’ Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 23, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Initial year audit, there were no findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Crossings Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$9,038,562.
- e. Each construction projects with a total cost of at least \$65,000 approved by the District that are scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$14,079,796.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Crossings Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as N/A.
- b. The total amount of special assessments collected by or on behalf of the District as N/A.
- c. The total amount of outstanding bonds issued by the district as \$5,800,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2023

SECTION IX

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

May 3, 2023

Ms. Jillian Burns
District Manager
Crossings Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**Subject: Work Authorization Number 2023-1
Crossings Community Development District
Annual Engineer’s Report 2023**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Crossings Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Rey Malavé, P.E.
Dewberry Engineers Inc.
Associate Vice President

May 3, 2023
Date

APPROVED AND ACCEPTED

By: Brian Walsh
Authorized Representative of
Crossings
Community Development District

5/4/2023
Date

SECTION 2



Sent Via Email: jburns@gmscfl.com

June 30, 2023

Ms. Jillian Burns
District Manager
Crossings Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2023
Crossings Community Development District
Section 9.21 of the Master Trust Indenture**

Dear Ms. Burns:

In accordance with Section 9.21 of the Master Trust Indenture for the Crossings Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonable good repair.

We have reviewed the Operation and Maintenance Budget for the Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the Crossings CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

Reinardo Malavé, P.E.
District Engineer
Crossings Community Development District

RM:ap

Q:\Crossings CDD_50143515\Adm\Reports\Annual Engineer's Report\Crossings District Engineer's Report 2023_06-30-2023

SECTION C

SECTION 1

Crossings Community Development District

Summary of Checks

January 01, 2023 through May 31, 2023

Bank	Date	Check No.'s	Amount
General Fund	1/12/23	84	\$ 4,303.11
	1/24/23	85-86	\$ 7,248.38
	2/6/23	87	\$ 65.34
	2/9/23	88-90	\$ 867,198.20
	2/13/23	91-95	\$ 4,445.36
	2/22/23	96-97	\$ 288,154.92
	3/14/23	98	\$ 14,185.74
	3/22/23	99-102	\$ 1,420,110.87
	3/24/23	103	\$ 262,190.00
	3/28/23	104-105	\$ 5,611.04
	4/4/23	106-107	\$ 876,328.82
	4/12/23	108-112	\$ 4,439.00
	5/4/23	113-115	\$ 23,461.31
	5/5/23	116	\$ 165,768.00
	5/9/23	117-118	\$ 664,218.24
	5/10/23	119	\$ 3,640.47
	5/18/23	120-122	\$ 305,432.16
	5/22/23	123	\$ 754.50
Total			\$ 4,917,555.46

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/23	00018	11/25/22	PAYAPP#8 SER22 FR#29	202301	300	20700	10200		THE BRIAR TEAM, LLC	*	4,303.11	4,303.11	000084
1/24/23	00001	11/01/22	13	202211	310	51300	34000		MANAGEMENT FEES NOV 22	*	2,916.67		
		11/01/22	13	202211	310	51300	35200		WEBSITE ADMIN NOV 22	*	100.00		
		11/01/22	13	202211	310	51300	35100		INFORMATION TECH NOV 22	*	150.00		
		11/01/22	13	202211	310	51300	31300		DISSEMINATION SVC NOV 22	*	416.67		
		11/01/22	13	202211	310	51300	51000		OFFICE SUPPLIES NOV 22	*	2.77		
		11/01/22	13	202211	310	51300	42000		POSTAGE NOV 22	*	5.13		
		1/01/23	17	202301	310	51300	34000		MANAGEMENT FEES JAN 23	*	2,916.67		
		1/01/23	17	202301	310	51300	35200		WEBSITE ADMIN JAN 23	*	100.00		
		1/01/23	17	202301	310	51300	35100		INFORMATION TECH JAN 23	*	150.00		
		1/01/23	17	202301	310	51300	31300		DISSEMINATION SVC JAN 23	*	416.67		
		1/01/23	17	202301	310	51300	51000		OFFICE SUPPLIES JAN 23	*	.21		
		1/01/23	17	202301	310	51300	42000		POSTAGE JAN 23	*	35.59		
									GOVERNMENTAL MANAGEMENT SERVICES			7,210.38	000085
1/24/23	00006	1/22/23	5345	202212	310	51300	31500		GENERAL COUNSEL DEC 22	*	38.00	38.00	000086
									KILINSKI/VAN WYK, PLLC				
2/06/23	00004	1/12/23	88606387	202301	310	51300	48000		NOT BOS MEETING 1/26/23	*	65.34	65.34	000087
									OSCEOLA NEWS GAZETTE				
2/09/23	00015	1/11/23	PAYREQ#1 SER22 FR#30	202302	300	20700	10200		FERGUSON WATERWORKS	*	25,266.92	25,266.92	000088
2/09/23	00025	1/22/23	INV0090 SER22 FR#32	202302	300	20700	10200		DENVER DONALD DOUGLAS DBA THE DITCH	*	347,500.00	347,500.00	000089
									CRCF CROSSING CDD IARAUJO				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/23	00018	12/31/22	PAYAPP#9 SER22 FR#33	202302	300	20700	10200		THE BRIAR TEAM, LLC	*	494,431.28	494,431.28	000090
2/13/23	00007	2/01/23	BW020120 BOS MEETING 02/01/2023	202302	310	51300	11000		BRIAN WALSH	*	200.00	200.00	000091
2/13/23	00008	2/01/23	GP020120 BOS MEETING 02/01/2023	202302	310	51300	11000		GARRET PARKINSON	*	200.00	200.00	000092
2/13/23	00001	2/01/23	18 MANAGEMENT FEE FEB23	202302	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	3,645.36	000093
		2/01/23	18 WEBSITE ADMIN FEB23	202302	310	51300	35200			*	100.00		
		2/01/23	18 INFORMATION TECH FEB23	202302	310	51300	35100			*	150.00		
		2/01/23	18 DISSEMINATION SVC FEB23	202302	310	51300	31300			*	416.67		
		2/01/23	18 OFFICE SUPPLIES FEB23	202302	310	51300	51000			*	2.83		
		2/01/23	18 POSTAGE FEB23	202302	310	51300	42000			*	58.59		
		2/01/23	18 COPIES FEB23	202302	310	51300	42500			*	.60		
2/13/23	00009	2/01/23	JS020120 BOS MEETING 02/01/2023	202302	310	51300	11000			JEFFREY T SHENEFIELD	*			200.00	200.00	000094
2/13/23	00011	2/01/23	MA020120 BOS MEETING 02/01/2023	202302	310	51300	11000		MILTON ANDRADE	*	200.00	200.00	000095
2/22/23	00017	1/30/23	PAYREQ#3 SER22 FR#33	202302	300	20700	10200		ARMOROCK, LLC	*	63,330.00	63,330.00	000096
2/22/23	00016	1/31/23	PAYREQ#1 SER22 FR#33	202302	300	20700	10200		RINKER MATERIALS	*	72,924.65	224,824.92	000097
		1/31/23	PAYREQ#1 SER22 FR#33	202302	300	20700	10200			*	151,900.27		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/23	00015	2/20/23	PAYREQ#1 202303 300-20700-10200 SER22 FR#34	FERGUSON WATERWORKS	*	14,185.74	14,185.74 000098
3/22/23	00022	2/23/23	39404 202303 300-20700-10200 SER22 FR#35	JOHNSTON'S SURVEYING, INC.	*	500.00	
		2/24/23	39434 202303 300-20700-10200 SER22 FR#35		*	14,564.76	15,064.76 000099
3/22/23	00021	2/28/23	PAYAPP#1 202303 300-20700-10200 SER22 FR#36	OVIDA CONSTRUCTION GROUP INC	*	3,645.01	3,645.01 000100
3/22/23	00018	1/31/23	PAYAPP#1 202303 300-20700-10200 SER22 FR#36	THE BRIAR TEAM, LLC	*	1,395,738.10	1,395,738.10 000101
3/22/23	00020	2/28/23	00687698 202303 300-20700-10200 SER22 FR#36	UNIVERSAL ENGINEERING SCIENCES	*	5,663.00	5,663.00 000102
3/24/23	00025	3/06/23	INV0106 202303 300-20700-10200 SER22 FR#37	DENVER DONALD DOUGLAS DBA THE DITCH	*	8,190.00	262,190.00 000103
		3/06/23	INV0107 202303 300-20700-10200 SER22 FR#37		*	254,000.00	
3/28/23	00001	3/01/23	19 202303 310-51300-34000 MANAGEMENT FEES MAR 23	GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	3,594.29 000104
		3/01/23	19 202303 310-51300-35200 WEBSITE ADMIN MAR 23		*	100.00	
		3/01/23	19 202303 310-51300-35100 INFORMATION TECH MAR 23		*	150.00	
		3/01/23	19 202303 310-51300-31300 DISSEMINATION SVCS MAR 23		*	416.67	
		3/01/23	19 202303 310-51300-51000 OFFICE SUPPLIES MAR 23		*	.60	
		3/01/23	19 202303 310-51300-42000 POSTAGE MAR 23		*	10.35	
3/28/23	00006	2/19/23	5702 202301 310-51300-31500 GENERAL COUNSEL JAN 23	KILINSKI/VAN WYK, PLLC	*	76.00	2,016.75 000105
		3/15/23	6170 202302 310-51300-31500 GENERAL COUNSEL FEB 23		*	1,940.75	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/23	00016	3/15/23	PAYREQ#1 SER22 FR#39	202303	300	20700	10200		RINKER MATERIALS	*	16,966.91	16,966.91	000106
4/04/23	00018	2/28/23	PAYAPPLI SER22 FR#38	202303	300	20700	10200		THE BRIAR TEAM, LLC	*	859,361.91	859,361.91	000107
4/12/23	00007	4/05/23	BW040520 BOS MEETING 4/5/23	202304	310	51300	11000		BRIAN WALSH	*	200.00	200.00	000108
4/12/23	00008	4/05/23	GP040520 BOS MEETING 4/5/23	202304	310	51300	11000		GARRET PARKINSON	*	200.00	200.00	000109
4/12/23	00001	4/01/23	20 MANAGEMENT FEES APR 23	202304	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	3,639.00	000110
		4/01/23	20 WEBSITE ADMIN APR 23	202304	310	51300	35200			*	100.00		
		4/01/23	20 INFORMATION TECH APR 23	202304	310	51300	35100			*	150.00		
		4/01/23	20 DISSEMINATION SVCS APR 23	202304	310	51300	31300			*	416.67		
		4/01/23	20 OFFICE SUPPLIES APR 23	202304	310	51300	51000			*	.15		
		4/01/23	20 POSTAGE APR 23	202304	310	51300	42000			*	55.51		
4/12/23	00009	4/05/23	JS040520 BOS MEETING 4/5/23	202304	310	51300	11000		JEFFREY T SHENEFIELD	*	200.00	200.00	000111
4/12/23	00011	4/05/23	MA040520 BOS MEETING 4/5/23	202304	310	51300	11000		MILTON ANDRADE	*	200.00	200.00	000112
5/04/23	00006	4/14/23	6301 GENERAL COUNSEL MAR 23	202304	310	51300	31500		KILINSKI/VAN WYK, PLLC	*	455.50	455.50	000113
5/04/23	00021	3/31/23	PAYAPP#2 SER22 FR#40	202304	300	20700	10200		OVIDA CONSTRUCTION GROUP INC	*	9,301.81	9,301.81	000114

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/23	00020	3/31/23	00697817 SER22 FR#41	202304	300	20700	10200		UNIVERSAL ENGINEERING SCIENCES	*	13,704.00	13,704.00	000115
5/05/23	00026	5/02/23	PAYREQ#1 SER22 FR#42	202305	300	20700	10200		HYDRA SERVICE INC.	*	165,768.00	165,768.00	000116
5/09/23	00016	4/25/23	PAYMENTR SER22 FR#44	202305	300	20700	10200		RINKER MATERIALS	*	12,023.87	12,023.87	000117
5/09/23	00018	3/31/23	PAYAPP#1 SER22 FR#43	202305	300	20700	10200		THE BRIAR TEAM, LLC	*	652,194.37	652,194.37	000118
5/10/23	00001	5/01/23	21	202305	310	51300	34000		MANAGEMENT FEES MAY 23	*	2,916.67		
		5/01/23	21	202305	310	51300	35200		WEBSITE ADMIN MAY 23	*	100.00		
		5/01/23	21	202305	310	51300	35100		INFORMATION TECH MAY 23	*	150.00		
		5/01/23	21	202305	310	51300	31300		DISSEMINATION SVC MAY 23	*	416.67		
		5/01/23	21	202305	310	51300	51000		OFFICE SUPPLIES MAY 23	*	2.71		
		5/01/23	21	202305	310	51300	42000		POSTAGE MAY 23	*	54.42		
									GOVERNMENTAL MANAGEMENT SERVICES			3,640.47	000119
5/18/23	00021	4/30/23	PAYAPP#3 SER22 FR#47	202305	300	20700	10200		OVIDA CONSTRUCTION GROUP INC	*	177,744.16	177,744.16	000120
5/18/23	00025	4/25/23	0127 SER22 FR#45	202305	300	20700	10200		DENVER DONALD DOUGLAS DBA THE DITCH	*	120,000.00	120,000.00	000121
5/18/23	00020	4/28/23	00705837 SER22 FR#46	202305	300	20700	10200		UNIVERSAL ENGINEERING SCIENCES	*	7,688.00	7,688.00	000122
5/22/23	00006	5/18/23	6531 GENERAL COUNSEL APR 23	202304	310	51300	31500		KILINSKI/VAN WYK, PLLC	*	754.50	754.50	000123
TOTAL FOR BANK A											4,917,555.46		
CRCF CROSSING CDD IARAUJO													

AP300R
*** CHECK NOS. 000084-000123

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CROSSINGS - GENERAL FUND
BANK A GENERAL FUND

RUN 7/27/23

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						4,917,555.46	

CRCF CROSSING CDD IARAUJO

SECTION 2

Crossings
Community Development District

Unaudited Financial Reporting
May 31, 2023



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5	<u>Capital Projects Fund - Series 2022</u>
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Crossings
Community Development District
Combined Balance Sheet
May 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 23,224	\$ -	\$ -	\$ 23,224
Due from Developer	\$ -	\$ -	\$ 765,700	\$ 765,700
Prepaid	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 188,841	\$ -	\$ 188,841
Revenue	\$ -	\$ 7,206	\$ -	\$ 7,206
Construction	\$ -	\$ -	\$ 27	\$ 27
Total Assets	\$ 23,224	\$ 196,046	\$ 765,727	\$ 984,997
Liabilities:				
Accounts Payable	\$ 3,284	\$ -	\$ 765,700	\$ 768,984
Retainage Payable	\$ -	\$ -	\$ 293,825	\$ 293,825
Total Liabilities	\$ 3,284	\$ -	\$ 1,059,524	\$ 1,062,808
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 196,046	\$ -	\$ 196,046
Capital Projects - Series 2022	\$ -	\$ -	\$ (293,798)	\$ (293,798)
Unassigned	\$ 19,940	\$ -	\$ -	\$ 19,940
Total Fund Balances	\$ 19,940	\$ 196,046	\$ (293,798)	\$ (77,811)
Total Liabilities & Fund Balance	\$ 23,224	\$ 196,046	\$ 765,727	\$ 984,997

Crossings
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance

Revenues:

Developer Contributions	\$ 438,900	\$ 50,000	\$ 50,000	\$ -
Total Revenues	\$ 438,900	\$ 50,000	\$ 50,000	\$ -

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 8,000	\$ 2,400	\$ 5,600
Engineering	\$ 15,000	\$ 10,000	\$ 503	\$ 9,498
Attorney	\$ 25,000	\$ 16,667	\$ 4,609	\$ 12,058
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 23,333	\$ 23,333	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 295	\$ 372
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing	\$ 1,000	\$ 667	\$ 1	\$ 666
Legal Advertising	\$ 10,000	\$ 6,667	\$ 200	\$ 6,467
Contingency	\$ 5,810	\$ 3,873	\$ 36	\$ 3,837
Office Supplies	\$ 550	\$ 367	\$ 10	\$ 357
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 132,585	\$ 80,748	\$ 41,894	\$ 38,854

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 7,500	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 21,190	\$ -	\$ -	\$ -
Landscape Replacement & Enhancements	\$ 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 Field Repairs & Maintenance	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 75,000	\$ -	\$ -	\$ -
Subtotal	\$ 167,690	\$ -	\$ -	\$ -

Crossings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 05/31/23	Thru 05/31/23		Variance
Amenity Expenditures					
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	\$ -	\$ -	\$ -	-
Amenity Contingency	\$ 75,000	\$ -	\$ -	\$ -	-
Subtotal	\$ 138,625	\$ -	\$ -	\$ -	-
Total O&M Expenditures:	\$ 306,315	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 438,900	\$ 80,748	\$ 41,894	\$ 38,854	
Excess Revenues (Expenditures)	\$ -		\$ 8,106		
Fund Balance - Beginning	\$ -		\$ 11,834		
Fund Balance - Ending	\$ -		\$ 19,940		

Crossings

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues:				
Assessments - Direct	\$ 377,681	\$ 234,263	\$ 234,263	\$ -
Interest	\$ -	\$ -	\$ 5,173	\$ 5,173
Total Revenues	\$ 377,681	\$ 234,263	\$ 239,436	\$ 5,173
Expenditures:				
Interest Expense 11/1	\$ 102,587	\$ 102,587	\$ 102,587	\$ -
Principal Expense 11/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest Expense 5/1	\$ 144,263	\$ 144,263	\$ 144,263	\$ -
Total Expenditures	\$ 336,849	\$ 336,849	\$ 336,849	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 1,362	\$ (1,362)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,362	\$ (1,362)
Excess Revenues (Expenditures)	\$ 40,832		\$ (96,052)	
Fund Balance - Beginning	\$ 102,587		\$ 292,098	
Fund Balance - Ending	\$ 143,419		\$ 196,046	

Crossings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 05/31/23	Thru 05/31/23		
Revenues:					
Developer Contributions	\$ -	\$ -	\$ 7,590,266		\$ 7,590,266
Interest	\$ -	\$ -	\$ 56		\$ 56
Total Revenues	\$ -	\$ -	\$ 7,590,321		\$ 7,590,321
Expenditures:					
Capital Outlay-Construction	\$ -	\$ -	\$ 7,591,516		\$ (7,591,516)
Total Expenditures	\$ -	\$ -	\$ 7,591,516		\$ (7,591,516)
Other Financing Sources:					
Transfer In/(Out)	\$ -	\$ -	\$ (1,362)		\$ 1,362
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,362)		\$ 1,362
Excess Revenues (Expenditures)	\$ -		\$ (2,556)		
Fund Balance - Beginning	\$ -		\$ (291,242)		
Fund Balance - Ending	\$ -		\$ (293,798)		

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Revenues	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Engineering	\$ -	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 503
Attorney	\$ 550	\$ 675	\$ 38	\$ 76	\$ 1,941	\$ -	\$ 1,210	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ 4,609
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 3	\$ 5	\$ 72	\$ 36	\$ 59	\$ 10	\$ 56	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ 295
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 61	\$ 74	\$ -	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 1	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 9,408	\$ 5,478	\$ 3,694	\$ 3,760	\$ 6,386	\$ 3,594	\$ 5,764	\$ 3,810	\$ -	\$ -	\$ -	\$ -	\$ 41,894
<i>Operation and Maintenance</i>													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M Expenses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 9,408	\$ 5,478	\$ 3,694	\$ 3,760	\$ 6,386	\$ 3,594	\$ 5,764	\$ 3,810	\$ -	\$ -	\$ -	\$ -	\$ 41,894
Excess Revenues (Expenditures)	\$ 15,592	\$ (5,478)	\$ (3,694)	\$ (3,760)	\$ (6,386)	\$ 21,406	\$ (5,764)	\$ (3,810)	\$ -	\$ -	\$ -	\$ -	\$ 8,106

Crossings

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Bonds		
Interest Rates:	4.250%, 4.750%, 5.000%, 5.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$188,841	
Reserve Fund Balance	\$188,841	
Bonds Outstanding - 06/23/22		\$5,800,000
Principal Payment - 5/1/23		(\$90,000)
Current Bonds Outstanding		\$5,710,000

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

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 requesting confirmation of the number of registered voters within the Crossings Community Development District as of April 15, 2023.

The number of registered voters within the Crossings CDD is zero as of April 15, 2023.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola