

***Crossings***  
***Community Development District***

***Adopted Budget***  
***FY2025***



# Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Debt Service - Series 2022</u>
8	<u>Amortization Schedule</u>

# Crossings

## Community Development District

### General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY2025
<b>Revenues</b>					
Assessments - On Roll	\$ 250,764	\$ 252,582	\$ -	\$ 252,582	\$ 290,479
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Developer Contributions	\$ 166,136	\$ 25,000	\$ 29,163	\$ 54,163	\$ 153,441
Miscellaneous Income	\$ -	\$ 250	\$ -	\$ 250	\$ -
<b>Total Revenues</b>	<b>\$ 416,900</b>	<b>\$ 277,832</b>	<b>\$ 29,163</b>	<b>\$ 306,996</b>	<b>\$ 473,920</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 2,400	\$ 5,000	\$ 12,000
Engineering	\$ 15,000	\$ 3,090	\$ 3,000	\$ 6,090	\$ 15,000
Attorney	\$ 25,000	\$ 11,973	\$ 6,250	\$ 18,223	\$ 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	\$ 4,000	\$ 1,250	\$ 5,250	\$ 5,250
Trustee Fees	\$ 4,100	\$ 4,031	\$ -	\$ 4,031	\$ 4,100
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 37,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 334	\$ 111	\$ 445	\$ 1,000
Insurance	\$ 6,000	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing	\$ 1,000	\$ -	\$ 150	\$ 150	\$ 1,000
Legal Advertising	\$ 7,500	\$ 192	\$ 1,891	\$ 2,083	\$ 7,500
Contingency	\$ 2,500	\$ 452	\$ 151	\$ 602	\$ 2,500
Office Supplies	\$ 550	\$ 7	\$ 23	\$ 30	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 127,225</b>	<b>\$ 70,331</b>	<b>\$ 24,726</b>	<b>\$ 95,057</b>	<b>\$ 130,145</b>
<b>Operation and Maintenance</b>					
<i>Field Expenditures</i>					
Property Insurance	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 65,000	\$ 8,850	\$ 16,250	\$ 25,100	\$ 80,000
Landscape Replacement & Enhancements	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 10,000
Lake Maintenance	\$ 7,500	\$ 20,150	\$ 9,578	\$ 29,728	\$ 8,500
Streetlights	\$ 50,000	\$ -	\$ 12,500	\$ 12,500	\$ 50,000
Electric	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Water & Sewer	\$ 5,000	\$ 43,262	\$ 45,000	\$ 88,262	\$ 5,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
General Repairs & Maintenance	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 12,500
Contingency	\$ 5,500	\$ 1,381	\$ 460	\$ 1,841	\$ 5,500
<b>Total Field Expenditures</b>	<b>\$ 186,500</b>	<b>\$ 77,393</b>	<b>\$ 93,413</b>	<b>\$ 170,806</b>	<b>\$ 212,500</b>

# Crossings

## Community Development District

### General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY2025	
<i>Amenity Expenditures</i>						
Amenity Access Management	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 10,000	
Amenity - Electric	\$ 14,400	\$ 14,391	\$ 4,797	\$ 19,188	\$ 14,400	
Amenity - Water	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000	
Internet	\$ 3,000	\$ 376	\$ 125	\$ 501	\$ 3,000	
Pest Control	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500	
Janitorial Services	\$ 10,200	\$ -	\$ 2,550	\$ 2,550	\$ 18,500	
Security/Staffing	\$ 25,000	\$ -	\$ 6,250	\$ 6,250	\$ 30,000	
Pool Maintenance	\$ 22,200	\$ -	\$ 5,550	\$ 5,550	\$ 27,000	
Amenity Repairs & Maintenance	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 12,500	
Holiday Décor	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000	
Contingency	\$ 6,375	\$ -	\$ 1,594	\$ 1,594	\$ 6,375	
<b>Total Amenity Expenditures</b>	<b>\$ 103,175</b>	<b>\$ 14,767</b>	<b>\$ 26,366</b>	<b>\$ 41,133</b>	<b>\$ 131,275</b>	
<b>Total O&amp;M Expenditures:</b>	<b>\$ 289,675</b>	<b>\$ 92,160</b>	<b>\$ 119,779</b>	<b>\$ 211,939</b>	<b>\$ 343,775</b>	
<b>Total Expenditures</b>	<b>\$ 416,900</b>	<b>\$ 162,490</b>	<b>\$ 144,505</b>	<b>\$ 306,996</b>	<b>\$ 473,920</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 115,342</b>	<b>\$ (115,342)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Product</b>	<b>ERU's</b>	<b>Assessable Units</b>	<b>ERU/Unit</b>	<b>Net Assessment</b>	<b>Net Per Unit (6%)</b>	<b>Gross Per Unit</b>
Townhome - 22'	108.00	144	0.75	\$110,826	\$769.63	\$818.75
Bungalow - 32'	54.40	68	0.80	\$55,291	\$813.10	\$865.00
Single Family - 50'	126.00	126	1.00	\$124,362	\$987.00	\$1,050.00
Unplatted	0.00	0	0.00	\$30,000	\$0.00	\$0.00
<b>Total ERU's</b>	<b>288.40</b>	<b>338</b>		<b>\$320,479</b>		

# Crossing Community Development District General Fund Budget

## **Revenues:**

### Assessments

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

### Developer Contributions

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

---

## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

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

#### Engineering

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

#### Attorney

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

#### Annual Audit

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

#### Assessment Administration

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

#### Arbitrage Fees

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

#### Dissemination Fees

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

#### Trustee Fees

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

# Crossings

## Community Development District

### General Fund Budget

#### Management Fees

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

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

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

#### Printing

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

#### Legal Advertising

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

#### Contingency

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

#### Office Supplies

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

#### Dues, Licenses & Subscriptions

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

#### **Operations & Maintenance:**

##### **Field Expenditures**

#### Property Insurance

The District's property insurance coverages.

# Crossings

## Community Development District

### General Fund Budget

#### Field Management

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

#### Landscape Maintenance

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

#### Landscape Replacement & Enhancements

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

#### Lake Maintenance

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

#### Streetlights

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

#### Electric

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

#### Water & Sewer

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

#### Sidewalk & Asphalt Maintenance

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

#### Irrigation Repairs

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

#### General Repairs & Maintenance

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

#### Contingency

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

# Crossings

## Community Development District

### General Fund Budget

#### **Amenity Expenditures**

##### Amenity 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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY2025
<b>Revenues</b>					
Assessments	\$ 377,681	\$ 377,400	\$ 281	\$ 377,681	\$ 377,681
Interest Income	\$ 500	\$ 12,769	\$ 4,256	\$ 17,026	\$ 8,513
Carry Forward Surplus *	\$ 153,211	\$ 197,585	\$ -	\$ 197,585	\$ 168,730
<b>Total Revenues</b>	<b>\$ 531,392</b>	<b>\$ 587,754</b>	<b>\$ 4,538</b>	<b>\$ 592,292</b>	<b>\$ 554,924</b>
<b>Expenses</b>					
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	\$ 141,213	\$ -	\$ 141,213	\$ 140,331
<b>Total Expenditures</b>	<b>\$ 379,700</b>	<b>\$ 423,563</b>	<b>\$ -</b>	<b>\$ 423,563</b>	<b>\$ 375,663</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 151,692</b>	<b>\$ 164,192</b>	<b>\$ 4,538</b>	<b>\$ 168,730</b>	<b>\$ 179,261</b>

\*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
<b>Total ERU's</b>	<b>340</b>	<b>\$377,681</b>		

**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
		<b>\$ 5,800,000.00</b>	<b>\$ 5,570,180.42</b>	<b>\$ 11,370,180.42</b>