

Crossings
Community Development District

Meeting Agenda

May 1, 2024

AGENDA

Crossings

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 24, 2024

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, May 1, 2024, at 9:05 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/84749733323>

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

Meeting ID: 847 4973 3323

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. Organizational Matters
 - A. Acceptance of Resignation from Joel Adams
 - B. Appointment to Fill the Vacant Board Seat
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-04 Appointing Assistant Secretary
4. Approval of Minutes of the April 3, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 7, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments
6. Consideration of Resolution 2024-03 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)
7. Consideration of Special Warranty Deed with Grant and Reservation of Easements for Phase 1 Common Area Conveyance
8. Ratification of Construction Funding Agreement
9. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- i. Consideration of Work Order 2024-1 for Annual Consulting Engineering Services from Dewberry
 - C. Field Manager's Report
 - i. Consideration of Proposals for Landscape Maintenance Services
 - a) Blade Runners of Orlando
 - b) Exalt Outdoors
 - c) Prince and Son's
 - ii. Consideration of Proposals for Aquatic Maintenance Services
 - a) Applied Aquatics
 - b) Aquatic Weed Management
 - c) Solitude Lake Management (*to be provided under separate cover*)
 - iii. Consideration of Proposals for Pest Control
 - a) Orkin
 - b) Terminix
 - iv. Consideration of Proposals for Quarterly Pond Fountain Maintenance
 - a) Cascade Fountains
 - b) Solitude Lake Management (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—6
- 10. Other Business
- 11. Ethics Training
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

SECTION III

SECTION A

From: Joel Adams
Subject: Crossings CDD
Date: April 25, 2024
To: Jillian Burns

Jill,

Effective today, I am resigning from the board of supervisors of the Crossings CDD.

Thank you,

Joel Adams

SECTION D

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT, 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*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 1st day of May 2024

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 3, 2024** at 9:05 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Brian Walsh <i>by Zoom</i>	Chairman
Milton Andrade	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jeremy LeBrun	District Manager, GMS
Grace Kobitter <i>via Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 3, 2024 Crossings Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 9:05 a.m. Three Supervisors were in attendance at the meeting and one on Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There are only Board members and staff. There are no members of the public in attendance.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 2, 2023
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the August 2, 2023 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Minutes of the August 2, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the District

Mr. LeBrun asked for a motion to open the public hearing. He noted there are no members of the public present, just Board and staff.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2024-01 Ratifying the Publishing of Advertisements Setting the Public Hearing on Amenity Policies and Rates and Adopting Amenity Policies and Rates for the District

Mr. LeBrun stated that the purpose for the public hearing is for consideration of Resolution 2024-01 ratifying the publishing of advertisements setting the public hearing on amenity policies and rates and adopting amenity polices and rates for the District. This is what was advertised for the hearing today. Starting on page 17 of the agenda are the published rates so that is the highest the Board can set but the Board is free to change any of the rates. The Board decided the dog park, fitness center and fire pit be deleted from amenity hours, leaving trail policies as is, bring rental fee down to \$250 (includes cleaning fee) for meeting room and deposit at \$250 non-member fee set at \$4,000, and replacement access card \$30.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2024-01 Ratifying the Publishing of Advertisements Setting the Public Hearing on Amenity Policies and Rates and Adopting Amenity Policies and Rates for the District, was approved as amended.

Mr. LeBrun asked for a motion to close the public hearing.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC

Mr. LeBrun stated Board has previously contracted with AMTEC for rebate arbitrage calculations. The calculations are on page 46 of the agenda which show no rebate liability.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Report for Series 2022 Bonds from AMTEC, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun stated the Board enters into this agreement annually with the county. Jill has already signed and submitted this so just looking for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024 Data Sharing and Usage Agreement with Osceola County, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposed Construction Agreement for Phase 2 – The Crossings – ADDED

- A. Draft Standard form of Agreement between Owner and Contractor for Construction Contract between Clayton Properties Group, Inc. and The Briar Team, LLC**
- B. Assignment of Contractor Agreement**

Mr. LeBrun stated usually with an added item they will take public comment but there are no members of the public present or on Zoom. Ms. Kobitter noted included in the package is the standard form of agreement for Crossings Phase 2 as well as the assignment package of that agreement. She would be happy to take any questions from the Board. Mr. LeBrun asked if this should be approved in substantial form. Ms. Kobitter stated yes if there are any revisions that the Board sees they would like to make.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposed Construction Agreement for Phase 2 – The Crossings - ADDED, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing additional to report.

B. Engineer

Mr. Arrington had nothing to report unless there are any questions.

C. Field Manager's Report

Mr. Smith presented the field manager's report. He noted the amenity is nearing completion. He is gathering proposals for maintenance of the pool, landscaping, pest control, and janitorial. Landscaping and aquatics are currently being done on a month-to-month basis. Billing is at a monthly rate until a contract is awarded. The vendors are Blade Brothers Orlando and Aquatic Weed Management. Right now, they are switching to full time weekly maintenance for landscaping. There was an abundance of construction trash built up in the ponds. The crew will continue to pick up trash and make sure the amenity pond is cleaned up.

Mr. Wright presented proposals from 5 Star Pro Services and Resort Pools. The main difference in their pricing and scope is Resort Pools includes all chemicals for the year in the monthly price. 5 Star Pro Services bills for chemicals on an as needed basis. His recommendation would be Resort Pools.

Mr. Wright presented proposals for janitorial from Clean Star and DBS Cleaning. Clean Star works hand in hand with Resort Pools. He noted DBS Cleaning subcontracts different local cleaning services. Pricing for the two is similar. He recommended Clean Star. Mr. Smith noted the goal is to have amenity open by second to third week of May.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Resort Pools and Clean Star Services Proposals, was approved.
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Mr. Wright handed out a map and noted it is based on what will be budgeted for in the next fiscal year in terms of maintenance responsibilities including landscaping, aquatics – 2 ponds, pool/playground area and fountain in front of amenity center. He noted anything can be added on.

D. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented approval of the check register included in the packet on page 373. The general fund included checks 124-171 and construction fund checks 1-26. Grand total for the check register is \$6,859,309.31. Behind the register is the detailed summary.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Check Register totaling \$6,859,309.31, was approved.

ii. Balance Sheet & Income Statement

Mr. LeBrun stated that the financials were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Crossings Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 7, 2024
HOUR: 9:05 AM
LOCATION: West Osceola Branch Library
305 Campus Street
Celebration, Florida 34747

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF MAY 2024.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Crossings
Community Development District

Proposed Budget
FY2025



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8 Amortization Schedule

Crossings

Community Development District General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/2024	Projected Next 6 Months	Projected Thru 9/30/2024	Proposed Budget FY2025
Revenues					
Assessments - On Roll	\$ 250,764	\$ 252,582	\$ -	\$ 252,582	\$ 329,902
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Developer Contributions	\$ 166,136	\$ 25,000	\$ -	\$ 25,000	\$ 209,018
Total Revenues	\$ 416,900	\$ 277,582	\$ -	\$ 277,582	\$ 568,920

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 2,400	\$ 2,400	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,000	\$ 3,000	\$ 15,000
Attorney	\$ 25,000	\$ 4,148	\$ 8,296	\$ 12,444	\$ 25,000
Annual Audit	\$ 3,950	\$ -	\$ 3,950	\$ 3,950	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,377	\$ -	\$ 5,377	\$ 5,250
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,750	\$ 2,250	\$ 5,000	\$ 5,250
Trustee Fees	\$ 4,100	\$ -	\$ 4,100	\$ 4,100	\$ 4,100
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 37,500
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 216	\$ 284	\$ 500	\$ 1,000
Insurance	\$ 6,000	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 7,500	\$ 192	\$ 1,308	\$ 1,500	\$ 7,500
Contingency	\$ 2,500	\$ 233	\$ 240	\$ 473	\$ 2,500
Office Supplies	\$ 550	\$ 1	\$ 29	\$ 30	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 127,225	\$ 37,743	\$ 45,106	\$ 82,849	\$ 130,145

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 65,000	\$ -	\$ 15,000	\$ 15,000	\$ 80,000
Landscape Replacement & Enhancemen	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Lake Maintenance	\$ 7,500	\$ 10,575	\$ 21,000	\$ 31,575	\$ 8,500
Streetlights	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
Electric	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Water & Sewer	\$ 5,000	\$ 10,628	\$ 13,105	\$ 23,733	\$ 5,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
General Repairs & Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 12,500
Contingency	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500
Total Field Expenditures	\$ 186,500	\$ 21,203	\$ 86,355	\$ 107,558	\$ 212,500

Crossings

Community Development District General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/2024	Projected Next 6 Months	Projected Thru 9/30/2024	Proposed Budget FY2025	
<i><u>Amenity Expenditures</u></i>						
Amenity Access Management	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000	
Amenity - Electric	\$ 14,400	\$ -	\$ 7,200	\$ 7,200	\$ 14,400	
Amenity - Water	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000	
Internet	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	
Pest Control	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500	
Janitorial Services	\$ 10,200	\$ -	\$ 5,100	\$ 5,100	\$ 18,500	
Security Services	\$ 25,000	\$ -	\$ 12,500	\$ 12,500	\$ 25,000	
Pool Maintenance	\$ 22,200	\$ -	\$ 11,100	\$ 11,100	\$ 27,000	
Amenity Repairs & Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 12,500	
Holiday Décor	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
Contingency	\$ 6,375	\$ -	\$ 3,188	\$ 3,188	\$ 6,375	
Total Amenity Expenditures	\$ 103,175	\$ -	\$ 51,588	\$ 51,588	\$ 226,275	
Total O&M Expenditures:	\$ 289,675	\$ 21,203	\$ 137,943	\$ 159,146	\$ 438,775	
<u>Other Financing Sources/(Uses)</u>						
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses):	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures	\$ 416,900	\$ 58,946	\$ 183,049	\$ 241,995	\$ 568,920	
Excess Revenues/(Expenditures)	\$ -	\$ 218,636	\$ (183,049)	\$ 35,587	\$ -	
<u>Product</u>						
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome - 22'	108.00	144	0.75	\$123,542	\$857.93	\$912.69
Bungalow - 32'	54.40	68	0.80	\$62,229	\$915.13	\$973.54
Single Family - 50'	126.00	126	1.00	\$144,132	\$1,143.90	\$1,216.92
Unplatted	0.00	0	0.00	\$30,000	\$0.00	\$0.00
Total ERU's	288.40	338		\$359,902		

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.

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.

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.

Amenity Expenditures

Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Seamless facility rental management for clubhouses, meeting rooms and pavilions and rentals. Districts are provided electronic communication for District news and direct remote customer serve through phone and email directly to the Amenity Access Team.

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

Pool Attendants

Represents estimated costs for pool attendants.

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 FY2024	Actuals Thru 3/31/2024	Projected Next 6 Months	Projected Thru 9/30/2024	Proposed Budget FY2025
Revenues					
Assessments	\$ 377,681	\$ 377,400	\$ 281	\$ 377,681	\$ 377,681
Interest Income	\$ 500	\$ 7,036	\$ 3,518	\$ 10,554	\$ 500
Carry Forward Surplus *	\$ 153,211	\$ 197,585	\$ -	\$ 197,585	\$ 161,121
Total Revenues	\$ 531,392	\$ 582,021	\$ 3,800	\$ 585,821	\$ 539,302
Expenses					
Interest- 11/01	\$ 142,350	\$ 142,350	\$ -	\$ 142,350	\$ 140,331
Special Call - 11/1	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Principal - 05/01	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 95,000
Interest - 05/01	\$ 142,350	\$ -	\$ 142,350	\$ 142,350	\$ 140,331
Total Expenditures	\$ 379,700	\$ 187,350	\$ 237,350	\$ 424,700	\$ 375,663
Excess Revenues/(Expenditures)	\$ 151,692	\$ 394,671	\$ (233,550)	\$ 161,121	\$ 163,639

*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/25 \$138,313

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
11/01/24	\$ 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 VI

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Joel Adams	11/2024
2	Brian Walsh	11/2026
3	Milton Andrade	11/2026
4	Garret Parkinson	11/2024
5	Jeffrey Shenefield	11/2024

This year, Seat 1, currently held by Joel Adams, Seat 4, currently held by Garret Parkinson, and Seat 5, currently held by Jeffrey Shenefield, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **5th day of November 2024, at 10:05 AM** and located at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **May 1, 2024** meeting. A sample notice of landowners’

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 1ST DAY OF MAY 2024.

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Crossings Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 142 acres, generally located North of Jones Road, East and West Wetlands Place and Gerry Court, situated entirely within unincorporated Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there may be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 5, 2024
TIME: 10:05 AM
PLACE: West Osceola Branch Library
305 Campus St.
Celebration, Florida 34747

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: **10:05 AM**

LOCATION: **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
 CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
 OSCEOLA COUNTY, FLORIDA
 LANDOWNERS' MEETING –Tuesday, November 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Crossings Community Development District to be held at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747, on Tuesday, November 5, 2024 at 10:05 AM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HICKORY TREE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING –TUESDAY, NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Crossings Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VII

PREPARED BY AND RETURN TO:

Jennifer Kilinski, Esquire
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED WITH GRANT AND RESERVATION OF EASEMENTS

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of _____, 2024, by **CLAYTON PROPERTIES, GROUP**, a Tennessee corporation, with a mailing address of PO Box 4098, Maryville, Tennessee 37892 and **LAND SOUTH EQUITIES, LLC**, a Florida limited liability company, with a mailing address of PO Box 6165, Lakeland, Florida 33807 (hereinafter called the “grantor”), in favor of **CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Osceola County, Florida, further described as:

Tracts 19 and 20 (recreation/stormwater/landscape) and Tracts 1, 2, 3, 4, 5, 28, 29, 30, 31, 33, 34, 38, 39, 40, 41, 42, and 43 (open space/landscape), as identified on the plat titled, Crossings Phase 1, and recorded in Plat Book 33, Pages 53 et seq. of the Official Records of Osceola County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

GRANT OF EASEMENTS

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further grants, bargains and conveys to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below (“Easements”):

Those certain 10.00 foot wide Drainage and Utility Easements along lots and tracts adjacent to street right-of-way lines, those certain 5.00 foot wide Drainage and Utility Easements along the side and rear of lots, and that certain blanket Drainage and Utility Easement across tracts Alley 1, Alley 2, Alley 3, Alley 4, Alley 5 and Alley 6 (together, “Easement Areas”), as identified on the plat titled, Crossings Phase 1, and recorded in Plat Book 33, Pages 53 et seq. of the Official Records of Osceola County, Florida.

AND, with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing stormwater, hardscaping, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

TOGETHER with all rights of Grantor, if any, to such stormwater, hardscaping, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan and that are located on the Easement Areas;

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the Easement Areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

THAT GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement Areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement Areas; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or Easement Areas or improvements located thereon.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation

Print Name: _____

By: _____

Its: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of physical presence or online
notarization this ____ day of _____, 2024 by _____, as _____
of Clayton Properties Group, a Tennessee corporation, on behalf of company.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

GRANTOR:

LAND SOUTH EQUITIES LLC,
a Florida limited liability company

Signed, sealed and delivered
in the presence of:

Print Name: _____

By: Robert F. Harper, IV
Its: Manager

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of physical presence or online
notarization this ____ day of _____, 2024 by Robert F. Harper, IV, as Manager of Land South Equities
LLC, a Florida limited liability company, on behalf of company.

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2024.

Signed, sealed and delivered
in the presence of:

**CROSSINGS COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established under Chapter 190 of the
Florida Statutes

Witnesses:

Name: _____

By: _____
Brian Walsh, Chairperson
Board of Supervisors

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2024, by Brian Walsh, as Chairperson of the Board of Supervisors of the Crossings Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION VIII

**CONSTRUCTION FUNDING AGREEMENT BETWEEN
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT AND
CLAYTON PROPERTIES GROUP, INC.
[PHASE 2 CONSTRUCTION]**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 3rd day of April 2024, by and between:

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being located in Osceola County, Florida, and with a mailing address c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, and owner and developer of lands within the District, with a mailing address of 5000 Clayton Road, Maryville, Tennessee 37804, and its successors and assigns (the “**Developer**”, together with the District, the “**Parties**”, and separately, “**Party**”).

RECITALS

WHEREAS, the District was established by an ordinance, as amended from time to time, adopted by the Board of County Commissioners in and for Osceola County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District identified in the Engineer’s Report as Phase 2 (as defined below) upon which the District’s improvements have been or will be made; and

WHEREAS, the Developer has requested assignment of that certain construction agreement between Developer and The Briar Team, LLC to the District (the “**Construction Agreement**”) and the District has agreed to accept assignment of the same in order to assist in the completion of the various infrastructure improvements, facilities, and services within and adjacent to the District described in that certain *Engineer’s Report* dated January 31, 2022, which includes the improvements set forth in the Construction Agreement (hereinafter the “**Project**”), attached hereto as **Exhibit A** and incorporated herein by reference; and

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

WHEREAS, the District is anticipated to be without sufficient funds available to provide for the construction of the entirety of the described in **Exhibit A**, including construction and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, the “**Improvements**”); and

WHEREAS, in order to induce the District to proceed at this time with the assignment of the Construction Agreement and construction of the Improvements, the Developer desires to provide the funds necessary to enable the District to proceed with such Improvements, subject to that certain Acquisition agreement by and between the District and Developer that obligates the District to use available bond proceeds, if issued, to pay for costs of the Improvements and/or reimburse Developer for same; and

WHEREAS, the District anticipates accessing the public bond market to obtain financing for the construction of the Improvements as described in **Exhibit A**, and the Parties agree that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from such bonds to the extent and amount of such proceeds and Developer shall fund the remainder of the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. FUNDING. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the Improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District and shall only be requested to the extent necessary prior to issuance of bonds and after expenditure of available proceeds, if any.

3. REPAYMENT. The Parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of tax-exempt bonds. Within thirty (30) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and thus does not reimburse the Developer for the funds advanced, then the Parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.

4. DEFAULT. A default by either Party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

5. **ENFORCEMENT OF AGREEMENT.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **AGREEMENT.** This Agreement shall constitute the final and complete expression of the agreement between the Parties relating to the specific subject matter of this Agreement.

7. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

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

9. **NOTICES.** All notices, requests, consents and other communications hereunder (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, electronic mail, or overnight delivery service, to the Parties, as follows:

A. If to District: Crossings Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager
jburns@gmscfl.com

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
jennifer@cddlawyers.com

B. If to Developer: Clayton Properties Group, Inc.
5000 Clayton Road
Maryville, Tennessee 37804
Attn: Joel Adams
j.adams@hlandhomes.org

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days.

Counsel for the Parties may deliver Notices on behalf of the Party he/she represents. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. ASSIGNMENT. Neither Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Party.

12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action brought hereunder shall be Osceola County, Florida.

13. EFFECTIVE DATE. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

15. COUNTERPARTS. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

CLAYTON PROPERTIES GROUP, INC.

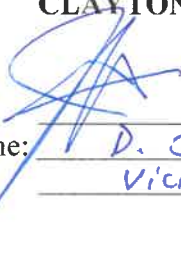
By:  _____
Name: D. JOEL ADAMS
Its: VICE PRES.

Exhibit A: *The Briar Team Construction Agreement/Assignment*

Exhibit A

SECTION IX

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

April 2, 2024

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 2024-1
 Crossings Community Development District
 Annual Engineer’s Report 2024**

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 \$3,000, 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

April 2, 2024
 Date

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 Crossings
 Community Development District

 Date

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

Crossings CDD

Field Management Report



May 1st, 2024

Jarett Wright

Field Manager

GMS

Site Items

Amenity Progress



Site Items

Landscaping / Aquatics Update

- ✚ Gathered proposals for contracted landscape and aquatics maintenance. Scope of work and Maintenance Maps are provided below.
- ✚ New Sod was installed around the amenity center, and we will monitor the areas while it is establishing.
- ✚ Trash and debris were removed from the amenity pond, but construction trash continues to accumulate here. We will schedule GMS maintenance staff to clean up these areas in conjunction with the landscaper as needed.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at jwright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 1

Crossings CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Crossings CDD Landscape Fee Summary

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property: Crossings CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: 407-201-1514

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing													\$0
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE (Component C) Tree/Shrub Fert													\$0
IRRIGATION MAINT. (Component D)													\$0
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flat Fee Schedule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$0
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$0.00
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Crossings CDD Maintenance Map

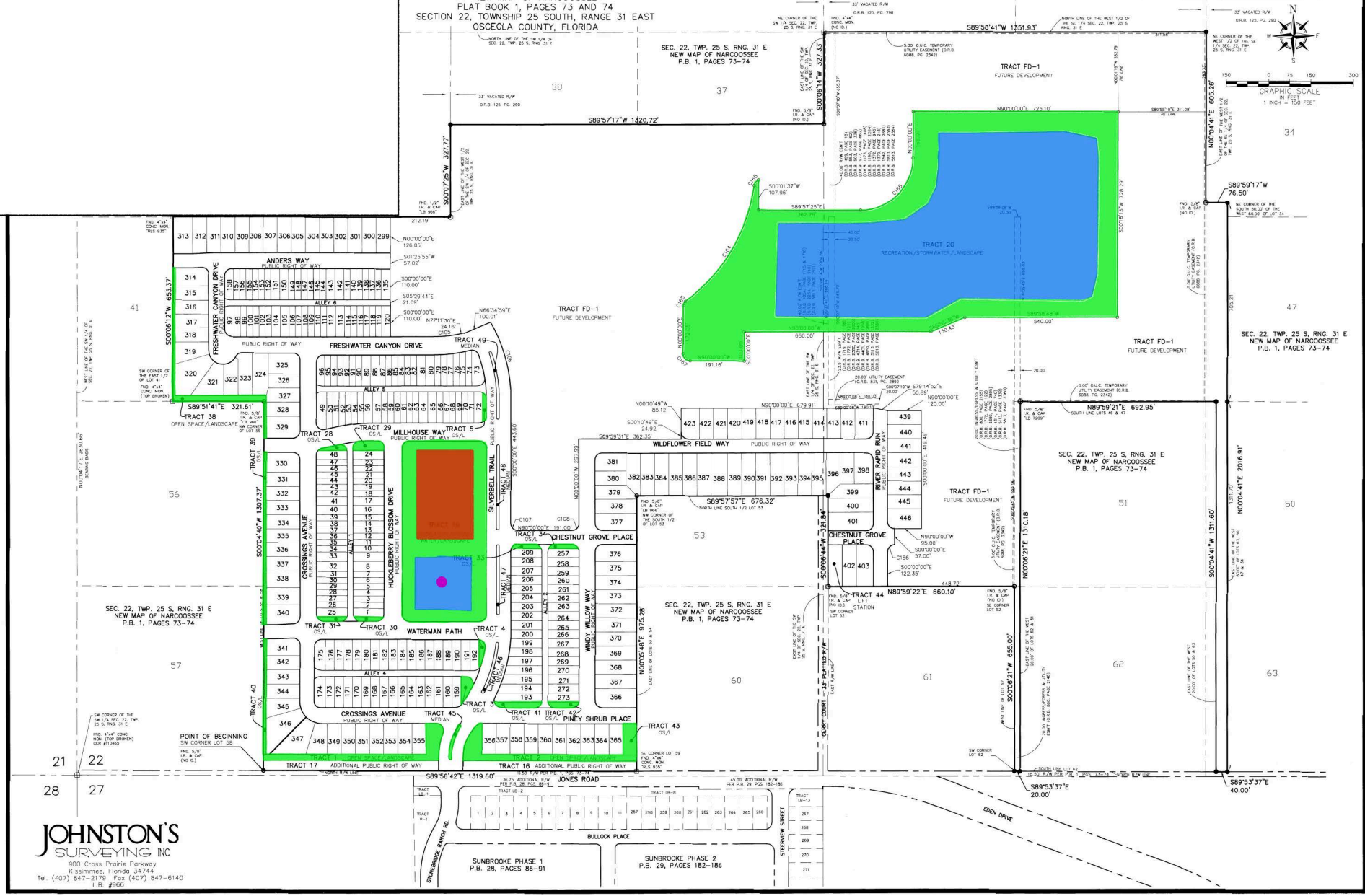
- Green - CDD Landscaping Responsibilities
- Blue - CDD Aquatic Responsibilities
- Red - CDD Amenity Center / Pool / Playground
- Purple - CDD Owned Fountain

CROSSINGS PHASE 1

A REPLAT OF A PORTION OF THE
NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73 AND 74
SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

SHEET 2 OF 8

PLAT BOOK **33** PAGE **54**



JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2129 Fax (407) 847-6140
L.B. #966

SECTION (a)

Crossings CDD Landscape Fee Summary

Contractor: Blade Runners Commercial Landscaping Orlando, CDD

Address: 19 N Texas Ave. Orlando, FL 32805

Phone: 407-306-0600

Fax:

Contact: Juan Ramirez

Email: JUAN@BLADERUNNERSORLANDO.COM

Property: Crossings CDD

Address: 219 E. Livingston St.

Orlando,

Florida, 32801

Phone: 407-750-3599

Contact: JWright@gmscfl.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	1,931	1,931	1,931	4,827	3,862	3,862	4,827	4,827	3,862	4,827	1,931	1,931	\$40,550
TURF CARE (Schedule B) Bahia/St Augustine Fert	250		250		250		250		250		250		\$1,500
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert		125		125		125		125		125		125	\$750
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing:</i>					7,200						4,800		\$12,000
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price:</i>					2,000						2,000		\$4,000
ANNUAL CHANGES - None at this time (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	200	200	200	200	200	200	200	200	200	200	200	200	\$2,400
TOTAL FEE PER MONTH:	\$2,381	\$2,256	\$2,381	\$5,152	\$13,512	\$4,187	\$5,277	\$5,152	\$4,312	\$5,152	\$9,181	\$2,256	\$61,200

Fiat Fee Schedule	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$61,200
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$45,200
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Extra Services Annual Changes, Palm Pruning, Mulch	\$16,000
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TOTAL	\$61,199.80
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SECTION (b)

Crossings CDD Landscape Fee Summary

Contractor: Exalt Outdoor Services Inc

Address: 401 W New Nolte Rd. St. Cloud FL 34769

Phone: #####

Fax:

Contact: Mike Wetherington

Email: Mike.wetherington@exaltoutdoors.com

Property: Crossings CDD

**Address: 219 E. Livingston St.
Orlando,
Florida,
32801**

Phone: 407-750-3599

Contact: JWright@gmscfl.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	1,600	1,600	1,600	3,200	3,200	3,200	3,200	3,200	3,200	1,600	1,600	1,600	\$28,800
TURF CARE (Schedule B) Bahia/St Augustine Fert	385		385		385					385			\$1,540
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert			300		300		300			300			\$1,200
BED DRESSING - Estimate mulch (Schedule E - B.) <i>Per Yard Pricing:65</i>					9,750						6,500		\$16,250
					<i>Mulch Yds</i>						<i>Mulch Yds</i>		
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: 60</i>						2,940						2,940	\$5,880
ANNUAL CHANGES - None at this time (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	402	402	402	402	402	402	402	402	402	402	402	402	\$4,824
TOTAL FEE PER MONTH:	\$2,387	\$2,002	\$2,687	\$3,602	\$14,037	\$6,542	\$3,902	\$3,602	\$3,602	\$2,687	\$8,502	\$4,942	\$58,494

Fiat Fee Schedule	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$4,875	\$58,494
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Essential Services Mowing/Detailing/Irrigation/Fert an	\$36,364
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Extra Services Annual Changes, Palm Pruning, M	\$22,130
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TOTAL	\$58,494.00
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SECTION (c)

Crossings CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.
 Address: 14645 Boggy Creek Rd.
 Orlando, FL 32824
 Phone: (863) 422-5207
 Fax:
 Contact: Lucas Martin
 Email: lmartin@princeandsonsinc.com

Property: Crossings CDD
 Address: 219 E. Livingston St.
 Orlando,
 Florida, 32801
 Phone: 407-750-3599
 Contact: JWright@gmscfl.com
 Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	4,320	2,880	2,880	5,760	5,760	5,760	7,200	5,760	7,200	5,760	2,880	4,320	\$60,480
TURF CARE (Schedule B) Bahia/St Augustine Fert		1,400		1,400		1,400		1,400		1,400		1,400	\$8,400
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	420			420			420			420			\$1,680
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$55</i>					6,600 <i>120 Mulch Yds</i>						4,400 <i>80 Mulch Yds</i>		\$11,000
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: \$45</i>					1,800							1,200	\$3,000
ANNUAL CHANGES - None at this time (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
TOTAL FEE PER MONTH:	\$5,640	\$5,180	\$3,760	\$8,480	\$15,060	\$8,060	\$8,520	\$8,060	\$8,100	\$8,480	\$8,180	\$7,820	\$95,360
Flat Fee Schedule	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$7,947	\$95,360

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$81,360
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Extra Services Annual Changes, Palm Pruning, Mulch	\$14,000
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TOTAL	\$95,360.00
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SECTION 2

SECTION (a)



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **April 19, 2024**

Name **Crossings CDD
c/o GMS**
Address **6200 Lee Vista Blvd, Suite 300**
City **Orlando, FL 32822**
Phone **407-250-3599**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Two (2) Stormwater Retention Ponds
Associated with Crossings CDD
405 Huckleberry Blossom Dr
St Cloud, FL 34771**

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Shoreline brush & grass control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Submersed vegetation control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

**The terms of this agreement shall be: 05/01/2024 thru 04/30/2025.
Agreement will automatically renew as per Term & Condition 14.**

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$1,040.00</u>	Due <u>monthly</u> as billed x 12.
Total Annual Cost	<u>\$12,480.00</u>	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.

E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **May 19, 2024**

F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith** Date: **4/19/2024**

Accepted _____ Date: _____

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION (b)

ESTIMATE

Aquatic Weed Management, Inc. WATERWEED1@AOL.COM
PO Box 1259 +1 (863) 412-1919
Haines City, FL 33845



Crossings CDD

Bill to

Crossings CDD
c/o GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801

Estimate details

Estimate no.: 1422
Estimate date: 03/12/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Scope of Work Monthly pond herbicide maintenance on 2 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.		1	\$600.00	\$600.00
					Total	\$600.00

Note to customer

Thank you for your business!

SECTION (c)

*Item will be
provided under
separate cover.*

SECTION 3

SECTION (a)



Prepared For
Crossings CDD
April 24, 2024

Ismael Rios
Orkin Commercial Services
Phone: (407) 276-3017
Email: irios@rollins.com

This report is limited to a visual inspection of the structure. There may be hidden infestations and/or areas of access that are not evident from a visual inspection. The purpose of this report is to document areas of concern from the interior and exterior inspection. Specifically: 1.) visible evidence of pest infestation or damage; 2.) visible conditions conducive to infestations; 3.) visible areas of potential pest access to the structure.



BUSINESS INFORMATION

Crossings CDD	
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Business Name

Facility or Store Number (if applicable)

405 Huckleberry Blossom Drive	St Cloud	FL	34771
-------------------------------	----------	----	-------

Service Address

City

State

Zip

Jarrett Wright	(407) 750-3599	
----------------	----------------	--

Service Contact Name

Business Phone Number

Extension

jwright@gmscfl.com

Service Contact Email

Other

Type of Business

BILLING INFORMATION

405 Huckleberry Blossom Drive	St Cloud	FL	34771
-------------------------------	----------	----	-------

Billing Address

City

State

Zip

Jarrett Wright	(407) 750-3599	
----------------	----------------	--

Billing Contact Name

Business Phone Number

Extension

jwright@gmscfl.com

Billing Contact Email

--

Notes



Founded in 1901, Atlanta-based Orkin, LLC serves more than 1.7 million clients through more than 400 locations across the world. We'd like to put our century of pest research and real-world results to work for you. Our goal is to get to know your property inside and out, customize an Integrated Pest Management (IPM) program to fit your needs, and integrate seamlessly into your team – so you can breathe easier when it comes to pest control.



WHY CHOOSE ORKIN AS YOUR PARTNER?

Our Commercial Pest Specialists have extensive experience and receive world-class training so they understand the unique challenges you face.

- ◆ **National expertise** – We partner with you and provide unrivalled access to our national expertise and resources to help solve pest problems.
- ◆ **Rapid, effective response** – Because pest problems can occur at any time, we provide fast, reliable and high-quality service to help ensure your establishment is protected.
- ◆ **Breadth and depth of experience** – Our commitment and consistent nationwide service mean we deliver outstanding results, no matter where you are.
- ◆ **Security** – Orkin is bonded, and our Commercial Pest Specialists are screened and randomly drug tested to allay security concerns.



OUR A.I.M.® APPROACH TO PEST PREVENTION

Environmental Commitment

Effective pest management is a process, not a one-time event. Through our IPM approach, which we call A.I.M., we identify the best program for your needs based on scientific research and custom solutions. Our methods combine a collaborative and ongoing cycle of three critical activities, so you can rest assured that your business is getting maximum protection with minimum exposure.



Assess

First we inspect, identify and evaluate all the underlying reasons pests infest your establishment.



Implement

Your Orkin Commercial Pest Specialist continually works with you to develop customized solutions that suit your establishment's unique needs.



Monitor

Year-round monitoring, documentation and communication help ensure the ongoing effectiveness of your service.

ORKIN PRECISION PROTECTION

Orkin is trusted by more businesses in North America than any other pest management provider. We service customers in a wide variety of industries and tailor our program to fit the countless different environments we face every day. We'll start with a comprehensive, on-site inspection and deliver scientifically-based solutions to help meet your needs.



National expertise — We partner with you and provide unrivalled access to our national expertise and resources to help solve pest problems you might face.

Rapid, effective response — Because pest problems can occur at any time, we provide fast, reliable and high-quality service.

Your satisfaction is our promise — We back our service with a national Quality Assurance program and Triple Guarantee.



INSPECTION REPORT

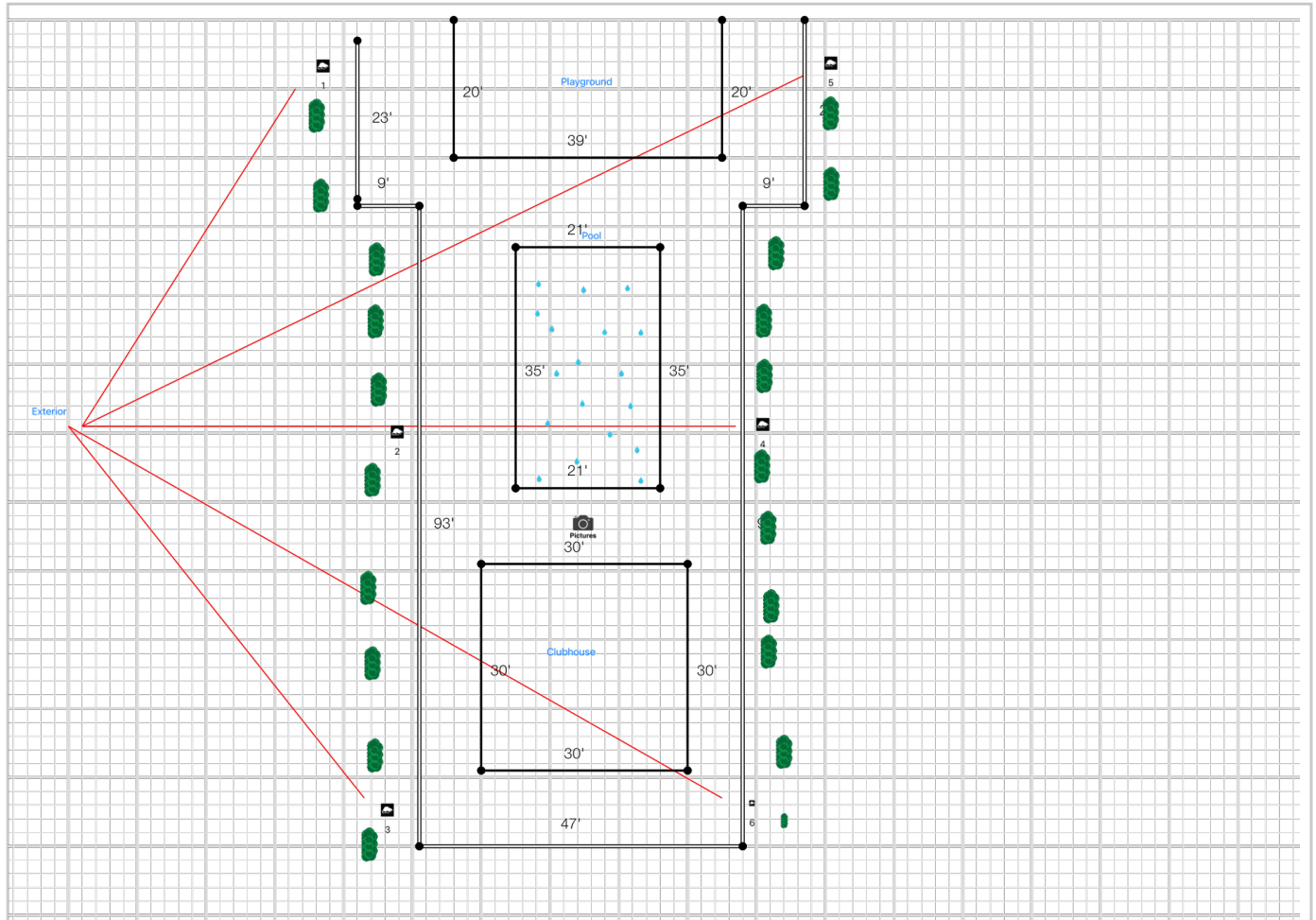
Crossings CDD Graph

Business Name: Crossings CDD

Service Address: 405 Huckleberry Blossom Drive St Cloud, FL 34771

Account Manager: Ismael Rios

Date: April 24, 2024



Icon indicates general area and is not precise.
Insect evidence and conditions may be widespread.

1 block = 2 ft

Bait Station Count: 6	Restroom Care Count: 0
Tin Cat Count: 0	Actizyme Dispenser 0
Pest Monitor Count: 0	Actizyme Odor Control 0
Fly Light Count: 0	Pheromone Trap Count: 0
Door Sweep Count: 0	Glue Trap Count: 0
Air Curtain Count: 0	AirSpa/AirRemedy Count: 0
Mouse Snap Trap Count: 0	Rat Snap Trap Count: 0
Orkin Eclipse Count: 0	Gateway Count: 0
Bird Control Count: 0	



MAP LEGEND



Bait Station



Hedge



Water



INITIAL INSPECTION IMAGES

Crossings CDD



Pictures



Pictures



Pictures



Pictures



Pictures



Pictures



Pictures



Pictures



Pictures



SERVICE AREA: CLUBHOUSE

Monthly

- ◆ Inspection of all interior areas for pest activity and/or conditions conducive for pests.
- ◆ Crawling insect treatment in response to pest activity in interior areas.
- ◆ Inspection of pest activity monitor(s) for any pest activity.
- ◆ Placement of pest activity monitor(s) to gauge any present or future pest activity.

SERVICE AREA: EXTERIOR

- ◆ Inspection of all exterior areas for pest activity and/or conditions conducive for pests.
- ◆ Inspection and maintenance of all exterior rodent devices.
- ◆ Crawling insect treatment in response to pest activity in exterior areas.

One-Time

- ◆ Installation of rodent devices in necessary exterior areas.

SERVICE AREA: PLAYGROUND

Monthly

- ◆ Inspection of all exterior areas for pest activity and/or conditions conducive for pests.
- ◆ Crawling insect treatment in response to pest activity in exterior areas.

SERVICE AREA: POOL

NOTE: Unless specified elsewhere in this scope of service, only the following pests are covered under this proposal: Cockroaches, Mice, Rats, Common Ants (excluding Carpenter, Pharaoh and fire Ants), Spiders (excludes Brown Recluse Spiders), Pill Bugs, Centipedes, and Millipedes. A separate proposal is required for pests such as Bed Bugs, Bat Bugs, Mosquitoes, Termites and other wood destroying organisms.



CLUBHOUSE CUSTOMER ACTION NEEDED

- ◆ Trim vegetation away from building to allow at least 18".
- ◆ Seal all cracks, crevices, holes, gaps and other structural damage.
- ◆ Empty trash daily.
- ◆ Ensure exterior doors are closed.

EXTERIOR CUSTOMER ACTION NEEDED

- ◆ Keep dumpster lids closed at all times.
- ◆ Trim vegetation away from building to allow at least 18".
- ◆ Empty trash daily.
- ◆ Secure organic waste in plastic bags using at least 3 ml or by double lining.
- ◆ Secure lids on garbage cans during regular business hours.
- ◆ Remove food, debris, and organic waste from all floor prior to leaving for the night.
- ◆ Remove pooling water / standing water.

A large, light gray rectangular box intended for a customer signature. A handwritten signature is visible in the bottom-left corner of the box.

Customer Signature

Customer signature is simply acknowledgement of receipt of the Orkin Inspection Report to which the signature is affixed. The Orkin Inspection Report may contain matters that the customer will need to address should the customer decide to receive services from Orkin. The customer's signature is NOT a commitment to scheduling Orkin services. A separate agreement is required for these services.



QUALITY ASSURANCE

We back Precision Protection™ with Orkin's Quality Assurance program (featured in the American Society for Quality's Quality Progress magazine), which assures your pest management service meets Orkin's high quality standards – and your own.

60-DAY FOLLOW-UP INSPECTION

A follow-up visit by your Orkin Account Manager will be scheduled within 60 days of your initial service to review your IPM program. All findings will be documented and discussed with your designated facility representative.

ISO 9001:2015 CERTIFIED CORPORATE COMPLIANCE AUDITS

Orkin employs a National Quality Systems Team, which utilizes an ISO 9001:2015 certified audit process to ensure proper documented procedures are followed. Close monitoring by the ISO Certification Process reinforces Orkin's documented quality management processes and strict regulatory compliance.

ADDITIONAL SERVICES

We would be happy to submit a proposal for any of the additional services below, upon your request.

- ◆ Bed bug control
- ◆ Bird control (baiting, netting, exclusion)
- ◆ Fly control (service, fly light rental)
- ◆ Orkin Actizyme® Floor and Drain Cleaner
- ◆ Termite control
- ◆ Orkin Actizyme® Odor Neutralizer
- ◆ Wildlife control (groundhogs, skunks, etc.)
- ◆ Mosquito control

A separate service agreement would be required for the above additional pests and services.





ORKIN COMMERCIAL SERVICES TRIPLE GUARANTEE

1 2X24 RESPONSE GUARANTEE

When you see a pest, you need service right away – 365 days a year. Orkin makes it easy with a direct priority line to our national customer service department and to your local branch. We'll respond to your request within 2 hours and if needed have someone on-site at your facility within 24 hours – guaranteed.

2 REIMBURSEMENT GUARANTEE

Should your company be fined by a regulatory agency due solely to a pest infestation, Orkin will reimburse you for the amount of those fines that are paid.*

3 360° SATISFACTION GUARANTEE

- ◆ **60 days complimentary service if you're not satisfied with the way we begin our service** – After you choose Orkin, we provide a 60-day guarantee of our service. If you're not satisfied after the first 60 days, we reimburse you in full.
- ◆ **60 days complimentary service if you're not satisfied at any time thereafter** – At any time, if you are not completely satisfied with results of your regularly scheduled service, Orkin will provide complimentary service for up to 60 days until you're satisfied.
- ◆ **60 days complimentary service by another provider if you're still not satisfied** – If you are still dissatisfied after 60 days of Orkin's complimentary service and you wish to cancel our service, we will pay for the first 60 days of regular service by another provider of your choice.^

** Your account must be current, under contract for over 60 days, and your business must be compliant with sanitation and structural requests as noted on Orkin service reports.*

^ Payment to other provider due to unsatisfactory pest control shall not exceed Orkin's established rates for like service protocol.



PROPOSAL #1

SERVICE DESCRIPTION

- Monthly pest control to club facilities;
1. Interior service including bathrooms
 2. Exterior service for general pest
 3. Monthly service to exterior fence perimeter rodent bait stations

PEST CONTROL SERVICE

TYPE	FREQUENCY
Standard	Monthly (M)

EQUIPMENT

TYPE	FREQUENCY	COUNT
Bait Stations	One-Time (OT)	6

INVESTMENT **

Total Initial Month	\$430.00
Per Service Visit	\$110.00
Annual	\$1,640.00

** Quote excludes tax and replacement cost of pest control equipment



INVESTMENT SUMMARY

Crossings CDD

PROPOSAL #2

SERVICE DESCRIPTION

Quarterly pest control against Fireants.

Note: unlimited callbacks in between services at no extra charge if Fireants a present.

PEST CONTROL SERVICE

TYPE	FREQUENCY
Standard	Quarterly (Q4)

INVESTMENT **

Total Initial Month	\$450.00
Per Service Visit	\$300.00
Annual	\$1,350.00

** Quote excludes tax and replacement cost of pest control equipment

SECTION (b)



Customized Proposal for:
 Crossings CDD
 Prepared by: RODNEY LOWERY
 Phone:
 Email: rodney.lowery@terminix.com
 April 26, 2024

Inspection Results:

What We Heard

Crossings CDD needs effective pest control for both the inside and outside of your club facilities, including common areas, bathrooms, the clubhouse, perimeter of the pool, and the playground. The focus is on crawling insects especially fire ants and rodents.

What We Saw

Our inspection showed:

- Clubhouse: There are crawling insects that need regular checks and treatment.
- Exterior: Rodents outdoors, which means we need to place bait stations around the exterior of the pool.
- Playground: It's important to treat this area regularly for insects.

What We Recommend

We suggest a plan that includes:

1. Monthly Crawling Insect Control: Regular monthly pest inspections and treatments in all areas to control insects, especially fire ants.
2. Monthly Rodent Control: Setting up six bait stations outside to monitor and control rodents.
3. Quarterly Fireant Treatment: Special attention to fireants with extra services available at no extra cost if they come back.

Scope of Work

- Online Account Setup: We will set up an online account for you to easily view invoices and service tickets, ensuring transparent and efficient communication.
- Monthly Pest Control:
 - Inside: We'll check and treat the interiors, including bathrooms.
 - Outside: We'll manage pests around the building, pool and playground.
 - We'll barcode, replenish and monitor the the rodent bait stations around the pool fence.
- Quarterly Pest Control
 - Quarterly Fireant Treatment around the club house, pool and playground areas: Special attention to fireants with extra services available at no extra cost if they come back.

Product Labels & Safety Data Sheets

Product Labels & Safety Data Sheets, please visit:https://licensed.com/orgs/terminix/public/chemical_documents
 For NY customers, please select 'NY' as your locale

Summary of Services

Service Location	Service/Product	Qty.	Initial	Recurring	1st Annual Amt
405 Huckleberry Blossom Drive	EXT GPC QTR	1	367.50	245.00	1,102.50
405 Huckleberry Blossom Drive	GPC MTHLY	1	135.00	90.00	1,125.00
405 Huckleberry Blossom Drive	Aegis RP Anchor Bait Sta	6	30.00		180.00
Subtotal					2,407.50
Tax					180.56
Total					2,588.06



Pest Control Service Plan

THIS AGREEMENT PROVIDES FOR SERVICES TO CONTROL FOR AND MITIGATE AGAINST INFESTATIONS OF CERTAIN INSECTS, SPIDERS AND RODENTS. TERMINIX SHALL NOT BE RESPONSIBLE FOR ANY INJURY, DISEASE OR ILLNESS RESULTING FROM BITES, INFESTATION OR CONTAMINATION OR FOR THE REPAIR OF ANY DAMAGE TO THE STRUCTURES ON THE PREMISES CAUSED BY SUCH INSECTS, SPIDERS AND RODENTS.

Customer (print name) Crossings CDD Home Phone 4077503599 Work Phone

Customer Billing Address City State Zip Code Email

Customer (print name) Crossings CDD Home Phone 4077503599 Work Phone

Customer Billing Address City State Zip Code Email

Description of Structure(s) Covered

Summary of Charges

Table with 6 columns: Service Location, Service/Product, Qty., Initial, Recurring, 1st Annual Amt. Rows include items like EXT GPC QTR, GPC MTHLY, and Aegis RP Anchor Bait Sta, along with Subtotal, Tax, and Total amounts.

In addition to service fees and applicable taxes, Terminix invoices contain an Environmental and Safety surcharge. This surcharge accounts for ongoing costs of maintaining environmental, health, and safety initiatives for Terminix employees and customers. Surcharge is subject to change.

TARGET PESTS FOR STANDARD SERVICE (selected pests indicated here):

Acrobat Ants, Argentine Ant, Big Headed Ants, Ghost Ants, Harvester Ants, House Ants, Little Black Ants, Moisture Ants, Odorous House Ants, Pavement Ants, Pyramid Ants, Rover Ants, Ants, Ants, Species Unknown, Whitefooted Ants, Centipedes, Crickets, Earwigs, Ground Beetles, Millipedes, Mole Cricket, American Roaches, German Roaches, Oriental Roaches, Smoky Brown Roaches, Rats, Silverfish, Cellar Spiders, General Spiders, Hunting Spiders, Web Building Spiders, Wolf Spiders, Spiders, Mice

SERVICES FOR SELECTED PREMIUM PESTS (selected pests indicated here):

Fire Ants

Terminix has provided the Customer with a copy of the manufacturer's specimen label or other state-required documents for the pesticide(s), which will be used to treat the above-named property.

Customer accepts and agrees to the Terms and Conditions on pages 1- 2 of this Agreement, including the MANDATORY ARBITRATION and CLASS ACTION WAIVER provisions in Sections 15 and 16 of the Terms and Conditions on page 2 of this Agreement

Customer Name Crossings CDD Customer's Authorized Representative (signature)

Customer Authorized Representative (Print Name) Jared Wright

Customer Authorized Representative (Title) Date April 26, 2024

Terminix Representative (signature) Date April 26, 2024

Terminix Representative (print name) RODNEY LOWERY Terminix Branch Telephone 1-800-TERMINIX

Terminix Branch Address 310 GORDON ST, SANFORD, FL 32771 Terminix Branch Charter No.

In the event you have any questions or complaints, you may contact a Terminix representative by calling 1-800-TELLTMX (1-800-835-5869).

STATE-SPECIFIC DISCLOSURES, CALIFORNIA: Supplier shall provide the "Notice to Owner/Tenant" as required by Cal. Bus. & Prof. Code section 8538.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address,

phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes. We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at www.terminix.com/privacy.

GEORGIA: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company. **TEXAS:** Licensed and regulated by: Texas Department of Agriculture, PO Box 12847, Austin, TX 78711-2847 Phone 866-918-4481 Fax 888-232-2567.

TERMS AND CONDITIONS

1. **INITIAL TERM; RENEWAL.** The term of this Agreement shall be a period of one (1) year beginning on the date executed (the "Initial Term"). Thereafter, this Agreement shall automatically renew for additional one (1) year periods (each a "Renewal Term") unless earlier terminated in accordance with this Agreement. Notwithstanding the foregoing, either Party may terminate this Agreement by providing the other Party with at least 30 days advance written notice prior to the start of any Renewal Term.
2. **CHARGES.** Customer shall pay the charges for Initial Service Visit and subsequent Service Visits (either monthly or quarterly as selected by Customer) for the Initial Term and any Renewal Term in accordance with the payment terms set forth above based upon the Payment Option selected by Customer.
3. **PEST CONTROL SERVICE PLAN.**
 - (i) Terminix shall control for and mitigate against infestations of Standard Pests designated by Customer on Page 1 of this Agreement located in and around the structures on the Customer's premises through regular delivery of standard pest control service.
 - (ii) For an additional charge, Terminix shall perform pest control services to control for and mitigate against infestations of Premium Pests selected by Customer on Page 1 of this Agreement, located in and around the structures on the Customer's premises through delivery of regular pest control service.
 - (iii) All services shall be performed using products and procedures recognized in the pest control industry and scientific community as effective for their intended purpose. THIS AGREEMENT DOES NOT COVER AND TERMINIX SHALL HAVE NO OBLIGATION WHATSOEVER, WHETHER EXPRESS OR IMPLIED, TO REPAIR ANY DAMAGE TO THE STRUCTURES ON THE PREMISES OR THE CONTENTS THEREIN CAUSED BY ANY PESTS OR TO COMPENSATE CUSTOMER FOR ANY SUCH DAMAGE.
- 3.1 **INITIAL SERVICE VISIT; SUBSEQUENT SERVICE VISITS.** On the initial service visit, Terminix shall apply pesticides to the interior of the structures and/or the exterior perimeter of the structures on the premises at its discretion as necessary to control for and mitigate against the pests indicated on Page 1 as covered by this Agreement (the "Initial Treatment"). Subsequent to the Initial Treatment, Terminix shall apply pesticides to the interior of the structures and/or the exterior perimeter of the structures on the premises at its discretion as necessary to control for and mitigate against the pests covered by this Agreement at the frequency selected by Customer in this Agreement during the Initial Term and any Renewal Term. Additionally, for control of certain pests, Terminix may utilize other pest control strategies including but not limited to, use of traps and glue boards.
- 3.2 **STANDARD PESTS.** Includes: cockroaches, mice, rats, silverfish, "house" ants (other than ants listed in Section 3.c. below), centipedes, millipedes, earwigs, house crickets and paper wasps.
- 3.3 **PREMIUM PESTS.** Includes: flies (including small flies), fleas, ticks, Carpenter Ants, Pharaoh Ants, Fire Ants, Tawny Crazy Ants, Black Widow Spiders, Brown Recluse Spiders and bees (Yellow Jackets, Hornets and Wasps excluding Paper Wasps), Clothes Moths and Stored Product Pests.
- 3.4 **EXCLUDED PESTS.** This Agreement does not cover and Terminix shall have no obligation to control for or mitigate against the following pests: Termites (subterranean, dry wood, damp wood), wood boring beetles, bed bugs (all species), mosquitoes or any other pests not specified in Section 3.2. and 3.3. above, unless otherwise agreed to in writing by Terminix and Customer via a separate agreement.
- 3.5 **INTERIM SERVICE VISITS.** Subject to the limitations in Section 5 - Customer Cooperation, Terminix shall, upon the request of Customer and at no additional costs to Customer, make a service visit to reapply pesticides to the structures on the premises as is reasonably necessary to control for and mitigate against acute infestations of the pests indicated on Page 1 of the Agreement which occur between the regularly scheduled monthly or quarterly service visits.
4. **ACCESS TO PROPERTY.** Customer must allow Terminix access to the structures for any purpose contemplated by this Agreement, including but not limited to reinspections, whether the inspections were requested by the Customer or considered necessary by Terminix. The failure to allow Terminix such access will terminate this Agreement without further notice.
5. **CUSTOMER COOPERATION.** Customer's cooperation is important to ensure the most effective results from Services. Whenever conditions conducive to the breeding and harborage of pests covered by this Agreement are reported in writing by Terminix to the Customer, and are not corrected by Customer, Terminix cannot ensure effective Services. If Customer fails to correct the conditions noted by Terminix within a reasonable time period, all guarantees as to the effectiveness of the Services in this Agreement shall automatically terminate. Further, additional treatments in areas of such conditions that are not corrected as required shall be paid for by Customer as an extra charge.
6. **LIMITATION OF LIABILITY, LIMITED WARRANTY.** EXCEPT AS OTHERWISE PROHIBITED BY LAW, TERMINIX DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE AND/OR LOSS OF ENJOYMENT DAMAGES. THE OBLIGATIONS OF TERMINIX SPECIFICALLY STATED IN THIS AGREEMENT ARE GIVEN IN LIEU OF ANY OTHER OBLIGATION OR RESPONSIBILITY, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS AGREEMENT DOES NOT PROVIDE FOR THE REPAIR OF ANY DAMAGE CAUSED BY PESTS. THIS AGREEMENT DOES NOT GUARANTEE, AND TERMINIX DOES NOT REPRESENT, THAT PESTS WILL NOT RETURN SUBSEQUENT TO SERVICE TREATMENTS.
7. **WATER LEAKAGE.** Water leakage in treated areas, in interior areas or through the roof or exterior walls of the structures on the premises, may destroy the effectiveness of treatment by Terminix and is conducive to new infestation. Customer is responsible for making timely repairs as necessary to stop the leakage. Customer's failure to make timely repairs will terminate this Agreement automatically without further notice. Terminix shall have no responsibility for repairs with respect to water leakage.
8. **OWNERSHIP TRANSFER.** Upon transfer of ownership of the structures, Services may be continued upon request of the new owner and upon payment of the Ownership Transfer Fee set forth on page 1 of this Agreement. In addition, Terminix reserves the right to revise the service charges upon transfer of ownership. In the event the new owner fails to request continuation of this Agreement or does not agree to pay the transfer fee of the revised service charges, this Agreement will terminate automatically as of the date of the change of ownership.
9. **FORCE MAJEURE.** Terminix shall not be liable to Customer for any failure to perform or delay in the performance under this Agreement attributable in whole or in part to any cause beyond its reasonable control and without its fault or negligence, including but not limited to acts of God, fires, floods, earthquakes, strikes, unavailability of necessary utilities, blackouts, government actions, war, civil disturbance, insurrection, or sabotage.
10. **ADDITIONAL DISCLAIMERS.** This Agreement does not cover and Terminix will not be responsible for damage resulting from or services required for: (a) termites and/or any other wood-destroying organisms except as specifically provided herein; (b) moisture conditions, including but not limited to fungus damage and/or water leakage caused by faulty plumbing, roofs, gutters, downspouts and/or poor drainage; (c) masonry failure or grade alterations; (d) inherent structural problems, including but not limited to, wood to ground contacts; (e) termites entering any rigid foam, wooden or cellulose containing components in contact with the earth and the Structures regardless of whether the component is a part of the Structures; and (f) the failure of Customer to properly cure at Customer's expense any condition that prevents proper treatment or inspection or is conducive to pest infestation.
11. **CHANGE IN LAW.** Terminix performs its services in accordance with the requirements of law. In the event of a change in existing law as it pertains to the services herein, Terminix reserves the right to revise the service charges or terminate this Agreement.
12. **NON-PAYMENT, DEFAULT.** In case of non-payment or default by the Customer, Terminix has the right to terminate this Agreement. In addition, cost of collection including reasonable attorney's fees shall be paid by the Customer, whether suit is filed or not. In addition, interest at the highest legal rate will be assessed for the period of delinquency.
13. **CHANGE IN TERMS.** At the time of any renewal of this Agreement, Terminix may change this Agreement by adding, deleting or modifying any provision, charges, or pricing. Terminix will notify the Customer in advance of any such change, and Customer may decline to accept such a change by declining to renew this Agreement. Renewal of this Agreement will constitute acceptance of any such changes.
14. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.
15. **MANDATORY ARBITRATION.** Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver." Venue for arbitration hereunder shall lie in Memphis, TN.
16. **CLASS ACTION WAIVER.** Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.
17. **GOVERNING LAW.** Except for the Mandatory Arbitration Clause in Section 15 of this Agreement which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the dispute arises without regard to the conflict of laws provisions.
18. **ENTIRE AGREEMENT.** This Agreement, together with all exhibits thereto, constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter and no other representations or statements will be binding upon the parties. This Agreement may not be modified or amended in any way without the written consent of both parties.
19. **FEES.** Purchaser shall pay the fees for purchase of the product(s) set forth in this Agreement based upon the Payment Option selected by Purchaser.
20. **LIMITED WARRANTY.** TERMINIX WARRANTS THAT THE PRODUCTS SHALL BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION. THE SOLE OBLIGATION OF TERMINIX FOR ANY CLAIMS UNDER THIS LIMITED WARRANTY IS TO REPAIR OR REPLACE ANY DEFECTIVE COMPONENT(S), FREE OF ANY CHARGES TO PURCHASER.
21. **LIMITATION OF LIABILITY.** EXCEPT AS OTHERWISE PROHIBITED BY LAW, TERMINIX DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE AND/OR LOSS OF ENJOYMENT DAMAGES. THE OBLIGATIONS OF TERMINIX SPECIFICALLY STATED IN THIS AGREEMENT ARE GIVEN IN LIEU OF ANY OTHER OBLIGATION OR RESPONSIBILITY, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

SECTION 4

SECTION (a)

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

7628 N.W 6th AVENUE BOCA RATON, FL. 33487

SERVICE CENTERS : ORLANDO AND TAMPA

PHONE: (800) 446-1537 FAX (561) 994-3944

PROPOSAL # 7029

Date: April. 17, 2024

To: Crossings CDD
c/o GMS- Central Florida
219 E. Livingston Street
Orlando, Fl. 32801

Attn: Jarett Wright
Phone: 407-841-5524
Cell: 407-750-3599
Email: jwright@gmscfl.com

Ship To: Crossings CDD
405 Huckleberry Blossom Drive
St. Cloud, Fl. 34771

FOUNTAIN MAINTENANCE PROPOSAL

Scope of Work:

Fountain Design Group will perform the quarterly cleaning on the One (1) Lake Fountain at the above property per the check list below:

- 1) Check control panel components and amperage draw on pump and motors, including timers
- 2) Clean junction intake screen on the fountains
- 3) Clean and adjust water feature jets
- 4) Clean and check lights
- 5) Check for power surges and reset GFCI breakers
- 6) Visually check all accessible piping systems for damage and water leaks
- 7) Replace bad light bulbs on lake fountains for the cost of the bulb only.

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval.

If additional service is required, our standard labor rate of \$135.00 for the first half-hour and \$110.00 each hour thereafter, plus parts.

*Either party may cancel this agreement with a 30-Day Notice.

COST : \$185.00 per Quarterly Cleaning

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

Signature:

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client and will become an additional charge from the approved proposal amount

SECTION (b)

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Crossings Community Development District

Summary of Checks

March 23, 2024 to April 19, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	3/25/24	172	\$ 3,500.00
	4/2/24	173	\$ 3,500.00
	4/8/24	174-178	\$ 1,125.00
	4/15/24	179	\$ 4,863.11
			\$ 12,988.11
Construction Fund			
	4/2/24	27	\$ 327,648.52
	4/5/24	28	\$ 130,851.00
			\$ 458,499.52
Total			\$ 471,487.63

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/25/24	00036	3/18/24	459125	202403	320-53800-47000		ENTRANCE LANDSCAPE MAR 24	*	2,000.00		
		3/18/24	459126	202403	320-53800-47000		LANDSCAPE MAINT MAR 24	*	1,500.00		
										3,500.00	000172

4/02/24	00036	4/01/24	459167	202404	320-53800-47000		LANDSCAPE MAINT APR 24	*	2,000.00		
		4/01/24	459167	202404	320-53800-47000		POND MAINT APR 24	*	1,500.00		
										3,500.00	000173

4/08/24	00039	3/31/24	17514	202403	320-53800-47000		VEGETATION TREATMENT	*	325.00		
										325.00	000174

4/08/24	00007	4/03/24	BW040320	202404	310-51300-11000		BOS MEETING 4/3/24	*	200.00		
										200.00	000175

4/08/24	00008	4/03/24	GP040320	202404	310-51300-11000		BOS MEETING 4/3/24	*	200.00		
										200.00	000176

4/08/24	00009	4/03/24	JS040320	202404	310-51300-11000		BOS MEETING 4/3/24	*	200.00		
										200.00	000177

4/08/24	00011	4/03/24	MA040320	202404	310-51300-11000		BOS MEETING 4/3/24	*	200.00		
										200.00	000178

4/15/24	00001	4/01/24	32	202404	310-51300-34000		MANAGEMENT FEES APR 24	*	2,916.67		
		4/01/24	32	202404	310-51300-35200		WEBSITE ADMIN APR 24	*	100.00		
		4/01/24	32	202404	310-51300-35100		INFORMATION TECH APR 24	*	150.00		
		4/01/24	32	202404	310-51300-31300		DISSEMINATION SVC APR 24	*	416.67		
		4/01/24	32	202404	310-51300-51000		OFFICE SUPPLIES APR 24	*	2.74		
		4/01/24	32	202404	310-51300-42000		POSTAGE APR 24	*	27.03		
		4/01/24	33	202404	320-53800-34000		FIELD MANAGEMENT APR 24	*	1,250.00		
										4,863.11	000179

									TOTAL FOR BANK A	12,988.11	

CRCF CROSSING CDD AGUZMAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						12,988.11	

CRCF CROSSING CDD AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/02/24	00003	2/29/24	PAYAPP#1 202402 600-53800-60000 031 FR#82	OVIDA CONSTRUCTION GROUP INC.	*	327,648.52	327,648.52 000027
4/05/24	00010	2/29/24	21217 202402 600-53800-60000 031 FR#83		*	74,396.00	
		3/15/24	21325 202403 600-53800-60000 031 FR#84	ERIC'S LAND MANAGEMENT, LLC	*	56,455.00	130,851.00 000028
TOTAL FOR BANK A						458,499.52	
TOTAL FOR REGISTER						458,499.52	

SECTION 2

Crossings
Community Development District

Unaudited Financial Reporting
March 31, 2024



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Crossings
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 237,764	\$ -	\$ 328,073	\$ 565,837
Due from Developer	\$ -	\$ -	\$ 130,851	\$ 130,851
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 187,703	\$ -	\$ 187,703
Revenue	\$ -	\$ 394,343	\$ -	\$ 394,343
Prepayment	\$ -	\$ 329	\$ -	\$ 329
Construction	\$ -	\$ -	\$ 28	\$ 28
Total Assets	\$ 237,764	\$ 582,374	\$ 458,952	\$ 1,279,091
Liabilities:				
Accounts Payable	\$ 1,890	\$ -	\$ 458,500	\$ 460,389
Due to Other	\$ -	\$ -	\$ 36	\$ 36
Retainage Payable	\$ -	\$ -	\$ 906,051	\$ 906,051
Total Liabilities	\$ 1,890	\$ -	\$ 1,364,587	\$ 1,366,476
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 582,374	\$ -	\$ 582,374
Capital Projects - Series 2022	\$ -	\$ -	\$ (905,634)	\$ (905,634)
Unassigned	\$ 235,875	\$ -	\$ -	\$ 235,875
Total Fund Balances	\$ 235,875	\$ 582,374	\$ (905,634)	\$ (87,386)
Total Liabilities & Fund Balance	\$ 237,764	\$ 582,374	\$ 458,952	\$ 1,279,091

Crossings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 250,764	\$ 250,764	\$ 252,582	\$ 1,818
Developer Contributions	\$ 166,136	\$ 25,000	\$ 25,000	\$ -
Total Revenues	\$ 416,900	\$ 275,764	\$ 277,582	\$ 1,818
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 4,148	\$ 8,352
Annual Audit	\$ 3,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,377	\$ (377)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,750	\$ (250)
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 216	\$ 284
Insurance	\$ 6,000	\$ 6,000	\$ 5,200	\$ 800
Printing	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 7,500	\$ 3,750	\$ 192	\$ 3,558
Contingency	\$ 2,500	\$ 1,250	\$ 233	\$ 1,017
Office Supplies	\$ 550	\$ 275	\$ 1	\$ 274
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 127,225	\$ 65,400	\$ 37,743	\$ 27,657
<u>Operation and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance	\$ 65,000	\$ 32,500	\$ -	\$ 32,500
Landscape Replacement & Enhancements	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 7,500	\$ 3,750	\$ 10,575	\$ (6,825)
Streetlights	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Electric	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Water & Sewer	\$ 5,000	\$ 2,500	\$ 10,628	\$ (8,128)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
General Field Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 5,500	\$ 2,750	\$ -	\$ 2,750
Subtotal	\$ 186,500	\$ 100,750	\$ 21,203	\$ 79,547

Crossings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Amenity Expenditures				
Amenity Access Management	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Amenity-Electric	\$ 14,400	\$ 7,200	\$ -	\$ 7,200
Amenity-Water	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Internet	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Pest Control	\$ 1,500	\$ 750	\$ -	\$ 750
Janitorial Services	\$ 10,200	\$ 5,100	\$ -	\$ 5,100
Security Services	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Pool Maintenance	\$ 22,200	\$ 11,100	\$ -	\$ 11,100
Amenity Repairs & Maintenance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Holiday Décor	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Amenity Contingency	\$ 6,375	\$ 3,188	\$ -	\$ 3,188
Subtotal	\$ 103,175	\$ 51,588	\$ -	\$ 51,588
Total O&M Expenditures:	\$ 289,675	\$ 152,338	\$ 21,203	\$ 131,134
Total Expenditures	\$ 416,900	\$ 217,738	\$ 58,946	\$ 158,792
Excess Revenues (Expenditures)	\$ -		\$ 218,636	
Fund Balance - Beginning	\$ -		\$ 17,238	
Fund Balance - Ending	\$ -		\$ 235,875	

Crossings

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments	\$ 377,681	\$ 377,400	\$ 377,400	\$ -
Interest	\$ 500	\$ 500	\$ 7,036	\$ 6,536
Total Revenues	\$ 378,181	\$ 377,900	\$ 384,436	\$ 6,536
Expenditures:				
Interest Expense 11/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ -
Principal Expense 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 142,350	\$ -	\$ -	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 45,000	\$ 45,000
Total Expenditures	\$ 379,700	\$ 142,350	\$ 187,350	\$ 45,000
Excess Revenues (Expenditures)	\$ (1,519)		\$ 197,086	
Fund Balance - Beginning	\$ 153,211		\$ 385,288	
Fund Balance - Ending	\$ 151,692		\$ 582,374	

Crossings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 3,529,269	\$ 3,529,269
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 3,529,270	\$ 3,529,270
Expenditures:				
Other Current Charges	\$ -	\$ -	\$ 611	\$ (611)
Capital Outlay-Construction	\$ -	\$ -	\$ 3,027,226	\$ (3,027,226)
Total Expenditures	\$ -	\$ -	\$ 3,027,837	\$ (3,027,837)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 501,433	
Fund Balance - Beginning	\$ -		\$ (1,407,067)	
Fund Balance - Ending	\$ -		\$ (905,634)	

Crossings
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments \$ 266,770.00 \$ 398,598.20 \$ 665,368.20
Net Assessments \$ 250,763.80 \$ 374,682.31 \$ 625,446.11

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	Collection Status		
							40%	60%	100%
							General Fund	Debt Service	Total
12/11/23	ACH	\$ 322,985.52	\$ 12,661.60	\$ 6,459.71	\$ -	\$ 303,864.21	\$ 121,830.07	\$ 182,034.14	\$ 303,864.21
12/22/23	ACH	\$ 339,862.44	\$ 10,196.21	\$ 6,593.33	\$ -	\$ 323,072.90	\$ 129,531.52	\$ 193,541.38	\$ 323,072.90
1/10/24	ACH	\$ 2,520.24	\$ 75.61	\$ 48.89	\$ -	\$ 2,395.74	\$ 960.54	\$ 1,435.20	\$ 2,395.74
1/31/24	ACH	\$ -	\$ -	\$ -	\$ 649.06	\$ 649.06	\$ 260.23	\$ 388.83	\$ 649.06
Total		\$ 665,368.20	\$ 22,933.42	\$ 13,101.93	\$ 649.06	\$ 629,981.91	\$ 252,582.36	\$ 377,399.55	\$ 629,981.91

101%	Net Percent Collected
\$ -	Balance Remaining to Collect

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	\$187,703
Reserve Fund Balance	\$187,703
Bonds Outstanding - 06/23/22	\$5,800,000
Principal Payment - 5/1/23	(\$90,000)
Special Call - 11/1/23	(\$45,000)
Current Bonds Outstanding	\$5,665,000

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

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

RE: Crossings Community Development District – Registered Voters

Dear Ms. Ham:

Thank you for your letter requesting confirmation of the number of registered voters within the Crossings Community Development District as of April 15, 2024.

The number of registered voters within the Crossings CDD is six as of April 15, 2024.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola