

*Crossings*  
*Community Development District*

*Meeting Agenda*

*March 5, 2025*

# AGENDA

# *Crossings*

## *Community Development District*

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

February 26, 2025

### **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, March 5, 2025 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/81259576042>

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

**Meeting ID:** 812 5957 6042

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the November 5, 2024 Landowners' Meeting and the November 13, 2024 Board of Supervisors Meeting
4. Discussion Regarding District Security Services (**NOT A CLOSED SESSION**)
  - A. Consideration of Proposal from Current Demands for Camera Installation
  - B. Consideration of Proposal from Current Demands for Overnight Monitoring Services
  - C. Consideration of Proposal for Security Services from Nation Security
5. Ratification of 2025 Data Sharing & Usage Agreement with Osceola County Property Appraiser
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# MINUTES

**MINUTES OF MEETING  
CROSSINGS  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Crossings Community Development District was held on Tuesday, **November 5, 2024**, at 10:05 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present were:

Monica Virgen

District Manager, GMS

*The following is a summary of the discussions and actions taken at the November 5, 2024 Crossings Community Development District's Landowners' Meeting.*

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Ms. Virgen stated there was a proxy from Clayton Properties Group, LLC signed by Mr. Brian Walsh. This proxy authorizes 157 votes.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Virgen called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Ms. Virgen stated she would elect herself, Monica Virgen, as Chairman for purpose of conducting the Landowners' meeting. She stated Ms. Monica Virgen has been assigned the proxy on behalf of Clayton's Properties Group, LLC that was signed by Mr. Brian Walsh.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of Supervisor**

Ms. Virgen nominated Kareyann Ellison to Seat #1, Garret Parkinson to Seat #4, and David Adams to Seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Virgen stated there were 140 votes cast for Kareyann Ellison, 150 votes cast for Garret Parkinson, and 150 votes cast for David Adams.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Virgen stated Garret Parkinson and David Adams will serve four-year terms and Kareyann Ellison will serve a two-year term. Kareyann Ellison was elected for Seat #1, Garret Parkinson was elected for Seat #4, and David Adams was elected for Seat #5.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being no questions or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**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, November 13, 2024**, at 9:12 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
David Adams	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
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the November 13, 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 9:12 a.m. Four Supervisors were in attendance at the meeting and one on Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath to Newly Elected Board Members**

Ms. Burns stated they swore in David Adams and Garret Parkinson prior to the start of this meeting. She noted Kareyann Ellison is joining via Zoom and will be sworn in at a later date, so Ms. Ellison will be unable to vote today.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns presented the results of the Landowners' Election that was held last Tuesday where Kareyann Ellison, Garret Parkinson, and David Adams were elected to those seats. She was happy to answer any questions.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Ms. Burns presented the election of officers.

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated previously Mr. Walsh was the Chairman, Mr. Andrade was the Vice Chairman, and the other three Supervisors were Assistant Secretaries along with George Flint and Ms. Burns, herself, was the Secretary. She asked if the Board wants to keep that the same. The Board decided for Mr. Andrade to be the Chairman and Mr. Walsh be the Vice Chairman and the other three Supervisors and staff will remain the same as outlined.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2025-02 Electing Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 7, 2024 Board of Supervisors meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.



On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the August 7, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Ratifying Series 2024 Bonds**

Ms. Burns presented Resolution 2025-03 to the Board. She stated the District closed on the series of bonds on August 9, 2024. She explained that this resolution ratifies, confirms and approves all actions taken by District staff in coordination with the closing of that series of bonds.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Ratifying Series 2024 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Amended and Restated  
Disclosure of Public Financing**

Ms. Burns stated this will be recorded to put property owners in Phase 2 on notice of the series of bonds that was issued. She was happy to answer any questions. Hearing no questions, she stated they are looking for a motion to approve this item and authorize it being recorded.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Amended and Restated Disclosure of Public Financing and Authorizing it being Recorded, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04  
Directing Chairman and District Staff to  
File a Petition Amending District  
Boundaries**

Ms. Burns stated they heard from the developer, and they are interested in expanding the boundaries of the District. She explained that this would authorize staff to file that petition with Osceola County.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2025-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment Funding Agreement**

Ms. Burns stated this agreement is with Clayton Properties Group and that entity will fund all the costs associated with the boundary amendment process and getting that filed and that it is not reimbursable through bond funds later.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Boundary Amendment Funding Agreement, was approved.

**NINTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC**

Ms. Burns stated under the internal Revenue Code, the District has to demonstrate they do not earn more interest than they pay on the bonds. She pointed out on page 4 it shows a negative arbitrage amount confirming that they do not earn more interest than they pay on the bonds. She was happy to answer any questions. She noted that this was an annual required report under the Trust Indenture.

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

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report to the Board.

**B. Engineer**

**i. Ratification of Work Authorization 2025-1 for District Engineering Services**

Mr. Malave explained that this work authorization was for the continuing consulting services as District Engineer for the new fiscal year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Work Authorization 2025-1 for District Engineering Services, was ratified.

**C. Field Manager's Report**

Mr. Wright presented the Field Manager's report. He stated the AC units at the clubhouse were serviced last month and they will be doing that on a quarterly schedule. He noted that they were having to change out the filters there every month because it is getting a lot of dirt going through it. He stated they did have a follow-up visit scheduled for yesterday to investigate some other issues that were going on with them. They first determined that the thermostat in the clubhouse powers the bathrooms and the one in the bathroom powers the clubhouse, which was a workaround they had to figure out. He stated the perimeter fence and access control systems have been installed at the playground and it is all working now. He pointed out that one big issues that they are seeing is that they are getting a lot of overspray from the splashpad, which is killing all the plants within a 50 foot radius of the overspray. He suggested and is having the landscaper look at ripping out the plants that are dying there and potentially looking at going with lava rock, river rock, or something that looks nice, but they don't have to worry about plant replacements. He added that it is just one section on the parking lot side. After discussion, Mr. Wright stated he would have the landscaper get a couple of different options for the Board to review. He stated the pool furniture was secured for the storm and reset afterwards by GMS staff. He stated the only damage other than the debris and fallen trees was the playground shade structure fabric was ripped. He explained that they were having to wait for insurance to approve the cleanup, but as of now the shade structure fabric has been removed and taken down and the vender has already placed the order for the replacement. As soon as they get that order in, they will have it installed. He further explained that for future storms, they will have the shade structure taken down prior to the storm. Ms. Burns pointed out that the deductible is \$10,000 from any hurricane damage. Irrigation was discussed.

**D. District Manager's Report****i. Approval of Check Register**

Ms. Burns presented the check register from July 1<sup>st</sup> through September 30<sup>th</sup> and the total is \$65,651.66.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.
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# SECTION IV

# SECTION A

**Current Demands Electrical & Security Services, In**

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
+18635834443  
service@currentdemands.com



**CURRENT DEMANDS**

**Estimate**

ADDRESS  
GMS - THE CROSSINGS  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822 US

SHIP TO  
GMS - THE CROSSINGS  
405 HUCKLEBERRY BLOSSOM DR.  
ST.COULD, FL 34771

ESTIMATE GMS10375  
DATE 02/20/2025  
EXPIRATION 03/20/2025  
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) 12 CHANNEL BRIDGE WITH 10) IP CAMERAS CAPABLE OF VIDEO VERIFICATION SERVICES	1	0.00	0.00T
CKIP4MPT-12VDI	CKIPC4MPT-12vDI: 4MP IP Turret (IR Lens) - AI, Alarm Input, 12v Output & White Lights	10	299.50	2,995.00T
CKB-312v2 12-Ch	CKB-312v2 12-Channel Visual Security Bridge	1	745.50	745.50T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY RACKSHELF	1	98.02	98.02T
MINUTEMAN EN350 STANDBY UPS 350VA/200W	MINUTEMAN EN350 POWER SUPPLY ENSPIRE SERIES: STANDBY UPS, 350VA/200W	1	117.67	117.67T
CAT 5 WIRE	CAT 5 WIRE	2,000	0.15	300.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	3,000.00	3,000.00
MISCELLANEOUS MATERIALS	MISCELLANEOUS:CONDUIT,CONNECTORS,COUPLINGS,ZIPTIES,SCREWS ETC.	1	750.00	750.00T
NOTE	Optional 'Talk Down' 15 Watt Loud Speaker priced below	1	0.00	0.00T
CHeKT 15W IP Horn Speaker	CHeKT 15W IP Horn Speaker	1	568.50	568.50T

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	8,574.69
TAX	390.23
<b>TOTAL</b>	<b>\$8,964.92</b>

Accepted By

Accepted Date

# SECTION B



**Current Demands Electrical & Security Services, In**

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
+18635834443  
service@currentdemands.com



**CURRENT DEMANDS**

**Estimate**

ADDRESS	SHIP TO	ESTIMATE	GMS10376
GMS - THE CROSSINGS	GMS - THE CROSSINGS	DATE	02/20/2025
6200 LEE VISTA BLVD, SUITE 300	405 HUCKLEBERRY BLOSSOM DR.	EXPIRATION	03/20/2025
ORLANDO, FL 32822 US	ST.COULD, FL 34771	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	10	20.00	200.00T
NOTE	ESTIMATE TO PROVIDE REMOTE MONITORING/VIDEO VERIFICATION ALARM SERVICES TO COVER 10 EXTERIOR & INTERIOR CAMERAS PER MONTH	1	0.00	0.00T

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Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	240.00
	TAX	16.80
	<b>TOTAL</b>	<b>\$256.80</b>

Accepted By

Accepted Date

# SECTION C



# **NATION SECURITY**

## ***Security Services Proposal for Crossings CDD***

### **SUBMITTED TO:**

**Emily Grimes  
Crossings CDD  
405 Huckleberry Blossom Dr  
St. Cloud, Florida 34771  
321-248-2141**

### **PRESENTED BY:**

**Scott Guilbert  
Nation Security Services, LLC  
16703 Early Riser Ave Suite 230  
Tampa, FL 34638  
813-385-2330**

*This document includes confidential details regarding the operations, services, and pricing of Nation Security. The information is sensitive and must not be shared publicly. This document was created and shared in confidence, intended exclusively for the internal use of management for evaluation purposes, and in response to a request for a proposal on security services.*

## Services

	Price	Hours	Total
<input checked="" type="checkbox"/> <b>Unarmed Patrol Officer</b>	<b>\$27.95</b>	16	<b>\$447.20</b>
An unarmed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.			
<input type="checkbox"/> <b>Armed Patrol Officer</b>	<b>\$31.95</b>	0	<b>\$0.00</b>
An armed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.			

## Equipment

	Price	Quantity	Total
<input type="checkbox"/> <b>Mobile Phone</b>	<b>\$15.00</b>	0	<b>\$0.00</b>
The officer will be equipped with a phone, making them readily accessible to clients and residents for immediate assistance and updates.			
<input type="checkbox"/> <b>Security Club Cart</b>	<b>\$87.50</b>	0	<b>\$0.00</b>
Security personnel will patrol the property using a marked electric golf cart equipped with lights.			
<input type="checkbox"/> <b>Security Patrol Vehicle</b>	<b>\$300.00</b>	0	<b>\$0.00</b>
A patrol vehicle adorned with the Nation Security logo and equipped with light bars, inclusive of insurance and maintenance. (Note: The price does not cover fuel costs.)			
<input checked="" type="checkbox"/> <b>Workforce Management</b>	<b>\$0.00</b>	1	<b>\$0.00</b>
TrackTik offers GPS in real-time tracking, immediate task assignments, and customizable Incident and Maintenance reporting, enhancing transparency and effective guard tour completion.			

Subtotal \$447.20

**Total \$447.20**

# SERVICE AGREEMENT AND TERMS AND CONDITIONS

This agreement, effective 02-07-2025, is made between Crossings CDD ("Client"), situated at 405 Huckleberry Blossom Dr St. Cloud, Florida 34771 and Nation Security Services, LLC ("Nation Security"), a Florida Limited Company with its office at 12750 NW 17th St, Suite 207, Miami, FL 33182. Hereafter, Nation Security and the Client are referred to individually as a "Party" and collectively as the "Parties." In acknowledgment of the mutual promises and agreements contained herein, and for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the terms outlined in this Agreement.

**1. SERVICES:** As outlined in the attached specifications and forming an integral part of this agreement, Nation Security commits to supplying uniformed security staff, fully licensed by the Florida Department of State as per Chapter 493, and to providing necessary equipment for operations at the Client's location. It is understood by both parties that while these services aim to reduce the risk of injury or property loss, they do not guarantee total elimination of such risks. All individuals performing services under this agreement will be direct employees of Nation Security, under its supervision and control. At any point, the Client can request the replacement of any Nation Security personnel, which, unless illegal, will be honored within two days of the request or immediately if the situation demands. Nation Security ensures that all its employees adhere to relevant federal, state, and local laws and regulations and will conduct mandatory criminal background checks. Throughout this agreement's duration, including any extensions or renewals, the Client commits to using Nation Security's services exclusively, as detailed herein. The Client agrees to compensate Nation Security for the provided services and equipment at the agreed rates, plus any applicable taxes.

**2. OPTIONAL SERVICES:** Nation Security offers the provision of disaster or emergency services at predefined rates for such situations, contingent upon both parties agreeing to a specific disaster or emergency services agreement. Emergency services encompass responses to governmental actions, riots, strikes, acts of terrorism, and similar events. Disaster services address natural and other catastrophic events, such as floods, fires, earthquakes, hurricanes, and other acts of God. Moreover, should the Client require services not detailed in the agreed Schedule of Security Services, Nation Security is prepared to provide these additional services, subject to an agreement, at the established national short-term rates set by Nation Security.

**3. HIRING:** Nation Security is recognized not as an employment agency but as a provider of security services, a role supported by significant investments in advertising, recruiting, screening, testing, and training of personnel for effective deployment at the Client's sites. Given the resources expended on these employees, it is agreed that should the Client hire any Nation Security personnel, either directly or via another vendor, for any security-related role or tasks associated with it, during this Agreement or within one year following the termination of Nation Security's services, the Client shall compensate Nation Security with a fee of three thousand dollars (\$3,000.00) per hired individual. This stipulation does not apply to employees who were already working at the Client's location before being employed by Nation Security.

**4. RATE CHANGE:** The Client agrees to compensate Nation Security at the hourly rates provided in this agreement, including all relevant sales taxes. These rates are calculated based on a 40-hour workweek. Overtime rates will apply for hours worked beyond 40 per week, in compliance with collective bargaining agreements or when extra hours are requested by the Client at their premises beyond the regular schedule. The rates specified in the Security Services Schedule will remain stable for one year from the signing of this Agreement or each respective Schedule, whichever date is later. However, rates will be adjusted automatically following a written notification from Nation Security to reflect any legally mandated cost increases, including changes in licensing fees, contributions and taxes under FICA, FUTA, SUI, worker's compensation, costs arising from collective bargaining agreements, union activities, compliance costs related to the PPACA, and adjustments due to changes in federal or state minimum wage laws. Should any authoritative body enact a law or regulation that increases the mandatory minimum wage, the hourly rate paid by the Client will be adjusted accordingly to match the rise in minimum wage, along with associated tax and payroll liabilities.

**5. TERM:** This Agreement is set for an initial duration of one year, beginning from the Effective Date (referred to as the "Initial Term"). The Agreement will automatically renew unless terminated by either party with thirty (30) days' written notice to the other. The Agreement becomes effective on the date mentioned earlier and will continue until terminated by either party with at least thirty (30) days' advance written notice, indicating the termination date. Furthermore, either party can end this Agreement with ten (10) days' prior written notice if they have informed the other party of a significant breach that has not been resolved promptly. Nation Security reserves the right to terminate this Agreement with twenty-four (24) hours' notice in the event of non-payment. Immediate termination is permissible by either party if the other becomes bankrupt, seeks bankruptcy protection, makes an assignment for the benefit of creditors, or enters into receivership. However, the terms for each separate Schedule of Security Services are determined by the specific agreements within each respective Schedule.

**6. HOLIDAYS AND ADDITIONAL SERVICES:** The Client shall inform the Contractor via fax or email when additional services are required. Overtime rates will be applied to all extra employee hours worked on designated holidays, which include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, where employees will receive 1.5 times their standard hourly wage. For any overtime requested by the Client with less than 72 hours' notice, a premium rate of 1.5 times the regular hourly rate will be charged. This premium rate also applies when requesting additional officers with less than 72 hours' notice. However, if the Contractor is given more than 72 hours' notice, additional officers will be provided at the regular straight-time rate, allowing for schedule adjustments that avoid the necessity for overtime.

**7. INVOICING AND PAYMENT:** Nation Security will issue weekly invoices to the Client. These invoices must be settled within thirty (30) days from the date they are received. Payments can be made via check or EFT. If paying by check, it should be sent to Nation Security Inc., 12750 NW 17 St Suite 207 Miami, FL 33182. A late fee of 5% per month applies to any outstanding balances not paid within thirty (30) days of the invoice date. The Client agrees to cover any reasonable attorney fees and collection costs incurred by the Contractor in the event of late payment. Any disputes concerning invoice charges must be communicated in writing to the Contractor within thirty (30) days from the invoice date, specifying the disputed items. Failure to dispute within this timeframe will result in waiver of any disputes or defenses. Invoices should be paid in full within thirty (30) days, and prices do not include applicable taxes. After the first year, the Client agrees to an annual rate increase of 3% plus any applicable sales tax per hour. Nation Security will provide at least 30 days' notice before any rate increases. If payment is not received, the Contractor reserves the right to terminate or suspend services with seventy-two (72) hours' notice. In cases of service termination or suspension due to non-payment or bankruptcy, the Contractor is not liable for any resulting losses, which will be the Client's responsibility.

**8. MODIFICATION:** Changes to this Agreement can be made at any time with the written consent of both parties. The Client is allowed to request changes in the number of security personnel, their working hours, or modifications to their shifts or posts, given reasonable advance notice is provided. The Contractor agrees to accommodate these changes as long as they are feasible without causing unreasonable scheduling conflicts. Any cost adjustments resulting from these changes will be reflected in the payments or credits due in alignment with the Schedule of Security Services. Additionally, if the Client wishes to extend security services to additional locations, a corresponding Schedule of Security Services for those location(s) will be integrated into this Agreement.

**9. LIABILITY:** The parties acknowledge that the Contractor is not an insurer; the fees paid to the Contractor are for services rendered, not insurance premiums, and do not reflect the value of the Client's property or interests. The Contractor does not guarantee that its services will prevent incidents or the consequences thereof that might result in loss or damage. The Contractor is not liable for any losses or damages incurred by the Client, whether to persons or property, due to the Contractor's service provision or failure thereof, except in cases of gross negligence or intentional misconduct by the Contractor. Should the Client require security personnel to operate vehicles other than their own or those provided by the Contractor, the Client will indemnify and defend the Contractor against any resulting claims or expenses. The services under this Agreement are exclusively for the Client's benefit, not creating third-party beneficiary rights. Obligations under this Agreement may be suspended during events beyond the parties' control, such as natural disasters, conflicts, or government directives. However, Nation Security is expected to exert commercially reasonable best efforts in fulfilling its obligations. The Client must indemnify and hold the Contractor harmless against any claims resulting from the Client's negligence or willful misconduct. The Client is required to notify the Contractor within thirty (30) days of an incident or ten (10) days upon learning of a claim, with the Contractor not being liable for claims without proper and timely notification.

**10. INSURANCE:** The Contractor will provide the Client with proof of insurance, listing the Client as an additional insured party. This includes Commercial General Liability insurance on an occurrence basis with a minimum coverage of \$1,000,000.00, achievable through a combination of primary and excess umbrella policies; Workers' Compensation insurance meeting or exceeding state-mandated limits; and Employers' Liability insurance with a minimum of \$1,000,000.00 per occurrence. Before the Contractor begins any services on the Client's premises, they must submit a valid certificate of insurance covering all required policies to the Client. The insurance coverage must ensure the Client as an additional insured and cannot be altered or canceled without at least thirty (30) days' advance notice to the Client. If there's a termination or modification of the insurance without the Client's agreement, the Client reserves the right to end this Agreement with 24 hours' notice. Such termination doesn't affect the accrued rights or responsibilities of either party prior to the termination.

**11. LEGAL COMPLIANCE:** Nation Security certifies that the services it provides will be performed in compliance with and subject to all state and federal statutes, municipal and local ordinances, and the rules and regulations of any governmental agency or department which has jurisdiction over the performance of these services.

**12. CONFIDENTIALITY:** Both parties commit not to use, reveal, sell, license, publish, duplicate, or distribute the other party's Confidential Information except as necessary to fulfill this Agreement's obligations. Each party must safeguard the other's Confidential Information with the same degree of care as it would its own confidential and proprietary details, ensuring at least reasonable protection. Measures will be taken to ensure employees, consultants, or agents with access to Confidential Information uphold these confidentiality obligations. "Confidential Information" refers to knowledge specific to a party, not publicly known, and includes internal data related to personnel, finances, marketing, business operations, strategic planning, and any proprietary methods of conducting business, as well as information about employees, clients, contractors, and partners, regardless of whether it is written or marked as confidential.

**13. FORCE MAJEURE:** Nation Security will not be held responsible for any inability or delay in fulfilling its obligations under this Agreement, in whole or part, when such inability or delay arises from events outside the reasonable control of the Contractor. This includes, but is not limited to, natural disasters, extreme weather conditions, fires, acts of terrorism, vandalism or civil unrest, warfare, disturbances, labor strikes or actions, judicial orders, or any other circumstances beyond the direct and exclusive control of Nation Security.

**14. SEVERABILITY:** The clauses within this Agreement are independent of one another, and should any clause be deemed invalid or unenforceable, it will not impact the validity or enforceability of the rest of the Agreement's provisions.

**15. ATTORNEYS' FEES/EXPENSES:** In the event that either party initiates legal action to enforce any terms of this Agreement, the prevailing party is entitled to recover reasonable attorneys' fees and expenses, in addition to any other awarded relief.

**16. DISPUTE RESOLUTION:** The Parties commit to a process where any dispute arising under this Agreement will first be discussed in a meeting between authorized management representatives tasked with negotiating a mutually satisfactory resolution. This step must occur within thirty (30) days after the dispute is identified. If these discussions do not lead to a resolution, either Party is then free to pursue legal or equitable remedies. This clause does not prevent either Party from seeking urgent or permanent injunctions from courts with the proper authority.

**17. NOTICES:** All communications required or permitted under this Agreement must be in writing and are considered adequately delivered if done so through one of the following methods: (i) in-person delivery; (ii) facsimile; (iii) email; (iv) first-class, registered, or certified mail, with prepaid postage; or (v) overnight courier, directed to the receiving party's specified address in this Agreement or another address specified through a prior notice under this Agreement. Such notices are deemed effective when received by the intended party or on the third day after mailing, whichever comes first.

**18. COMPLIANCE WITH LAW:** The Parties commit to adhering to all relevant Federal and State laws while fulfilling their respective duties under this Agreement.

**19. ENTIRE AGREEMENT:** This Agreement, along with the Schedules of Security Services, constitutes the full and complete understanding between Nation Security and the Client, replacing any prior agreements or understandings, whether verbal or written. No additional agreements or representations beyond those contained in this document have been made. Terms preprinted on any Client purchase orders will defer to the terms of this Agreement, and in the event of any discrepancies between this Agreement and any preprinted terms on commercial documents, the terms of this Agreement shall prevail.

**20. GOVERNING LAW:** The laws of the State of Florida shall dictate the interpretation and enforcement of this Agreement. The undersigned individual attests and guarantees through their signature that they have the proper authority to sign and enact this Agreement on behalf of the entity they represent, ensuring that this Agreement is legally binding on said entity.

**21. NOTICES:** Any notice required or permitted under this Agreement must be in writing. Such notice is considered duly given when delivered via (1) in-person delivery; (2) electronic mail; (3) first-class, registered, or certified mail, with postage prepaid; or (4) overnight courier, sent to the recipient's address specified in this Agreement or to another address specified by the recipient in a subsequent notice. A notice becomes effective when it is received by the intended party or three days after it is mailed, whichever happens first.

**TO CONTRACTOR:**

**Nation Security Services, LLC  
12750 NW 17th ST Suite 207  
Miami, FL 33182  
305-302-2000**

**TO CLIENT:**

**Crossings CDD  
405 Huckleberry Blossom Dr  
St. Cloud, Florida 34771  
321-248-2141**

**22. ENTIRE AGREEMENT:** This Agreement, along with the Schedules of Security Services, overrides any prior agreements, whether verbal or written, between Nation Security and the Client at any Client site, and constitutes the sole understanding between the parties. No additional agreements or representations, whether verbal or written, have been made. Any pre-printed terms found on a Client purchase order are subordinate to this Agreement, and any discrepancies between this Agreement and pre-printed terms on commercial documents will be settled in favor of this Agreement.

IN WITNESS WHEREOF, the undersigned Parties have affixed their signatures as of the Effective Date.

By signing below, the signatory confirms that they are duly authorized to execute and deliver this Agreement on behalf of the entity they represent, and further attest that this Agreement is legally binding upon said entity.

**Once we receive confirmation of your acceptance, we will sign the agreement and an email with the signed document will be sent to you automatically for your records.**



# SECTION V



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Crossings CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

*Katrina S. Scarborough*

Crossings CDD

Signature: \_\_\_\_\_

Print: Jill Burns

Title: \_\_\_\_\_

Date: \_\_\_\_\_

*Jill Burns*  
*District Manager / Secretary*  
*1-28-2025*

Please return signed **original copy**, no later than January 31, 2025.

# SECTION VI

# SECTION C

# Crossings CDD

## Field Management Report



March 5th, 2025

Jarett Wright

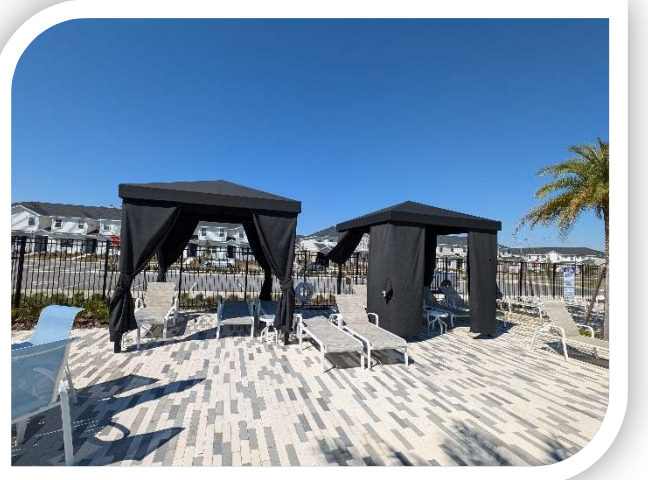
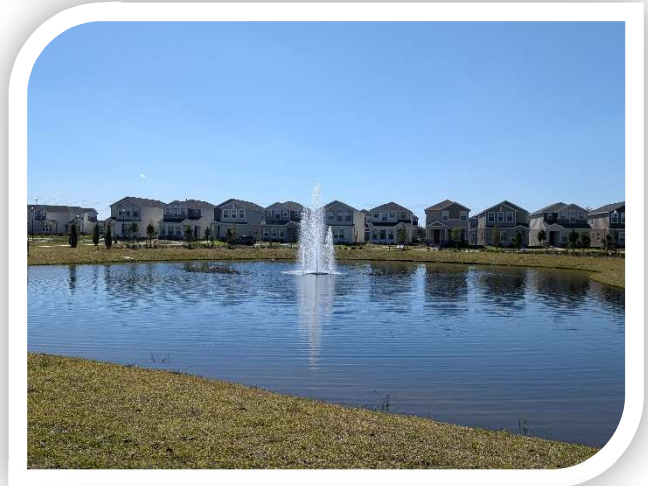
Field Manager

GMS

# Site Items

## Amenity Updates

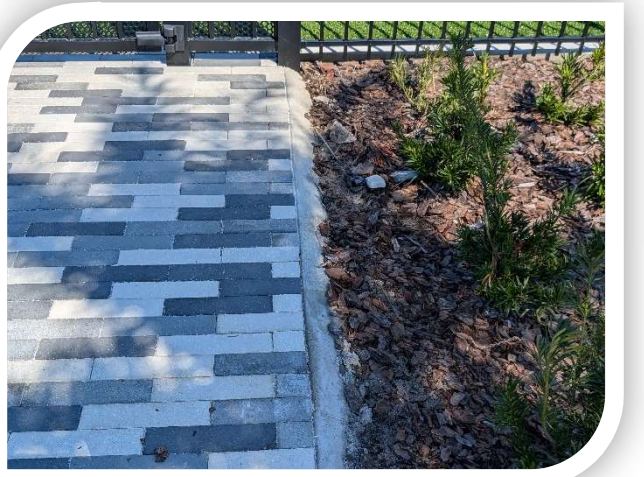
- ✚ The AC units at the clubhouse were repaired and are both working.
- ✚ Repairs to the playground gate latch were conducted to ensure proper operation.
- ✚ New cabanas were installed in the pool area.
- ✚ The amenity fountain was repaired, and the pond was cleaned of construction debris. Additional cleanings are being scheduled.
- ✚ Playground shade structure has been delivered to the installer and is expected to be installed by 2/28/2025.



# Site Items

## Amenity Updates Continued

- Local area teenagers have been trespassing at the pool area at night and have caused damaged to the pool fencing. Currently working to replace the damaged sections. Received quotes for installing additional cameras and overnight remote monitoring services.
- Scheduling GMS maintenance staff to pressure wash and clean all tables in the pool area.
- Repaired broken concrete collars at the playground gate and restored loose pavers.



# Site Items

## Landscape and Mailbox Lighting

- Residents have requested additional lighting be added near the playground area and mailboxes due to safety concern.
- Recommend installing solar lighting in both areas to minimize cost.





# 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

October 01, 2024 to January 31, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	10/14/24	235-239	\$ 25,580.25
	10/21/24	240-245	\$ 4,806.93
	10/28/24	246	\$ 250.00
	11/4/24	247-251	\$ 6,910.01
	12/3/24	252-261	\$ 22,970.62
	12/9/24	262-263	\$ 2,515.97
	12/16/24	264-265	\$ 7,489.83
	1/2/25	266-267	\$ 522.25
	1/6/25	268-274	\$ 22,448.45
	1/16/25	275-278	\$ 381,758.43
	1/29/25	279-283	\$ 4,074.74
<b>Total</b>			<b>\$ 479,327.48</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/24	00036	10/01/24	4059586	202410	320-53800-46200		LANDSCAPE MAINT OCT 24 BLADE RUNNERS COMMERCIAL	*	5,100.00	5,100.00	000235
10/14/24	00013	9/27/24	22422297	202408	310-51300-31100		ENGINEER SVCS AUG 24 9/27/24 22422435 202408 310-51300-31100 ANNUAL ENGINEER REPORT DEWBERRY ENGINEERS INC.	*	672.50 115.00	787.50	000236
10/14/24	00012	8/29/24	24936	202410	310-51300-45000		FY25 ANNUAL INSURANCE EGIS INSURANCE & RISK ADVISORS	*	13,378.00	13,378.00	000237
10/14/24	00001	10/01/24	48	202410	310-51300-34000		MANAGEMENT FEES OCT 24 10/01/24 48 202410 310-51300-35200 WEBSITE ADMIN OCT 24 10/01/24 48 202410 310-51300-35100 INFORMATION TECH OCT 24 10/01/24 48 202410 310-51300-31300 DISSEMINATION SVCS OCT 24 10/01/24 48 202410 330-57200-48300 AMENITY ACCESS OCT 24 10/01/24 48 202410 310-51300-51000 OFFICE SUPPLIES 10/01/24 48 202410 310-51300-42000 POSTAGE 10/01/24 49 202410 320-53800-34000 FIELD MANAGEMENT OCT 24 10/01/24 49 202410 320-53800-49000 HOLIDAY INN MEETING ROOM GOVERNMENTAL MANAGEMENT SERVICES	*	3,125.00 105.00 157.50 437.50 833.33 .96 269.78 1,250.00 49.34	6,228.41	000238
10/14/24	00004	9/11/24	88606387	202409	310-51300-48000		NOT BOS MTG 09/26/24 OSCEOLA NEWS GAZETTE	*	86.34	86.34	000239
10/21/24	00036	10/14/24	4059629	202410	320-53800-47300		IRRIGTAION REPAIR BLADE RUNNERS COMMERCIAL	*	345.54	345.54	000240
10/21/24	00043	9/26/24	13285	202409	330-57200-48200		CLEANING SEPT 24 CSS CLEAN STAR SERVICES OF CFL	*	1,320.00	1,320.00	000241

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/24	00002	10/01/24	91508	202410	310-51300-54000			SPECIAL DISTRICT FEE FY25	*	175.00	175.00	000242
FLORIDA DEPARTMENT OF ECONOMIC												
10/21/24	00006	10/17/24	10605	202409	310-51300-31500			GENERAL COUNSEL SEPT 24	*	456.00	456.00	000243
KILINSKI VAN WYK PLLC												
10/21/24	00004	9/30/24	88606387	202410	310-51300-48000			NOT LANDOWNE MTG 10/10/24	*	105.19		
		9/30/24	88606387	202410	310-51300-48000			NOT LANDOWNE MTG 10/17/24	*	105.20		
OSCEOLA NEWS GAZETTE												
											210.39	000244
10/21/24	00044	10/01/24	24599	202410	330-57200-48500			POOL MAINTENANCE OCT 24	*	2,100.00		
		10/03/24	24689	202410	330-57200-48500			HURRICANE HELENE CLEANUP	*	200.00		
RESORT POOL SERVICES DBA												
											2,300.00	000245
10/28/24	00046	10/28/24	10282024	202410	300-36900-10000			REIMBURSE CLUBHOUSE DEP	*	250.00		
JOSUE URIBE												
											250.00	000246
11/04/24	00039	10/30/24	18536	202410	320-53800-47000			LAKE MAINTENANCE OCT 24	*	325.00		
AQUATIC WEED MANAGEMENT, INC.												
											325.00	000247
11/04/24	00036	11/01/24	4059682	202411	320-53800-46200			LANDSCAPE MAINT NOV 24	*	5,100.00		
BLADE RUNNERS COMMERCIAL												
											5,100.00	000248
11/04/24	00001	9/30/24	50	202409	330-57200-48000			GENERAL MAINT SEPT 24	*	1,154.85		
GOVERNMENTAL MANAGEMENT SERVICES												
											1,154.85	000249
11/04/24	00004	10/28/24	88606387	202410	310-51300-48000			NOT BOS MEETING 10/31/24	*	80.16		
OSCEOLA NEWS GAZETTE												
											80.16	000250
11/04/24	00044	10/18/24	25019	202410	330-57200-48500			HURRICANE CLEAN UP	*	250.00		
RESORT POOL SERVICES DBA												
											250.00	000251
12/03/24	00039	11/26/24	18675	202411	320-53800-47000			LAKE MAINTENANCE NOV 24	*	325.00		
AQUATIC WEED MANAGEMENT, INC.												
											325.00	000252

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24	00036	12/01/24	4059704	202412	320-53800-46200		LANDSCAPE MAINT DEC 24 BLADE RUNNERS COMMERCIAL	*	5,100.00	5,100.00	000253
12/03/24	00007	11/13/24	BW111320	202411	310-51300-11000		BOS MEETING 11/13/24 BRIAN WALSH	*	200.00	200.00	000254
12/03/24	00043	10/30/24	13515	202410	330-57200-48200		CLEANING-OCT24	*	1,300.00		
		11/19/24	13728	202411	330-57200-48200		CLEANING NOV 24 CSS CLEAN STAR SERVICES OF CFL	*	1,300.00	2,600.00	000255
12/03/24	00013	11/20/24	22428238	202410	310-51300-31100		ENGINEER SVCS OCT 24 DEWBERRY ENGINEERS INC.	*	2,690.00	2,690.00	000256
12/03/24	00008	11/13/24	GP111320	202411	310-51300-11000		BOS MEETING 11/13/24 GARRET PARKINSON	*	200.00	200.00	000257
12/03/24	00001	10/31/24	53	202410	330-57200-48000		GENERAL MAINT OCT 24	*	615.00		
		11/01/24	51	202411	310-51300-34000		MANAGEMENT FEES NOV 24	*	3,125.00		
		11/01/24	51	202411	310-51300-35200		WEBSITE ADMIN NOV 24	*	105.00		
		11/01/24	51	202411	310-51300-35100		INFORMATION TECH NOV 24	*	157.50		
		11/01/24	51	202411	310-51300-31300		DISSEMINATION SVC NOV 24	*	437.50		
		11/01/24	51	202411	330-57200-48300		AMENITY ACCESS NOV 24	*	833.33		
		11/01/24	51	202411	310-51300-51000		OFFICE SUPPLIES NOV 24	*	.72		
		11/01/24	51	202411	310-51300-42000		POSTAGE NOV 24	*	16.63		
		11/01/24	52	202411	320-53800-34000		FIELD MANAGEMENT NOV 24	*	1,250.00		
		11/01/24	52	202411	330-57200-49000		AC MAINT REPAIR	*	205.94		
							GOVERNMENTAL MANAGEMENT SERVICES			6,746.62	000258
12/03/24	00006	11/17/24	10666	202410	310-51300-31500		GENERAL COUNSEL OCT 24 KILINSKI VAN WYK PLLC	*	709.00	709.00	000259
							CRCF CROSSING CDD IARAUJO				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24	00011	11/13/24	MA111320	202411	310-51300-11000		BOS MEETING 11/13/24 MILTON ANDRADE	*	200.00	200.00	000260
12/03/24	00044	11/01/24	25432	202411	330-57200-48500		POOL MAINTENANCE-NOV24	*	2,100.00		
		12/01/24	25727	202412	330-57200-48500		POOL MAINT DEC 24 RESORT POOL SERVICES DBA	*	2,100.00	4,200.00	000261
12/09/24	00047	11/13/24	DA111320	202411	310-51300-11000		BOS MEETING 11/13/24 DAVID S ADAMS	*	200.00	200.00	000262
12/09/24	00006	12/07/24	10989	202411	310-51300-31500		GENERAL COUNSEL NOV 24 KILINSKI VAN WYK PLLC	*	2,315.97	2,315.97	000263
12/16/24	00001	12/01/24	54	202412	310-51300-34000		MANAGEMENT FEES DEC 24	*	3,125.00		
		12/01/24	54	202412	310-51300-35200		WEBSITE ADMIN DEC 24	*	105.00		
		12/01/24	54	202412	310-51300-35100		INFORMATION TECH DEC 24	*	157.50		
		12/01/24	54	202412	310-51300-31300		DISSEMINATION SVC DEC 24	*	437.50		
		12/01/24	54	202412	330-57200-48300		AMENITY ACCESS DEC 24	*	833.33		
		12/01/24	54	202412	310-51300-51000		OFFICE SUPPLIES	*	3.16		
		12/01/24	54	202412	310-51300-42000		POSTAGE	*	102.23		
		12/01/24	55	202412	320-53800-34000		FIELD MANAGEMENT DEC 24	*	1,250.00		
		12/01/24	55	202412	330-57200-49000		AC FILTER FOR CLUBHOUSE	*	24.67		
		12/01/24	55	202412	330-57200-49000		AC PREVENTATIVE MAINT	*	27.94		
							GOVERNMENTAL MANAGEMENT SERVICES			6,066.33	000264
12/16/24	00048	6/17/24	44812706	202406	330-57200-48100		PEST CONTROL JUNE 24	*	142.00		
		6/17/24	44812711	202406	330-57200-48100		PRODUCT SALES JUNE 24	*	180.00		
		6/17/24	44812728	202406	330-57200-48100		EXT GEN PEST JUNE 24	*	374.50		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/24/24		44958110	202407	330-57200-48100		PEST CONTROL JULY 24	*	95.00		
8/19/24		45061199	202408	330-57200-48100		PEST CONTROL AUG 24	*	95.00		
9/14/24		45158727	202409	330-57200-48100		QTRLY PEST CONTROL SEPT24	*	252.00		
9/14/24		45158730	202409	330-57200-48100		PEST CONTROL SEPT 24	*	95.00		
10/12/24		45266535	202410	330-57200-48100		PEST CONTROL OCT 24	*	95.00		
11/11/24		45365037	202411	330-57200-48100		PEST CONTROL NOV 24	*	95.00		
TERMINIX COMMERCIAL									1,423.50	000265
1/02/25	00036	12/05/24	4059752	202412	320-53800-47300	REPAIR INSPECTION/NOZZLES	*	342.25		
BLADE RUNNERS COMMERCIAL									342.25	000266
1/02/25	00013	12/12/24	22430317	202411	310-51300-31100	ENGINEER SVCS NOV 24	*	180.00		
DEWBERRY ENGINEERS INC.									180.00	000267
1/06/25	00039	12/23/24	18816	202411	320-53800-47000	LAKE MAINTENANCE NOV 24	*	325.00		
AQUATIC WEED MANAGEMENT, INC.									325.00	000268
1/06/25	00036	1/01/25	4059778	202401	320-53800-46200	LANDSCAPE MAINT JAN 25	*	5,100.00		
BLADE RUNNERS COMMERCIAL									5,100.00	000269
1/06/25	00043	12/30/24	13957	202412	330-57200-48200	CLEANING DEC 24	*	1,350.00		
CSS CLEAN STAR SERVICES OF CFL									1,350.00	000270
1/06/25	00013	12/12/24	22430301	202411	310-51300-31100	ENGINEER SVCS NOV 24	*	1,235.00		
12/12/24		22430303	202411	310-51300-31100		ENGINEER SVCS NOV 24	*	10,295.00		
DEWBERRY ENGINEERS INC.									11,530.00	000271
1/06/25	00045	12/31/24	35112A	202412	320-53800-48000	QRTLY FOUNTAIN CLEANING	*	185.00		
FOUNTAIN DESIGN GROUP, INC.									185.00	000272
1/06/25	00001	11/30/24	56	202411	330-57200-48000	GENERAL MAINT NOV 24	*	1,573.45		
GOVERNMENTAL MANAGEMENT SERVICES									1,573.45	000273
-----										
CRCF CROSSING CDD IARAUJO										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00044	12/05/24	25793	202412	330	57200	48500			*	285.00		
				POOL RULES SIGNS									
		1/01/25	26050	202501	330	57200	48500			*	2,100.00		
				POOL MAINT JAN 25									
RESORT POOL SERVICES DBA											2,385.00	000274	
1/16/25	00037	1/14/25	01142025	202501	300	20700	10000			*	3,150.85		
				TRANSFER OF TAX RCPTS S22									
CROSSING CDD											3,150.85	000275	
1/16/25	00037	1/15/25	01152025	202501	300	20700	10000			*	372,238.62		
				TRANSFER OF TAX RCPTS S22									
CROSSING CDD											372,238.62	000276	
1/16/25	00001	1/01/25	57	202501	310	51300	34000			*	3,125.00		
				MANAGEMENT FEES JAN 25									
		1/01/25	57	202501	310	51300	35200			*	105.00		
				WEBSITE ADMIN JAN 25									
		1/01/25	57	202501	310	51300	35100			*	157.50		
				INFORMATION TECH JAN 25									
		1/01/25	57	202501	310	51300	31300			*	437.50		
				DISSEMINATION SVC JAN 25									
		1/01/25	57	202501	330	57200	48300			*	833.33		
				AMENITY ACCESS JAN 25									
		1/01/25	57	202501	310	51300	51000			*	.81		
				OFFICE SUUPLIES									
		1/01/25	57	202501	310	51300	42000			*	18.71		
				POSTAGE									
		1/01/25	58	202501	320	53800	34000			*	1,250.00		
				FIELD MANAGEMENT JAN 25									
		1/01/25	58	202501	320	53800	49000			*	186.11		
				AC REPAIRS									
GOVERNMENTAL MANAGEMENT SERVICES											6,113.96	000277	
1/16/25	00049	1/08/25	77694	202501	330	57200	48000			*	255.00		
				REPLACED FUSE									
TERRY'S ELECTRIC INC.											255.00	000278	
1/29/25	00036	1/15/25	4059817	202501	320	53800	47300			*	298.49		
				IRRIGATION REPAIRS- JAN25									
BLADE RUNNERS COMMERCIAL											298.49	000279	
1/29/25	00050	1/09/25	110918	202501	330	57200	48000			*	165.00		
				AMENITY REPAIR & MAINT									
CURRENT DEMANDS ELECTRICAL & SECURI											165.00	000280	
CRCF CROSSING CDD IARAUJO													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/25	00013	1/29/25	22435999	202501	310	51300	31100		ENGINEERING SVC- JAN25 DEWBERRY ENGINEERS INC.	*	2,847.50	2,847.50	000281
1/29/25	00006	1/13/25	11214	202412	310	51300	31500		GENERAL COUNSEL- DEC24 KILINSKI VAN WYK PLLC	*	343.75	343.75	000282
1/29/25	00044	1/17/25	26166	202501	330	57200	48500		POOL MAINTENANCE- JAN25 RESORT POOL SERVICES DBA	*	420.00	420.00	000283
TOTAL FOR BANK A											479,327.48		
TOTAL FOR REGISTER											479,327.48		

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2025***



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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**  
**January 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 250,371	\$ -	\$ 373	\$ 250,744
Due from General Fund	\$ -	\$ 378	\$ -	\$ 378
<b>Investments:</b>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 187,703	\$ -	\$ 187,703
Revenue	\$ -	\$ 408,450	\$ -	\$ 408,450
Prepayment	\$ -	\$ 341	\$ -	\$ 341
Construction	\$ -	\$ -	\$ 29	\$ 29
<u>Series 2024</u>				
Reserve	\$ -	\$ 954,186	\$ -	\$ 954,186
Revenue	\$ -	\$ 1,821	\$ -	\$ 1,821
Construction	\$ -	\$ -	\$ 222,610	\$ 222,610
Cost of Issuance	\$ -	\$ -	\$ 157	\$ 157
<b>Total Assets</b>	<b>\$ 250,371</b>	<b>\$ 1,552,880</b>	<b>\$ 223,169</b>	<b>\$ 2,026,419</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,825	\$ -	\$ -	\$ 4,825
Due to Debt Service	\$ 378	\$ -	\$ -	\$ 378
Due to Other	\$ -	\$ -	\$ 36	\$ 36
Retainage Payable	\$ -	\$ -	\$ 612,227	\$ 612,227
<b>Total Liabilities</b>	<b>\$ 5,203</b>	<b>\$ -</b>	<b>\$ 612,263</b>	<b>\$ 617,465</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 596,872	\$ -	\$ 596,872
Debt Service - Series 2024	\$ -	\$ 956,007	\$ -	\$ 956,007
Capital Projects - Series 2022	\$ -	\$ -	\$ (611,861)	\$ (611,861)
Capital Projects - Series 2024	\$ -	\$ -	\$ 222,767	\$ 222,767
Unassigned	\$ 245,168	\$ -	\$ -	\$ 245,168
<b>Total Fund Balances</b>	<b>\$ 245,168</b>	<b>\$ 1,552,880</b>	<b>\$ (389,094)</b>	<b>\$ 1,408,954</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 250,371</b>	<b>\$ 1,552,880</b>	<b>\$ 223,169</b>	<b>\$ 2,026,419</b>

# Crossings

## Community Development District

### General Fund

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 290,479	\$ 288,877	\$ 288,877	\$ -
Assessments - Direct	\$ 30,000	\$ 22,500	\$ 22,500	
Developer Contributions	\$ 153,441	\$ 25,000	\$ 25,000	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 10,256	\$ 10,256
<b>Total Revenues</b>	<b>\$ 473,920</b>	<b>\$ 336,377</b>	<b>\$ 346,633</b>	<b>\$ 10,256</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
Engineering	\$ 15,000	\$ 15,000	\$ 20,023	\$ (5,023)
Attorney	\$ 25,000	\$ 8,333	\$ 3,624	\$ 4,710
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,390	\$ (140)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 12,500	\$ 12,500	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 407	\$ (74)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 7,500	\$ 2,500	\$ 291	\$ 2,209
Contingency	\$ 2,500	\$ 833	\$ 166	\$ 668
Office Supplies	\$ 550	\$ 183	\$ 6	\$ 178
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 130,145</b>	<b>\$ 57,962</b>	<b>\$ 51,589</b>	<b>\$ 6,373</b>

**Operation and Maintenance**

**Field Expenditures**

Property Insurance	\$ 15,000	\$ 15,000	\$ 7,970	\$ 7,030
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Landscape Maintenance	\$ 80,000	\$ 26,667	\$ 15,300	\$ 11,367
Landscape Replacement & Enhancements	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Lake Maintenance	\$ 8,500	\$ 2,833	\$ 1,300	\$ 1,533
Streetlights	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Electric	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Water & Sewer	\$ 5,000	\$ 5,000	\$ 19,846	\$ (14,846)
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 986	\$ 680
General Field Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 185	\$ 3,982
Contingency	\$ 5,500	\$ 1,833	\$ 235	\$ 1,598
<b>Subtotal</b>	<b>\$ 212,500</b>	<b>\$ 84,167</b>	<b>\$ 50,823</b>	<b>\$ 33,344</b>



# Crossings

## Community Development District

### General Fund

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Amenity Expenditures</b>				
Amenity Access Management	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Amenity-Electric	\$ 14,400	\$ 4,800	\$ 4,542	\$ 258
Amenity-Water	\$ 5,000	\$ 5,000	\$ 6,031	\$ (1,031)
Internet	\$ 3,000	\$ 1,000	\$ 741	\$ 259
Pest Control	\$ 1,500	\$ 500	\$ 190	\$ 310
Janitorial Services	\$ 18,500	\$ 6,167	\$ 5,280	\$ 887
Security Services	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Pool Maintenance	\$ 27,000	\$ 9,000	\$ 9,555	\$ (555)
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 2,608	\$ 1,558
Holiday Décor	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Amenity Contingency	\$ 6,375	\$ 2,125	\$ 259	\$ 1,866
<b>Subtotal</b>	<b>\$ 131,275</b>	<b>\$ 47,092</b>	<b>\$ 32,539</b>	<b>\$ 14,552</b>
<b>Total O&amp;M Expenditures:</b>	<b>\$ 343,775</b>	<b>\$ 131,258</b>	<b>\$ 83,362</b>	<b>\$ 47,896</b>
<b>Total Expenditures</b>	<b>\$ 473,920</b>	<b>\$ 189,220</b>	<b>\$ 134,951</b>	<b>\$ 54,269</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 211,683</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 33,485</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 245,168</b>	

# Crossings

## Community Development District

### Debt Service Fund - Series 2022

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments	\$ 377,681	\$ 372,616	\$ 372,616	\$ -
Interest	\$ 8,513	\$ 4,162	\$ 4,162	\$ -
<b>Total Revenues</b>	<b>\$ 386,194</b>	<b>\$ 376,778</b>	<b>\$ 376,778</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 140,331	\$ 140,331	\$ 139,194	\$ 1,138
Principal Expense 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 140,331	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 375,663</b>	<b>\$ 140,331</b>	<b>\$ 139,194</b>	<b>\$ 1,138</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,531</b>		<b>\$ 237,584</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 168,730</b>		<b>\$ 359,288</b>	
<b>Fund Balance - Ending</b>	<b>\$ 179,261</b>		<b>\$ 596,872</b>	

# Crossings

## Community Development District

### Debt Service Fund - Series 2024

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 14,939	\$ 14,939
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,939</b>	<b>\$ 14,939</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ -	\$ -	\$ 172,540	\$ (172,540)
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,540</b>	<b>\$ (172,540)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (13,635)	\$ 13,635
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (13,635)</b>	<b>\$ 13,635</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (171,236)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,127,243</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 956,007</b>	

# Crossings

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 01/31/25	Thru 01/31/25	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Other Current Charges	\$ -	\$ -	\$ 420	\$ (420)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420</b>	<b>\$ (420)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (420)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (611,441)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (611,861)</b>	

# Crossings

## Community Development District Capital Projects Fund - Series 2024

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 39,090	\$ 39,090
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,090</b>	<b>\$ 39,090</b>
<b>Expenditures:</b>				
Capital Outlay-Construction	\$ -	\$ -	\$ 2,743,243	\$ (2,743,243)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,743,243</b>	<b>\$ (2,743,243)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 13,635	\$ 13,635
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,635</b>	<b>\$ 13,635</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,690,517)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,913,284</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 222,767</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	\$ -	\$ 42,595.83	\$ 244,890	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,877
Assessments - Direct	\$ 15,000	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Miscellaneous Income	\$ -	\$ -	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,256
<b>Total Revenues</b>	<b>\$ 15,000</b>	<b>\$ 67,596</b>	<b>\$ 255,147</b>	<b>\$ 8,891</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 346,633</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ 2,690	\$ 11,710	\$ -	\$ 5,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,023
Attorney	\$ 709	\$ 2,316	\$ 344	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,624
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,390
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 270	\$ 17	\$ 102	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Contingency	\$ 41	\$ 44	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 18,659</b>	<b>\$ 18,712</b>	<b>\$ 4,315</b>	<b>\$ 9,903</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,589</b>

**Crossings**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
<b>Field Expenses</b>													
Property Insurance	\$ 7,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,970
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,300
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 325	\$ 650	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 5,722	\$ 4,788	\$ 3,922	\$ 5,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,846
Irrigation Repairs	\$ 346	\$ -	\$ 342	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 986
General Field Repairs & Maintenance	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185
Contingency	\$ 49	\$ -	\$ -	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
<b>Subtotal</b>	<b>\$ 20,762</b>	<b>\$ 11,788</b>	<b>\$ 10,799</b>	<b>\$ 7,474</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,823</b>
<b>Amenity Expenses</b>													
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Amenity - Electric	\$ 1,333	\$ 1,122	\$ 936	\$ 1,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,542
Amenity - Water	\$ 1,384	\$ 2,217	\$ 1,169	\$ 1,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,031
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 741
Pest Control	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Janitorial Services	\$ 1,300	\$ 1,300	\$ 1,350	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,280
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,550	\$ 2,100	\$ 2,385	\$ 2,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,555
Amenity Repairs & Maintenance	\$ 615	\$ 1,573	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,608
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ 206	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259
<b>Subtotal</b>	<b>\$ 8,295</b>	<b>\$ 9,632</b>	<b>\$ 6,912</b>	<b>\$ 7,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,539</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 29,058</b>	<b>\$ 21,420</b>	<b>\$ 17,710</b>	<b>\$ 15,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,362</b>
<b>Total Expenditures</b>	<b>\$ 47,717</b>	<b>\$ 40,132</b>	<b>\$ 22,025</b>	<b>\$ 25,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,951</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (32,717)</b>	<b>\$ 27,464</b>	<b>\$ 233,122</b>	<b>\$ (16,186)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 211,683</b>

**CROSSINGS CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 309,020.00 \$ 398,598.20 \$ 707,618.20  
 Net Assessments \$ 290,478.80 \$ 374,682.31 \$ 665,161.11

43.67% 56.33% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2022 Debt Service	Total
11/21/24	ACH	\$103,677.01	(\$4,147.15)	(\$1,990.60)	\$0.00	\$97,539.26	\$42,595.83	\$54,943.43	\$97,539.26
12/11/24	ACH	\$474,775.30	(\$18,611.50)	(\$9,495.49)	\$0.00	\$446,668.31	\$195,062.03	\$251,606.28	\$446,668.31
12/20/24	ACH	\$121,230.17	(\$4,704.79)	(\$2,424.61)	\$0.00	\$114,100.77	\$49,828.31	\$64,272.46	\$114,100.77
01/07/25	ACH	\$2,645.24	(\$77.76)	(\$52.91)	\$0.00	\$2,514.57	\$1,098.12	\$1,416.45	\$2,514.57
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$670.44	\$670.44	\$292.78	\$377.66	\$670.44
<b>TOTAL</b>		<b>\$ 702,327.72</b>	<b>\$ (27,541.20)</b>	<b>\$ (13,963.61)</b>	<b>\$ 670.44</b>	<b>\$ 661,493.35</b>	<b>\$ 288,877.07</b>	<b>\$ 372,616.28</b>	<b>\$ 661,493.35</b>

<b>99%</b>	<b>Net Percent Collected</b>
<b>\$ 3,667.76</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Land South Equities LLC		Net Assessments		\$ 984,186.48	\$ 30,000.00	\$ 954,186.48		
2025-01								
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	Amt Received General Fund	Amt Received Debt Svc Series 2024
10/8/24	10/1/24	72652	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00
1/23/25	2/1/25	13271	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00
	3/15/25		\$580,190.23			\$580,190.23		
	5/1/25		\$7,500.00		\$7,500.00			
	9/15/25		\$373,996.25			\$373,996.25		
			<b>\$ 984,186.48</b>	<b>\$ 22,500.00</b>	<b>\$ 30,000.00</b>	<b>\$ 954,186.48</b>	<b>\$ 22,500.00</b>	<b>\$ -</b>



**Crossings**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2022, Special Assessment Bonds</b>		
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>

<b>Series 2024, Special Assessment Bonds</b>		
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>