

*Crossings*  
*Community Development District*

*Meeting Agenda*

*November 13, 2024*



# AGENDA



# *Crossings*

## *Community Development District*

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

November 6, 2024

### **Board of Supervisors Meeting 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, November 13, 2024, at 9:05 AM** at the **Holiday Inn & Suites Orlando SW - Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746.**

**Zoom Video Link:** <https://us06web.zoom.us/j/88027955019>

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

**Meeting ID:** 880 2795 5019

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members
  - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Ratifying Series 2024 Bonds
6. Consideration of Amended and Restated Disclosure of Public Financing
7. Consideration of Resolution 2025-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries
8. Consideration of Boundary Amendment Funding Agreement
9. Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC
10. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Ratification of Work Authorization 2025-1 for District Engineering Services
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes



## SECTION III



## SECTION B



**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT CANVASSING  
AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION  
OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2),  
FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Kareyann Ellison	Seat 1	Votes 140
Garret Parkinson	Seat 4	Votes 150
David Adams	Seat 5	Votes 150

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Garret Parkinson	4 Year Term
David Adams	4 Year Term
Kareyann Ellison	2 Year Term

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

**PASSED AND ADOPTED** this 13<sup>th</sup> day of November 2024.



ATTEST:

**CROSSINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson,  
Board of Supervisors



# SECTION D



**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF  
THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

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

**PASSED AND ADOPTED** this 13<sup>th</sup> day of November 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, **August 7, 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	Chairman
Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison <i>by Zoom</i>	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the August 7, 2024 Crossings Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that there are only Board members and staff. There were no members of the public in attendance.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 5, 2024  
Board of Supervisors Meeting**



Ms. Burns presented the minutes for the June 5, 2024 Board of Supervisors Meeting. She asked for any comments, corrections, or changes to the meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the June 5, 2024 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Presentation and Approval of Second Supplemental Assessment Methodology (2024 Project) with Final Numbers dated July 24, 2024**

Ms. Burns stated that they received final numbers on July 24<sup>th</sup>. Those have been incorporated into the methodology report. Ms. Burns noted that there are 276 total units in Phase 2. Table 2 shows the infrastructure cost estimate of \$28,530,823. Table 3 shows a bond sizing of \$14,000,000. Table 4 shows the improvement costs for each product type. Table 5 shows a par debt per unit per product type. Table 6 breaks down the net and gross annual assessment per unit, which is collected out of the county tax bill. Table 7 shows the preliminary assessment roll.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Second Supplemental Assessment Methodology (2024 Project) with Final Numbers dated July 24, 2024, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2024-07 Supplemental Assessment Resolution (Series 2024 Project)**

Ms. Burns stated this resolution outlines and confirms the terms of the bond issuance, which will close on Friday, August 9<sup>th</sup>.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-07 Supplemental Assessment Resolution (Series 2024 Project), was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Public Hearings**

Ms. Burns asked for a motion to open the public hearing.



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

Ms. Burns stated there were no members of the public present.

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

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

**i. Consideration of Resolution 2024-08 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns noted that they increased the deficit funding amount from the developer to hit the target assessment level of \$125 increase per lot. Everyone in the community was noticed at the same amount. Ms. Burns noted that the \$100,000 line item for amenity staff was taken out because they found out that it was not required. There is a line item for security, which they decided to increase.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2024-08 Adopting the Districts Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved as amended.

**ii. Consideration of Fiscal Year 2024/2025 Budget Deficit Funding Agreement**

Ms. Burns stated this was with Clayton Funding Group and will fund the deficit up to the amount listed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024/2025 Budget Deficit Funding Agreement, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.



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

Ms. Burns stated there were no members of the public present.

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

**i. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated there was an updated assessment roll in the agenda package. The only thing that was changed was the O&M amounts listed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2024/2025**

Ms. Burns stated the meeting will be held on the first Wednesday at 9:00 a.m. at the same location.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Adoption of Goals and  
Objectives for the District**

Ms. Burns stated there has been a change in Florida Statute that now requires Districts to adopt a set of goals and objectives for the District. She asked for a motion to approve the goals and objectives.



On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Adoption of Goals and Objectives for the District, were approved.

**NINTH ORDER OF BUSINESS****Presentation of Fiscal Year 2023 Audit**

Ms. Burns stated the Fiscal Year 2023 audit report is on page 30. She noted that this is a clean audit with no findings. This audit was performed by DiBartolomeo, McBee, Hartley & Burns.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**TENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Van Wyk stated they have the closing coming up and everything is already ready to go for that.

**B. Engineer****i. Presentation of Annual Engineer's Report**

Mr. Malave stated they do a walkthrough of all the CDD facilities every year, they then provide a letter to the District stating all of the facilities are working. They are working with staff on any issues they found.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Annual Engineer's Report, was approved.

**C. Field Manager's Report**

Mr. Wright stated the facility is still not open, they are waiting for the rails to be installed on the steps by the splashpad. Residents are reaching out and giving staff their information to be able to put into the security for the login information. The fobs need to be programmed and sent out. The water irrigation system has improved. There was debate as to if the District or HOA or homeowner should keep up with a certain lot.

**D. District Manager's Report**



**i. Approval of Check Register**

Ms. Burns presented the Check Register. She asked for any comments, questions, or concerns.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet & Income Statement**

Ms. Burns stated these are included in the agenda package but there is no action needed.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Supervisors    Requests    and    Audience  
Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION V



## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$21,000,000 CROSSINGS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (SERIES 2024 PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District previously adopted Resolution Nos. 2022-26 and 2024-05 on January 18, 2022 and June 5, 2024, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Crossings Community Development District \$14,000,000 Special Assessment Bonds (the “**Series 2024 Bonds**” or the “**Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for Phases Two of the District (the “**Series 2024 Project**”), as described in the *Master Assessment Methodology*, dated January 18, 2022, as supplemented by the *Second Supplemental Assessment Methodology (2024 Project)*, dated July 24, 2024 (together, the “**Assessment Report**”); and

**WHEREAS**, the District closed on the issuance of the Series 2024 Bonds on August 9, 2024; and

**WHEREAS**, as prerequisites to the issuance of the Series 2024 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (together, the “**District Staff**”) were required to execute and deliver various documents (together, the “**Closing Documents**”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2024 Bonds.

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



**SECTION 1.** The issuance of the Series 2024 Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

**SECTION 2.** The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

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

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

**PASSED AND ADOPTED** this 13<sup>th</sup> day of November 2024.

ATTEST:

**CROSSINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors



## SECTION VI



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

Roy Van Wyk, Esq.  
Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

(This space reserved for Clerk)

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**AMENDED AND RESTATED DISCLOSURE  
OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT<sup>1</sup>**

**Board of Supervisors<sup>2</sup>  
Crossings Community Development District**

**Brian Walsh**  
Chairman

**David Adams**  
Assistant Secretary

**Milton Andrade**  
Vice Chairman

**Garrett Parkinson**  
Assistant Secretary

**Kareyann Ellison**  
Assistant Secretary

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

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

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<sup>1</sup> This amends, supplements, and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Crossings Community Development District, recorded in the Official Records Book 6252, Page 1401, inclusive, of the Public Records of Osceola County, Florida.

<sup>2</sup> This list reflects the composition of the Board of Supervisors as of November 13, 2024. For a current list of Board Members, please contact the District Manager’s Office.



## TABLE OF CONTENTS

<b>Introduction .....</b>	<b>1</b>
<b>What is the District and How is it Governed? .....</b>	<b>1</b>
<b>Overview of the District's Projects, Bonds &amp; Debt Assessments.....</b>	<b>2</b>
<b>Methods of Collection .....</b>	<b>4</b>
<b>District Boundaries Legal Description .....</b>	<b>Exhibit A</b>



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

**INTRODUCTION**

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

**WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?**

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

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

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



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

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

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

### ***Capital Improvement Plan / Master Bonds & Assessments***

In 2022, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, master stormwater management system, roadway improvements, water, sewer, reuse, electrical and street lighting improvements, parks and amenities, entry features, and landscaping improvements, and soft costs. The CIP is estimated to cost approximately **\$26,783,213.60**, and is described in more detail in the *Crossings Community Development District Engineer's Report*, dated January 31, 2022, as supplemented by the District's *Supplemental Engineer's Report*, dated June 5, 2024 (together, the "**Master Improvement Plan Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology Report*, dated January 18, 2022, as supplemented by the *First Supplemental Assessment Methodology (2022 Project)*, dated June 9, 2022, and the *Second Supplemental Assessment Methodology (2024 Project)*, dated July 24, 2024 (together, the "**Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Osceola County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

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



### ***Series 2022 Bonds and Assessments***

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

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

### ***Series 2024 Bonds and Assessments***

In addition to the Series 2022 Project, the District has authorized the construction and/or acquisition of its “**Series 2024 Project**,” as the second phase of its CIP. On August 9, 2024, the District issued \$14,000,000 Crossings Community Development District Special Assessment Bonds, Series 2024 (“**Series 2024 Bonds**”), for the purpose of financing a portion of the Series 2024 Project. The amortization schedules for the Series 2024 Bonds are available at the District Manager’s Office.

The Series 2024 Bonds are secured by special assessments (“**Series 2024 Assessments**”), levied and imposed on all benefitted lands within the District. The Series 2024 Assessments are further described in the *Second Supplemental Assessment Methodology (2024 Project)*, dated July 24, 2024 (“**Second Supplemental Assessment Report**”). The Series 2024 Assessments will initially be levied on the approximately 64.04 acres comprising the District, and as lots are platted the assessments are anticipated to be allocated to the residential lots on a first-platted, first-assigned basis. It is anticipated that the assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property, but the assessments may be collected by any other legal means available to the District.

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

The Series 2022 Assessments and the Series 2024 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefitted lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

### ***Operation and Maintenance Assessments***

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated



annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

### ***Future Improvements and Assessments***

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

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

### **METHODS OF COLLECTION**

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

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

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Crossings Community Development District,



c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 Attn: District Manager, Offices: or call (407) 841-5524.

**IN WITNESS WHEREOF**, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Crossings Community Development District* has been executed to be effective as of the 13<sup>th</sup> day of November 2024, and recorded in the Official Records of Osceola County, Florida.

**CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me [ ] in person or [ ] by means of remote notarization this \_\_\_\_\_ day of November 2024, by Brian Walsh, Chairman of the Crossings Community Development District, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification, and did not take the oath.

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

**Exhibit A:** District Boundaries Legal Description



**EXHIBIT A**  
**District Boundaries**

**LEGAL DESCRIPTION:**

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

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

CONTAINING 142.01 ACRES, MORE OR LESS.



## SECTION VII



## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON, VICE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH OSCEOLA COUNTY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 2022-04, adopted by the Board of County Commissioners of Osceola County, Florida, on January 10, 2022 (the “**Ordinance**”), and being situated within Osceola County, Florida (the “**County**”); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 142.01 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, Clayton Properties Group, Inc., an owner of certain lands within the District, including those lands anticipated to be annexed into the District (the “**Developer**”), has approached the District and requested the District petition to amend its boundaries to include certain parcels of land as more particularly described in the attached **Composite Exhibit A** (together, the “**Expansion Parcels**”); and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the addition of the Expansion Parcels into the District is not inconsistent with either the State or local comprehensive plans; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and



**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (the “**Board**”); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, and such other actions as are necessary in furtherance of the boundary amendment process.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the County to seek the amendment of the District’s boundaries to add the lands depicted in Composite **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

**SECTION 3.** The Board hereby authorizes the District Chairperson, Vice Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the County to amend the boundaries of the District.

**SECTION 4.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 13th day of November 2024.

ATTEST:

**CROSSINGS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Expansion Parcels



**Composite Exhibit A:**  
**Expansion Parcels**

**Jones Road Parcel**

BEING PARCEL A, OF THAT CERTAIN LOT SPLIT RECORDED IN OFFICIAL RECORDS BOOK 6148, PAGE 2150, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 3 AND 7, ACCORDING TO THE NEW MAP OF NARCOOSSEE (A/K/A CORRECTED PLAT OF NARCOOSSEE) IN SECTION 21, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY TO THE STATE OF FLORIDA BY WARRANTY DEED DATED SEPTEMBER 26, 1968 AND RECORDED IN OFFICIAL RECORDS BOOK 33, PAGE 36, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 3, NEW MAP OF NARCOOSSEE (A/K/A CORRECTED PLAT OF NARCOOSSEE) AND THE NORTH LINE OF JONES ROAD PER THE WARRANTY DEED DATED SEPTEMBER 26, 1968 AND RECORDED IN OFFICIAL RECORDS BOOK 33, PAGE 36, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF JONES ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE S89°45'08"W, A DISTANCE OF 568.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 540.98 FEET AND A CENTRAL ANGLE OF 10°11'30"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.23 FEET

(CHORD BEARING = N85°09'07"W, CHORD = 96.10 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°03'13"W, ALONG SAID WEST LINE, A DISTANCE OF 139.54 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°36'08"E, A DISTANCE OF 663.51 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S00°23'52"E, ALONG SAID EAST LINE, A DISTANCE OF 149.82 FEET TO THE POINT OF BEGINNING.

AREA= 14.15 acres +/-

**Bridge Pointe Parcel**

**LEGAL DESCRIPTION**

THE WEST 342.00 FEET OF LOT 64, NEW MAP OF NARCOOSSEE, SECTION 21, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE(S) 73 AND 74, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA,

AND



THE WEST ½ OF LOT 63, ACCORDING TO THE NARCOOSSEE, FARM AND TOWNSITE SECTION 21. TOWNSHIP 25 SOUTH, IN RANGE PLAT 31 BOOK EAST, · 1, PAGE OSCEOLA 74 OF COUNTY, THE PUBLIC FLORIDA, AS RECORDS RECORDED OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS-OVER ACROSS, ALONG AND THROUGH THE EAST ONE-HALF OF THAT CERTAIN ABANDONED 33 FT, ROAD, WHICH ABUTTS LOT 64 ON ITS WESTERLY BOUNDARY.

CONTAINS 9.77± ACRES

Crossings Parcel 3

LEGAL DESCRIPTION:

THE NORTH 326.9 FEET OF LOTS 37 AND 38, SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 23.5 FEET OF LOT 45 AND VACATED RIGHT-OF-WAY ABUTTING LOT 45; AND THAT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 23.5 FEET OF LOT 36AMD THAT VACATED RIGHT-OF-WAY ABUTTING LOT 36; AND THAT RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40.0 FEET OF LOT 45 AND ABUTTING VACATED RIGHT-OF-WAY, ALL OF NEW MAP OF NARCOOSSEE, SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

CONTAINS 9.92 acres +/- ACRES



## SECTION VIII



**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND BETWEEN  
CROSSINGS COMMUNITY DEVELOPMENT DISTRICT  
AND CLAYTON PROPERTIES GROUP, INC.**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 13<sup>th</sup> day of November 2024, by and between:

**CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida ("**District**"), and

**CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, d/b/a Highland Homes and a landowner in the District ("**Developer**") with an address of 3020 South Florida Avenue, Lakeland Florida 33803.

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 2022-04, adopted by the Board of County Commissioners of Osceola County, Florida, on January 10, 2022 (the “**Ordinance**”), and being situated within Osceola County, Florida (the “**County**”); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

**WHEREAS**, the District presently consists of approximately 142.01 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, Developer has approached the District and requested the District petition Osceola County to amend the District boundaries to add additional parcels of land owned or anticipated to be owned by Developer to the District; and

**WHEREAS**, the amendment proposed by Developer is within the amendment size restrictions contained within section 190.046(1), *Florida Statutes*, and

**WHEREAS**, the District agrees to petition Osceola County to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County and such other actions as are necessary in furtherance of the boundary amendment process; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and



**WHEREAS**, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors (the "**Board**"); and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

**WHEREAS**, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

**SECTION 1. PROVISION OF FUNDS.** Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

**SECTION 2. DISTRICT USE OF FUNDS.** The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

**SECTION 3. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**SECTION 4. 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.

**SECTION 5. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.



**SECTION 6. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

**SECTION 7. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. NOTICES.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied 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

With a copy to: Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32303  
Attn: District Counsel

B. If to Landowner: Clayton Properties Group, Inc.  
d/b/a Highland Homes  
3020 South Florida Avenue  
Lakeland, Florida 33803  
Attn: D. Joel Adams

**SECTION 9. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement 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 to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**SECTION 10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

**SECTION 11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each



party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Osceola County, Florida

**SECTION 12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

**SECTION 13. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jill Burns** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Developer shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DEVELOPER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 841-5524, OR EMAIL: JBURNS@GMSCFL.COM.**

**SECTION 14. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

**SECTION 15. SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.



**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 18. HUMAN TRAFFICKING.** Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilizes coercion for labor or services as defined in Section 787.06, *Florida Statutes*.

**IN WITNESS THEREOF,** the parties execute this agreement the day and year first written above.

**CROSSINGS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Vice/Chairperson, Board of Supervisors

**CLAYTON PROPERTIES GROUP,  
INC.,** a Tennessee corporation  
d/b/a Highland Homes

---

By: \_\_\_\_\_

Its: \_\_\_\_\_



## SECTION IX



# **REBATE REPORT**

**\$5,800,000**

**Crossings Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022**

**Dated: June 23, 2022  
Delivered: June 23, 2022**

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**Rebate Report to the Computation Date  
June 23, 2025  
Reflecting Activity To  
July 31, 2024**



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**AMTEC**



## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	27





# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

August 19, 2024

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Crossings Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 23, 2025, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 23, 2025 Computation Date  
Reflecting Activity from June 23, 2022 through July 31, 2024

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Account	1.017201%	5,507.58	(24,972.86)
Debt Service Reserve Fund	3.980942%	15,763.83	(4,585.14)
Capitalized Interest Fund	1.651193%	600.58	(1,405.71)
Costs of Issuance Account	1.675172%	11.52	(26.30)
<b>Totals</b>	<b>2.230328%</b>	<b>\$21,883.51</b>	<b>\$(30,990.01)</b>
<b>Bond Yield</b>	<b>5.050585%</b>		
Rebate Computation Credits			(4,341.48)
<b>Net Rebatable Arbitrage</b>			<b>\$(35,331.49)</b>

**Based upon our computations, no rebate liability exists.**



# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 23, 2022, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 23, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 23, 2022 and July 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

June 23, 2025.

### **7. Computation Period**

The period beginning on June 23, 2022, the date of the closing, and ending on July 31, 2024.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.



## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	269934000
Capitalized Interest Fund	269934001
Sinking Fund Account	269934002
Prepayment Account	269934003
General Redemption Account	269934004
Optional Redemption Account	269934005
Debt Service Reserve Fund	269934006
Acquisition & Construction Fund	269934007
Costs of Issuance Account	269934008



## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 23, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 23, 2025, is the Rebatable Arbitrage.



**\$5,800,000**  
**Crossings Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2022**  
**Delivered: June 23, 2022**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$5,800,000.00</b>
<b>Total</b>	<b>\$5,800,000.00</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,204,822.70</b>
<b>Debt Service Reserve Fund</b>	<b>188,840.63</b>
<b>Capitalized Interest Fund</b>	<b>102,586.67</b>
<b>Costs of Issuance Account</b>	<b>187,750.00</b>
<b>Underwriter's Discount</b>	<b>116,000.00</b>
<b>Total</b>	<b>\$5,800,000.00</b>



## PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 06/23/2022 @ 5.0505853592%
11/01/2022	102,586.67	100,783.37
05/01/2023	234,262.50	224,475.89
11/01/2023	142,350.00	133,043.41
05/01/2024	237,350.00	216,368.55
11/01/2024	140,331.25	124,775.20
05/01/2025	235,331.25	204,090.34
11/01/2025	138,312.50	116,996.61
05/01/2026	238,312.50	196,619.98
11/01/2026	136,187.50	109,594.07
05/01/2027	241,187.50	189,310.01
11/01/2027	133,956.25	102,553.56
05/01/2028	243,956.25	182,166.58
11/01/2028	131,343.75	95,661.05
05/01/2029	246,343.75	174,999.28
11/01/2029	128,612.50	89,114.19
05/01/2030	248,612.50	168,017.93
11/01/2030	125,762.50	82,899.67
05/01/2031	250,762.50	161,225.31
11/01/2031	122,793.75	77,004.46
05/01/2032	257,793.75	157,681.59
11/01/2032	119,587.50	71,344.97
05/01/2033	259,587.50	151,053.34
11/01/2033	116,087.50	65,887.19
05/01/2034	261,087.50	144,534.20
11/01/2034	112,462.50	60,724.12
05/01/2035	267,462.50	140,859.26
11/01/2035	108,587.50	55,779.08
05/01/2036	268,587.50	134,569.38
11/01/2036	104,587.50	51,110.39
05/01/2037	274,587.50	130,881.78
11/01/2037	100,337.50	46,647.75
05/01/2038	280,337.50	127,121.08
11/01/2038	95,837.50	42,387.80
05/01/2039	285,837.50	123,308.66
11/01/2039	91,087.50	38,326.76
05/01/2040	291,087.50	119,463.68
11/01/2040	86,087.50	34,460.49
05/01/2041	296,087.50	115,603.33
11/01/2041	80,837.50	30,784.50
05/01/2042	300,837.50	111,742.97
11/01/2042	75,337.50	27,294.08
05/01/2043	305,337.50	107,896.25
11/01/2043	69,443.75	23,934.72
05/01/2044	309,443.75	104,026.96
11/01/2044	63,293.75	20,753.63
05/01/2045	318,293.75	101,795.89
11/01/2045	56,759.38	17,705.52
05/01/2046	326,759.38	99,418.72
11/01/2046	49,840.63	14,790.83
05/01/2047	334,840.63	96,920.63
11/01/2047	42,537.50	12,009.34
05/01/2048	342,537.50	94,324.42
11/01/2048	34,850.00	9,360.26
05/01/2049	349,850.00	91,650.72
11/01/2049	26,778.13	6,842.32
05/01/2050	356,778.13	88,918.10



## PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 06/23/2022 @ 5.0505853592%
11/01/2050	18,321.88	4,453.80
05/01/2051	368,321.88	87,328.79
11/01/2051	9,353.13	2,163.00
05/01/2052	374,353.13	84,440.22
	11,370,180.47	5,800,000.00

Proceeds Summary

Delivery date	06/23/2022
Par Value	5,800,000.00
Target for yield calculation	5,800,000.00



## BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/23/2022					
11/01/2022			102,586.67	102,586.67	
05/01/2023	90,000	4.250%	144,262.50	234,262.50	336,849.17
11/01/2023			142,350.00	142,350.00	
05/01/2024	95,000	4.250%	142,350.00	237,350.00	379,700.00
11/01/2024			140,331.25	140,331.25	
05/01/2025	95,000	4.250%	140,331.25	235,331.25	375,662.50
11/01/2025			138,312.50	138,312.50	
05/01/2026	100,000	4.250%	138,312.50	238,312.50	376,625.00
11/01/2026			136,187.50	136,187.50	
05/01/2027	105,000	4.250%	136,187.50	241,187.50	377,375.00
11/01/2027			133,956.25	133,956.25	
05/01/2028	110,000	4.750%	133,956.25	243,956.25	377,912.50
11/01/2028			131,343.75	131,343.75	
05/01/2029	115,000	4.750%	131,343.75	246,343.75	377,687.50
11/01/2029			128,612.50	128,612.50	
05/01/2030	120,000	4.750%	128,612.50	248,612.50	377,225.00
11/01/2030			125,762.50	125,762.50	
05/01/2031	125,000	4.750%	125,762.50	250,762.50	376,525.00
11/01/2031			122,793.75	122,793.75	
05/01/2032	135,000	4.750%	122,793.75	257,793.75	380,587.50
11/01/2032			119,587.50	119,587.50	
05/01/2033	140,000	5.000%	119,587.50	259,587.50	379,175.00
11/01/2033			116,087.50	116,087.50	
05/01/2034	145,000	5.000%	116,087.50	261,087.50	377,175.00
11/01/2034			112,462.50	112,462.50	
05/01/2035	155,000	5.000%	112,462.50	267,462.50	379,925.00
11/01/2035			108,587.50	108,587.50	
05/01/2036	160,000	5.000%	108,587.50	268,587.50	377,175.00
11/01/2036			104,587.50	104,587.50	
05/01/2037	170,000	5.000%	104,587.50	274,587.50	379,175.00
11/01/2037			100,337.50	100,337.50	
05/01/2038	180,000	5.000%	100,337.50	280,337.50	380,675.00
11/01/2038			95,837.50	95,837.50	
05/01/2039	190,000	5.000%	95,837.50	285,837.50	381,675.00
11/01/2039			91,087.50	91,087.50	
05/01/2040	200,000	5.000%	91,087.50	291,087.50	382,175.00
11/01/2040			86,087.50	86,087.50	
05/01/2041	210,000	5.000%	86,087.50	296,087.50	382,175.00
11/01/2041			80,837.50	80,837.50	
05/01/2042	220,000	5.000%	80,837.50	300,837.50	381,675.00
11/01/2042			75,337.50	75,337.50	
05/01/2043	230,000	5.125%	75,337.50	305,337.50	380,675.00
11/01/2043			69,443.75	69,443.75	
05/01/2044	240,000	5.125%	69,443.75	309,443.75	378,887.50
11/01/2044			63,293.75	63,293.75	
05/01/2045	255,000	5.125%	63,293.75	318,293.75	381,587.50
11/01/2045			56,759.38	56,759.38	
05/01/2046	270,000	5.125%	56,759.38	326,759.38	383,518.76
11/01/2046			49,840.63	49,840.63	
05/01/2047	285,000	5.125%	49,840.63	334,840.63	384,681.26
11/01/2047			42,537.50	42,537.50	
05/01/2048	300,000	5.125%	42,537.50	342,537.50	385,075.00
11/01/2048			34,850.00	34,850.00	
05/01/2049	315,000	5.125%	34,850.00	349,850.00	384,700.00
11/01/2049			26,778.13	26,778.13	
05/01/2050	330,000	5.125%	26,778.13	356,778.13	383,556.26



## BOND DEBT SERVICE

\$5,800,000

Crossings Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			18,321.88	18,321.88	
05/01/2051	350,000	5.125%	18,321.88	368,321.88	386,643.76
11/01/2051			9,353.13	9,353.13	
05/01/2052	365,000	5.125%	9,353.13	374,353.13	383,706.26
	5,800,000		5,570,180.47	11,370,180.47	11,370,180.47



\$5,800,000  
Crossings Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.050585%)
06/23/22	Beg Bal	-5,204,822.70	-6,044,940.72
07/08/22		6,523.55	7,560.80
07/08/22		1,099,909.67	1,274,795.56
07/15/22		581,042.28	672,775.32
07/15/22		15,000.00	17,368.15
07/15/22		708.00	819.78
07/15/22		2,916.00	3,376.37
07/27/22		510.00	589.54
07/27/22		156,802.00	181,255.77
07/29/22		26,500.00	30,624.27
08/02/22		1,256.00	1,450.87
08/02/22		80.00	92.41
08/09/22		2,914,409.83	3,363,324.75
08/09/22		1,932.50	2,230.17
08/17/22		2,267.50	2,613.87
08/17/22		209,988.62	242,065.31
08/25/22		26,722.50	30,770.36
09/06/22		162,373.86	186,685.09
09/21/22		109.50	125.63
12/28/22		236.00	267.16
01/04/23		1,014.00	1,146.91
07/31/24	Bal	28.36	29.66
07/31/24	Acc	0.11	0.12
-----			
06/23/25	TOTALS:	5,507.58	-24,972.86
-----			

ISSUE DATE:	06/23/22	REBATABLE ARBITRAGE:	-24,972.86
COMP DATE:	06/23/25	NET INCOME:	5,507.58
BOND YIELD:	5.050585%	TAX INV YIELD:	1.017201%



\$5,800,000  
Crossings Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.050585%)
06/23/22	Beg Bal	-188,840.63	-219,321.67
07/05/22		34.27	39.74
08/02/22		152.88	176.60
09/02/22		247.32	284.51
10/04/22		284.79	326.16
11/02/22		386.28	440.68
12/02/22		481.97	547.57
12/22/22		0.23	0.26
01/04/23		551.21	623.46
02/02/23		586.58	660.90
03/02/23		562.62	631.27
04/04/23		641.86	717.00
05/02/23		657.27	731.37
06/02/23		716.25	793.69
07/05/23		702.95	775.40
08/02/23		736.51	809.39
09/05/23		766.20	838.17
10/03/23		743.21	809.88
11/02/23		1,137.50	1,234.56
11/02/23		770.77	836.54
12/04/23		744.11	804.03
01/03/24		768.53	827.09
02/02/24		765.27	820.28
03/04/24		711.15	758.90
04/02/24		760.24	808.14
05/02/24		734.76	777.82
06/04/24		760.11	801.09
07/02/24		735.98	772.66
07/31/24	Bal	187,703.13	196,294.07
07/31/24	Acc	760.51	795.32
-----			
06/23/25	TOTALS:	15,763.83	-4,585.14
-----			

ISSUE DATE:	06/23/22	REBATABLE ARBITRAGE:	-4,585.14
COMP DATE:	06/23/25	NET INCOME:	15,763.83
BOND YIELD:	5.050585%	TAX INV YIELD:	3.980942%



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.050585%)
06/23/22	Beg Bal	-102,586.67	-119,145.33
07/05/22		18.62	21.59
08/02/22		83.05	95.94
09/02/22		134.36	154.56
10/04/22		154.71	177.19
11/01/22		102,586.67	117,050.96
11/02/22		209.84	239.39
-----			
06/23/25	TOTALS:	600.58	-1,405.71
-----			

ISSUE DATE:	06/23/22	REBATABLE ARBITRAGE:	-1,405.71
COMP DATE:	06/23/25	NET INCOME:	600.58
BOND YIELD:	5.050585%	TAX INV YIELD:	1.651193%



\$5,800,000  
Crossings Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.050585%)
06/23/22	Beg Bal	-187,750.00	-218,055.00
06/23/22		53,000.00	61,554.81
06/23/22		45,000.00	52,263.52
06/23/22		30,000.00	34,842.34
06/23/22		6,000.00	6,968.47
06/23/22		1,500.00	1,742.12
06/23/22		45,000.00	52,263.52
06/24/22		5,900.00	6,851.38
12/22/22		1,361.52	1,542.55
-----			
06/23/25	TOTALS:	11.52	-26.30
-----			

ISSUE DATE:	06/23/22	REBATABLE ARBITRAGE:	-26.30
COMP DATE:	06/23/25	NET INCOME:	11.52
BOND YIELD:	5.050585%	TAX INV YIELD:	1.675172%



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.050585%)
06/23/23		-1,960.00	-2,165.61
06/23/24		-2,070.00	-2,175.87
-----			
06/23/25	TOTALS:	-4,030.00	-4,341.48
-----			

ISSUE DATE: 06/23/22    REBATABL ARBITRAGE: -4,341.48  
COMP DATE: 06/23/25  
BOND YIELD: 5.050585%



# SECTION X



## SECTION B



# SECTION 1





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

**Sent Via Email: jburns@gmscfl.com**

September 13, 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 2025-1  
Crossings Community Development District  
District Engineering Services  
City of Winter Haven, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work order to provide professional consulting services for the Crossings Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

With this information in mind, we propose the following tasks and corresponding fees:

**I. General Engineering Services**

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$15,000, plus other direct costs.

**II. Other Direct Costs**

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

**III. Additional Services**

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.



Ms. Jillian Burns  
Crossings CDD  
Work Authorization #2025-1  
September 13, 2024

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.  
Associate Vice President

RM:ap

Q:\Crossings CDD\_50143515\Adm\Correspondence\AAS\Crossings CDD District Engineering Services\_09-13-2024  
Enclosures

APPROVED AND ACCEPTED

DocuSigned by:

**Brian Walsh**

By: \_\_\_\_\_

3928F13620F0476...

Authorized Representative of  
Crossings Community Development District

Date: 10/24/2024



# SECTION C



# Crossings CDD

## Field Management Report



November 13th, 2024

Jarett Wright

Field Manager

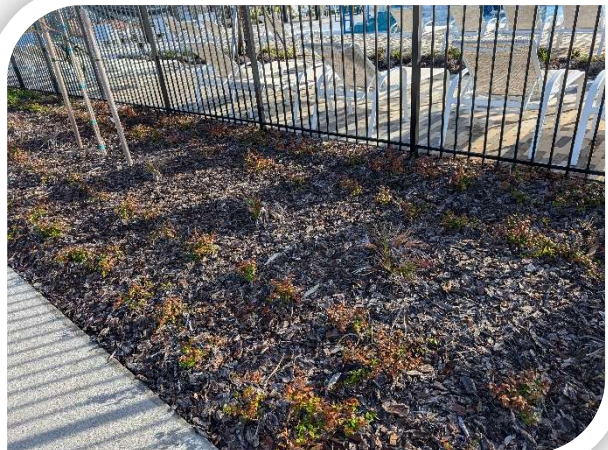
GMS



# Site Items

## Amenity Updates

- ✚ The AC units at the clubhouse were serviced. A follow up visit is scheduled to investigate issues with the rental room thermostat.
- ✚ The perimeter fence and access control systems have been installed at the playground.
- ✚ Due to chlorine overspray from the splash pad, numerous plants in the pool area have died and the palms are sustaining damage.

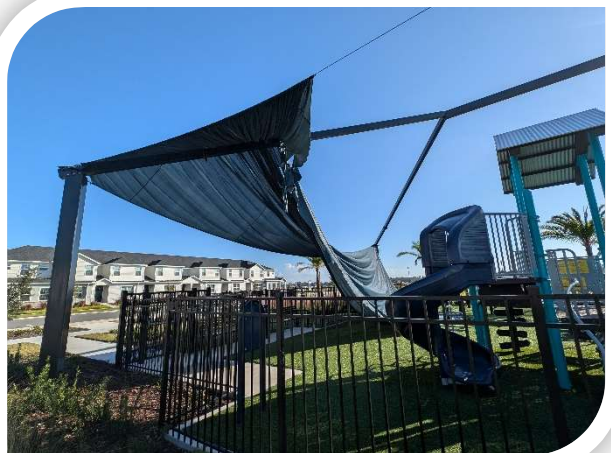




# Site Items

## Hurricane Milton Update

- ✚ Pool furniture was secured for the storm and reset afterwards by GMS Staff.
- ✚ Debris and fallen trees were stood up and cleared by the vendor.
- ✚ Playground shade structure fabric was ripped. Currently working with the installing vendor to schedule cleanup and replacement and an insurance claim has been filed.
- ✚ No other major damage to report at this time.





# 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](mailto:jwright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright



# SECTION D



# SECTION 1



# Crossings

## Community Development District

### Summary of Checks

July 01, 2024 to September 30, 2024

Bank	Date	Check No.'s		Amount
General Fund	7/1/24	201	\$	6,700.00
	7/8/24	202-203	\$	1,005.00
	7/15/24	204-205	\$	8,987.84
	7/22/24	206-208	\$	4,316.04
	7/29/24	209-210	\$	315.87
	8/5/24	211-214	\$	11,892.50
	8/16/24	215-221	\$	5,100.67
	8/26/24	222-223	\$	2,975.04
	9/4/24	224	\$	5,425.00
	9/10/24	225-227	\$	4,117.70
	9/16/24	228	\$	6,116.75
	9/23/24	229-232	\$	8,004.25
	9/30/24	233-234	\$	695.00
Total			\$	65,651.66







CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/24	00041	6/27/24 06272024	202406 310-51300-49000	TRESPASS SIGNS	*	97.20	
				OSCEOLA COUNTY SHERIFF'S OFFICE			97.20 000208
7/29/24	00036	7/22/24 4059415	202407 320-53800-47300	REPLACE BROKEN NOZZLES	*	237.25	
				BLADE RUNNERS COMMERCIAL			237.25 000209
7/29/24	00004	6/15/24 88606387	202407 310-51300-48000	NOT FY25 BUDGET 7/25/24	*	78.62	
				OSCEOLA NEWS GAZETTE			78.62 000210
8/05/24	00039	7/29/24 18091	202407 320-53800-47000	ONE TIME VEGETATION TRMT	*	325.00	
				AQUATIC WEED MANAGEMENT, INC.			325.00 000211
8/05/24	00036	8/01/24 4059442	202408 320-53800-46200	LANDSCAPE MAINT AUG 24	*	5,100.00	
				BLADE RUNNERS COMMERCIAL			5,100.00 000212
8/05/24	00013	7/26/24 22415743	202406 310-51300-31100	ANNUAL ENGINEER REPORT	*	4,887.50	
		8/25/24 22415742	202406 310-51300-31100	ENGINEER SERVICES JUNE 24	*	1,080.00	
				DEWBERRY ENGINEERS INC.			5,967.50 000213
8/05/24	00001	6/30/24 44	202406 320-53800-48000	GENERAL MAINT JUNE 24	*	500.00	
				GOVERNMENTAL MANAGEMENT SERVICES			500.00 000214
8/16/24	00007	8/07/24 BW080720	202408 310-51300-11000	BOS MEETING 8/7/24	*	200.00	
				BRIAN WALSH			200.00 000215
8/16/24	00042	8/09/24 2310819	202408 330-57200-49000	ACCESS CNTRL FOB LICENSE	*	98.45	
				DOORKING INC.			98.45 000216
8/16/24	00008	8/07/24 GP080720	202408 310-51300-11000	BOS MEETING 8/7/24	*	200.00	
				GARRET PARKINSON			200.00 000217
8/16/24	00001	8/01/24 42	202408 310-51300-34000	MANAGEMENT FEES AUG 24	*	2,916.67	
		8/01/24 42	202408 310-51300-35200	WEBSITE ADMIN AUG 24	*	100.00	



\*\*\* CHECK DATES 07/01/2024 - 09/30/2024 \*\*\*

CROSSINGS - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/01/24 42	202408 310-51300-35100	INFORMATION TECH AUG 24	*	150.00	
		8/01/24 42	202408 310-51300-31300	DISSEMINATION SVC AUG 24	*	416.67	
		8/01/24 42	202408 310-51300-51000	OFFICE SUPPLIES AUG 24	*	.03	
		8/01/24 42	202408 310-51300-42000	POSTAGE AUG 24	*	94.35	
				GOVERNMENTAL MANAGEMENT SERVICES			3,677.72 000218
8/16/24 00040		8/07/24 KE080720	202408 310-51300-11000	BOS MEETING 8/7/24	*	200.00	
				KAREYANN ELLISON			200.00 000219
8/16/24 00006		8/15/24 10090	202407 310-51300-31500	GENERAL COUNSEL JULY 24	*	524.50	
				KILINSKI/VAN WYK, PLLC			524.50 000220
8/16/24 00011		8/07/24 MA080720	202408 310-51300-11000	BOS MEETING 8/7/24	*	200.00	
				MILTON ANDRADE			200.00 000221
8/26/24 00043		7/31/24 12941	202407 330-57200-48200	CLEANING JULY 24	*	1,400.00	
				CSS CLEAN STAR SERVICES OF CFL			1,400.00 000222
8/26/24 00001		8/01/24 43	202408 320-53800-34000	FIELD MANAGEMENT AUG 24	*	1,250.00	
		8/01/24 43	202408 330-57200-48000	POOL SIGN/PAPER TOWELS	*	325.04	
				GOVERNMENTAL MANAGEMENT SERVICES			1,575.04 000223
9/04/24 00036		8/28/24 18233	202408 320-53800-47000	VEGETATION TREATMENT	*	325.00	
		9/01/24 4059515	202409 320-53800-46200	LANDSCAPE MAINT SEPT 24	*	5,100.00	
				BLADE RUNNERS COMMERCIAL			5,425.00 000224
9/10/24 00043		8/28/24 13064	202408 330-57200-48200	CLEANING AUG 24	*	1,310.00	
				CSS CLEAN STAR SERVICES OF CFL			1,310.00 000225
9/10/24 00013		8/30/24 22419336	202407 310-51300-31100	ENGINEER SERVICES JULY 24	*	350.00	
				DEWBERRY ENGINEERS INC.			350.00 000226
				CRCF CROSSING CDD IARAUJO			



\*\*\* CHECK DATES 07/01/2024 - 09/30/2024 \*\*\*  
CROSSINGS - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/10/24	00006	9/10/24 10435	202408 310-51300-31500	GENERAL COUNSEL AUG 24	*	2,457.70	
				KILINSKI/VAN WYK, PLLC			2,457.70 000227
9/16/24	00001	9/01/24 45	202409 310-51300-34000	MANAGEMENT FEES SEPT 24	*	2,916.67	
		9/01/24 45	202409 310-51300-35200	WEBSITE ADMIN SEPT 24	*	100.00	
		9/01/24 45	202409 310-51300-35100	INFORMATION TECH SEPT 24	*	150.00	
		9/01/24 45	202409 310-51300-31300	DISSEMINATION SVC SEPT 24	*	500.00	
		9/01/24 45	202409 310-51300-51000	OFFICE SUPPLIES SEPT 24	*	3.97	
		9/01/24 45	202409 310-51300-42000	POSTAGE SEPT 24	*	146.86	
		9/01/24 46	202409 320-53800-34000	FIELD MANAGEMENT SEPT 24	*	1,250.00	
		9/01/24 46	202409 320-53800-49000	EMERGENCY BACKFLOW REPAIR	*	166.75	
		9/01/24 46	202409 320-53800-49000	EMERGENCY BACKFLOW REPAIR	*	882.50	
				GOVERNMENTAL MANAGEMENT SERVICES			6,116.75 000228
9/23/24	00039	8/28/24 18233	202408 320-53800-47000	VEGETATION TREATMENT	*	325.00	
				AQUATIC WEED MANAGEMENT, INC.			325.00 000229
9/23/24	00036	9/11/24 4059571	202409 320-53800-47300	IRRIGATION REPAIRS	*	379.25	
				BLADE RUNNERS COMMERCIAL			379.25 000230
9/23/24	00001	9/15/24 47	202409 300-15500-10000	FY25 ASSESSMENT ROLL	*	5,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,250.00 000231
9/23/24	00044	9/16/24 24323	202409 330-57200-48500	POOL MAINTENANCE SEPT 24	*	1,050.00	
		9/16/24 24324	202409 330-57200-48500	CLEANED GREEN IN POOL	*	1,000.00	
				RESORT POOL SERVICES DBA			2,050.00 000232
9/30/24	00039	9/24/24 18382	202409 320-53800-47000	VEGETATION TREATMENT SEPT	*	325.00	
				AQUATIC WEED MANAGEMENT, INC.			325.00 000233
				CRCF CROSSING CDD IARAUJO			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/30/24	00045	9/20/24 33507A	202406 320-53800-47200	QRTLY FOUNTAIN CLEANING	*	185.00	
		9/24/24 34277A	202409 320-53800-47200	QRTLY FOUNTAIN CLEANING	*	185.00	
FOUNTAIN DESIGN GROUP, INC.							370.00 000234
TOTAL FOR BANK A						65,651.66	
TOTAL FOR REGISTER						65,651.66	



## SECTION 2



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

***Unaudited Financial Reporting***  
***September 30, 2024***





# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2022</u>
5	<u>Debt Service Fund - Series 2024</u>
6	<u>Capital Projects Fund - Series 2022</u>
7	<u>Capital Projects Fund - Series 2024</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Long Term Debt Schedule</u>



**Crossings**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 35,939	\$ -	\$ 793	\$ 36,732
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 325	\$ -	\$ -	\$ 325
Prepaid	\$ 5,250	\$ -	\$ -	\$ 5,250
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 187,703	\$ -	\$ 187,703
Revenue	\$ -	\$ 168,097	\$ -	\$ 168,097
Prepayment	\$ -	\$ 336	\$ -	\$ 336
Construction	\$ -	\$ -	\$ 29	\$ 29
<u>Series 2024</u>				
Reserve	\$ -	\$ 954,186	\$ -	\$ 954,186
Revenue	\$ -	\$ 517	\$ -	\$ 517
Interest	\$ -	\$ 172,540	\$ -	\$ 172,540
Construction	\$ -	\$ -	\$ 2,913,129	\$ 2,913,129
Cost of Issuance	\$ -	\$ -	\$ 155	\$ 155
<b>Total Assets</b>	<b>\$ 41,514</b>	<b>\$ 1,483,380</b>	<b>\$ 2,914,106</b>	<b>\$ 4,439,001</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,805	\$ -	\$ -	\$ 3,805
Due to Other	\$ -	\$ -	\$ 36	\$ 36
Retainage Payable	\$ -	\$ -	\$ 612,227	\$ 612,227
<b>Total Liabilities</b>	<b>\$ 3,805</b>	<b>\$ -</b>	<b>\$ 612,263</b>	<b>\$ 616,067</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 5,250	\$ -	\$ -	\$ 5,250
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 356,137	\$ -	\$ 356,137
Debt Service - Series 2024	\$ -	\$ 1,127,243	\$ -	\$ 1,127,243
Capital Projects - Series 2022	\$ -	\$ -	\$ (611,441)	\$ (611,441)
Capital Projects - Series 2024	\$ -	\$ -	\$ 2,913,284	\$ 2,913,284
Unassigned	\$ 32,460	\$ -	\$ -	\$ 32,460
<b>Total Fund Balances</b>	<b>\$ 37,710</b>	<b>\$ 1,483,380</b>	<b>\$ 2,301,843</b>	<b>\$ 3,822,933</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 41,514</b>	<b>\$ 1,483,380</b>	<b>\$ 2,914,106</b>	<b>\$ 4,439,001</b>



**Crossings**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance

**Revenues:**

Assessments - On Roll	\$ 250,764	\$ 250,764	\$ 252,582	\$ 1,818
Developer Contributions	\$ 166,136	\$ 166,136	\$ 25,000	\$ (141,136)
Miscellaneous Income	\$ -	\$ -	\$ 250	\$ 250

<b>Total Revenues</b>	<b>\$ 416,900</b>	<b>\$ 416,900</b>	<b>\$ 277,832</b>	<b>\$ (139,068)</b>
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**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 12,000	\$ 3,400	\$ 8,600
Engineering	\$ 15,000	\$ 15,000	\$ 10,195	\$ 4,805
Attorney	\$ 25,000	\$ 25,000	\$ 15,411	\$ 9,589
Annual Audit	\$ 3,950	\$ 3,950	\$ 3,950	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,377	\$ (377)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,333	\$ (333)
Trustee Fees	\$ 4,100	\$ 4,100	\$ 4,031	\$ 69
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 632	\$ 368
Insurance	\$ 6,000	\$ 6,000	\$ 5,200	\$ 800
Printing	\$ 1,000	\$ 1,000	\$ 8	\$ 992
Legal Advertising	\$ 7,500	\$ 7,500	\$ 2,127	\$ 5,373
Contingency	\$ 2,500	\$ 2,500	\$ 582	\$ 1,918
Office Supplies	\$ 550	\$ 550	\$ 15	\$ 535
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

<b>Total General &amp; Administrative:</b>	<b>\$ 127,225</b>	<b>\$ 127,225</b>	<b>\$ 94,886</b>	<b>\$ 32,339</b>
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**Operation and Maintenance**

**Field Expenditures**

Property Insurance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ 15,000	\$ 7,500	\$ 7,500
Landscape Maintenance	\$ 65,000	\$ 65,000	\$ 19,050	\$ 45,950
Landscape Replacement & Enhancements	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 7,500	\$ 7,500	\$ 26,225	\$ (18,725)
Fountain Maintenance	\$ -	\$ -	\$ 370	\$ (370)
Streetlights	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Electric	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Water & Sewer	\$ 5,000	\$ 5,000	\$ 64,742	\$ (59,742)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 617	\$ 4,384
General Field Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 500	\$ 4,500
Contingency	\$ 5,500	\$ 5,500	\$ 2,485	\$ 3,015

<b>Subtotal</b>	<b>\$ 186,500</b>	<b>\$ 186,500</b>	<b>\$ 121,488</b>	<b>\$ 65,012</b>
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# Crossings

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Amenity Expenditures</b>				
Amenity Access Management	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Amenity-Electric	\$ 14,400	\$ 14,400	\$ 19,436	\$ (5,036)
Amenity-Water	\$ 5,000	\$ 5,000	\$ 12,636	\$ (7,636)
Internet	\$ 3,000	\$ 3,000	\$ 932	\$ 2,069
Pest Control	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Janitorial Services	\$ 10,200	\$ 10,200	\$ 4,030	\$ 6,170
Security Services	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Pool Maintenance	\$ 22,200	\$ 22,200	\$ 2,050	\$ 20,150
Amenity Repairs & Maintenance	\$ 7,500	\$ 7,500	\$ 1,480	\$ 6,020
Holiday Décor	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Amenity Contingency	\$ 6,375	\$ 6,375	\$ 424	\$ 5,951
<b>Subtotal</b>	<b>\$ 103,175</b>	<b>\$ 103,175</b>	<b>\$ 40,987</b>	<b>\$ 62,188</b>
<b>Total O&amp;M Expenditures:</b>	<b>\$ 289,675</b>	<b>\$ 289,675</b>	<b>\$ 162,475</b>	<b>\$ 127,200</b>
<b>Total Expenditures</b>	<b>\$ 416,900</b>	<b>\$ 416,900</b>	<b>\$ 257,361</b>	<b>\$ 159,539</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 20,472</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17,238</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 37,710</b>	



# Crossings

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Assessments	\$ 377,681	\$ 377,681	\$ 377,400	\$ (281)
Interest	\$ 500	\$ 500	\$ 17,012	\$ 16,512
<b>Total Revenues</b>	<b>\$ 378,181</b>	<b>\$ 378,181</b>	<b>\$ 394,411</b>	<b>\$ 16,230</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ -
Principal Expense 5/1	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest Expense 5/1	\$ 142,350	\$ 142,350	\$ 141,213	\$ 1,138
Special Call - 11/1	\$ -	\$ -	\$ 45,000	\$ 45,000
<b>Total Expenditures</b>	<b>\$ 379,700</b>	<b>\$ 379,700</b>	<b>\$ 423,563</b>	<b>\$ 46,138</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,519)</b>		<b>\$ (29,151)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 153,211</b>		<b>\$ 385,288</b>	
<b>Fund Balance - Ending</b>	<b>\$ 151,692</b>		<b>\$ 356,137</b>	



# Crossings

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 3,377	\$ 3,377
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,377</b>	<b>\$ 3,377</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Bond Proceeds	\$ -	\$ -	\$ 1,126,726	\$ 1,126,726
Transfer In/(Out)	\$ -	\$ -	\$ (2,860)	\$ 2,860
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,123,866</b>	<b>\$ 1,129,586</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 1,127,243</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,127,243</b>	



# Crossings

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 5,556,734	\$ 5,556,734
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,556,735</b>	<b>\$ 5,556,735</b>
<b>Expenditures:</b>				
Other Current Charges	\$ -	\$ -	\$ 1,243	\$ (1,243)
Capital Outlay-Construction	\$ -	\$ -	\$ 5,053,690	\$ (5,053,690)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,054,933</b>	<b>\$ (5,054,933)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 501,801</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (1,113,243)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (611,441)</b>	



# Crossings

## Community Development District

### Capital Projects Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 36,192	\$ 36,192
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,192</b>	<b>\$ 36,192</b>
<b><u>Expenditures:</u></b>				
Capital Outlay-Construction	\$ -	\$ -	\$ 8,608,925	\$ (8,608,925)
Capital Outlay-COI	\$ -	\$ -	\$ 1,390,117	\$ (1,390,117)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,999,041</b>	<b>\$ (9,999,041)</b>
<b><u>Other Financing Sources:</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 12,873,274	\$ 12,873,274
Transfer In/(Out)	\$ -	\$ -	\$ 2,860	\$ 2,860
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,876,134</b>	<b>\$ 12,876,134</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,913,284</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,913,284</b>	



**Crossings**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ -	\$ 251,362	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252,582
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 250
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 251,362</b>	<b>\$ 1,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 277,832</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ 3,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,410	\$ 680	\$ 5,968	\$ 350	\$ 788	\$ -	\$ 10,195
Attorney	\$ -	\$ 203	\$ 173	\$ 914	\$ 1,294	\$ 1,565	\$ 2,879	\$ 2,497	\$ 2,449	\$ 525	\$ 2,458	\$ 456	\$ 15,411
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950	\$ -	\$ -	\$ -	\$ -	\$ 3,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,377
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 667	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 5,333
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,031	\$ -	\$ -	\$ -	\$ 4,031
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 5	\$ 46	\$ 22	\$ 22	\$ 116	\$ 5	\$ 27	\$ 28	\$ 63	\$ 57	\$ 94	\$ 147	\$ 632
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ 8
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ 1,848	\$ -	\$ 86	\$ 2,127
Contingency	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ 40	\$ 41	\$ 138	\$ 48	\$ 41	\$ 41	\$ 582
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 4	\$ 0	\$ 4	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 14,702</b>	<b>\$ 3,870</b>	<b>\$ 3,817</b>	<b>\$ 4,557</b>	<b>\$ 5,604</b>	<b>\$ 5,193</b>	<b>\$ 9,742</b>	<b>\$ 11,582</b>	<b>\$ 17,232</b>	<b>\$ 6,423</b>	<b>\$ 7,764</b>	<b>\$ 4,401</b>	<b>\$ 94,886</b>



**Crossings**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250	1,250	1,250	1,250	1,250	1,250	7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,850	\$ -	5,100	5,100	19,050
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	2,250	1,500	1,500	1,500	3,825	3,825	5,425	325	5,425	650	\$ -	26,225
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185	\$ -	\$ -	185	370
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	10,628	39	14,320	18,275	12,894	565	8,021	64,742
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	237	\$ -	379	617
General Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500	\$ -	\$ -	\$ -	500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,381	\$ -	\$ -	55	\$ -	1,049	2,485
<b>Subtotal</b>	\$ -	2,250	1,500	1,500	1,500	14,453	6,495	20,995	29,385	19,861	7,565	15,985	121,488
<b>Amenity Expenses</b>													
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,105	13,286	\$ -	3,410	1,635	19,436
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,417	4,861	3,358	12,636
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	190	185	185	185	185	932
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400	1,310	1,320	4,030
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,050	2,050
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325	1,155	1,480
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98	325	424
<b>Subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,295	13,472	6,002	10,190	10,028	40,987
<b>Total O&amp;M Expenses:</b>	\$ -	2,250	1,500	1,500	1,500	14,453	6,495	22,290	42,856	25,863	17,754	26,013	162,475
<b>Total Expenditures</b>	\$ 14,702	\$ 6,120	\$ 5,317	\$ 6,057	\$ 7,104	\$ 19,646	\$ 16,237	\$ 33,872	\$ 60,088	\$ 32,287	\$ 25,518	\$ 30,413	\$ 257,361
<b>Excess Revenues (Expenditures)</b>	\$ (14,702)	\$ 18,880	\$ 246,045	\$ (4,837)	\$ (7,104)	\$ (19,646)	\$ (16,237)	\$ (33,872)	\$ (59,838)	\$ (32,287)	\$ (25,518)	\$ (30,413)	\$ 20,472



**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

							40%	60%	100%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>Debt Service</i>	<i>Total</i>
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)
Principal Payment - 5/1/24		(\$95,000)
<b>Current Bonds Outstanding</b>		<b>\$5,570,000</b>

Series 2024, Special Assessment Bonds		
Interest Rates:	4.750%, 5.350%, 5.600%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$954,186	
Reserve Fund Balance	\$954,186	
Bonds Outstanding - 08/09/2024		\$14,000,000
<b>Current Bonds Outstanding</b>		<b>\$14,000,000</b>