

Crossings
Community Development District

Meeting Agenda

April 29, 2025

AGENDA

Crossings

Community Development District

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

April 22, 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 **Tuesday, April 29, 2025 at 9:15 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

Zoom Video Link: <https://us06web.zoom.us/j/81241492975>

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

Meeting ID: 812 4149 2975

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 each)
3. Approval of Minutes of the March 5, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 6, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (*Option A and Option B provided*)
5. Consideration of Proposal from Current Demands for Security Services
6. Ratification of OUC Outdoor Lighting Service Agreement (*to be provided under separate cover*)
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Amendment to Janitorial Maintenance Services Agreement
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

**MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on Wednesday, **March 5, 2025**, at 9:05 a.m. at the Holiday Inn & Suites Orlando SW – Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh <i>via Zoom</i>	Vice Chairman
Garret Parkinson	Assistant Secretary
David S. Adams	Assistant Secretary
Kareyann Ellison <i>via Zoom</i>	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS
Ashley Hilyard	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 5, 2025 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 9:39 a.m. Three Supervisors were in attendance at the meeting constituting a quorum, and two joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

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

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 5, 2024 Landowners' Meeting and the November 13, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes of the November 5, 2024, Landowners' meeting and the November 13, 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. Parkinson, with all in favor, the Minutes of the November 5, 2024 Landowners' Meeting and the November 13, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Burns presented the proposals from Current Demands. She stated that Current Demands is a vendor that does a lot of the gate access across their community, but they have since added this service. She added Current Demand's prices are significantly less than their current vendor. She noted this will also give them 24-hour camera access in the inside areas, such as the playground. She stated this proposal was for \$240 a month.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposals from Current Demands for Camera Installation and Overnight Monitoring Services, was approved.

C. Consideration of Proposal for Security Services from Nation Security

Ms. Burns stated this would be for the guard service to be 16 hours per week for \$447 per week as scheduled. She added this is to watch the people at the pool who are supposed to be there and will enforce rules. She noted Nation Security allows for seasonal options for security.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Security Services from National Security, was approved.

FIFTH ORDER OF BUSINESS

Ratification of 2025 Data Sharing & Usage Agreement with Osceola County Property Appraiser

Ms. Burns presented the 2025 Data Sharing & Usage Agreement with the Osceola County Property Appraiser on page 26 of the agenda package. She stated these agreements have already been approved by District staff and they are just looking for a motion to ratify.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the 2025 Data Sharing & Usage Agreement with Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated the boundary amendment policy was filed with Osceola County in January and they have been following up with them consistently. He noted the last petition they sent in took them 4 months.

B. Engineer

Mr. Duncan had nothing to report.

C. Field Manager's Report

Mr. Wright presented the Field Manager's report. He stated they were having issue with the clubhouse AC unit, but they have been repaired. He added repairs to the playground gate latch were constructed and new cabanas were installed in the pool area. He noted the playground shade structure has been delivered to the installer and is expected to be installed by February 28th. He continued with the amenity fountain was repaired and cleaned of all construction debris.

Mr. Wright noted the local teenagers have been trespassing at the pool area at night and causing damage to the pool fencing. He is currently working to replace the damage section and has received quotes for installing additional cameras and overnight monitoring services. He added they have repaired the broken concrete collars at the playground and are scheduling maintenance staff to pressure wash the pool areas. He concluded with residents have been requesting lights be put up around the mailboxes due to safety concerns and recommends installing solar lights to both areas. He noted this should be under \$1,500.

Mr. Wright noted there were some issues with some of the common area tracts and he asked the Board if they want him to bring proposals to replace these areas. The Board would like to see proposals. He stated he is meeting with an irrigation engineer to figure out what is wrong with the system.

The Board would like to see quotes on rock, shell, and paver for the pool deck. Ms. Burns stated if they pick rocks, they might have an issue with kids throwing them in the pool.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from October 1, 2024, to January 31, 2025, and the total is \$479,327.48.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials through January 31, 2025 were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Crossings Community Development District (“**District**”) prior to June 15, 2025, a proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: Wednesday, August 6, 2025
HOUR: 9:05 AM
LOCATION: Holiday Inn & Suites Orlando SW - Celebration Area
5711 W Irlo Bronson Memorial Hwy
Kissimmee, Florida 34746

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 29TH DAY OF APRIL 2025.

ATTEST:

**CROSSINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Option
A

Crossings
Community Development District

Proposed Budget
FY2026



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Crossings
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ 290,479	\$ 289,987	\$ 492	\$ 290,479	\$ 639,786
Assessments - Direct	\$ 30,000	\$ 22,500	\$ 7,500	\$ 30,000	\$ -
Developer Contributions	\$ 153,441	\$ 25,000	\$ 65,055	\$ 90,055	\$ 96,309
Miscellaneous Income	\$ -	\$ 10,256	\$ -	\$ 10,256	\$ -
Total Revenues	\$ 473,920	\$ 347,743	\$ 73,047	\$ 420,790	\$ 736,096
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 6,000	\$ 7,400	\$ 12,000
FICA Expense	\$ -	\$ 46	\$ 459	\$ 505	\$ 918
Engineering	\$ 15,000	\$ 9,785	\$ 9,785	\$ 19,570	\$ 20,300
Attorney	\$ 25,000	\$ 5,091	\$ 5,091	\$ 10,183	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,150
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 5,250	\$ 2,625	\$ 2,625	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,100	\$ -	\$ 4,434	\$ 4,434	\$ 8,869
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 38,625
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 823	\$ 823	\$ 1,647	\$ 1,800
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Copies	\$ 1,000	\$ 4	\$ 350	\$ 354	\$ 1,000
Legal Advertising	\$ 7,500	\$ 369	\$ 3,500	\$ 3,869	\$ 7,500
Contingency	\$ 2,500	\$ 253	\$ 253	\$ 507	\$ 2,500
Office Supplies	\$ 550	\$ 8	\$ 150	\$ 158	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 130,145	\$ 51,562	\$ 58,696	\$ 110,259	\$ 145,780
Operation and Maintenance					
<i>Field Expenditures</i>					
Property Insurance	\$ 15,000	\$ 7,970	\$ -	\$ 7,970	\$ 22,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 80,000	\$ 30,600	\$ 41,400	\$ 72,000	\$ 175,000
Landscape Replacement & Enhancements	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 1,950	\$ 1,950	\$ 3,900	\$ 8,500
Streetlights	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 50,000
Electric	\$ 6,000	\$ 134	\$ 268	\$ 402	\$ 6,000
Water & Sewer	\$ 5,000	\$ 27,661	\$ 27,661	\$ 55,322	\$ 85,000
Irrigation Repairs	\$ 5,000	\$ 3,041	\$ 3,041	\$ 6,082	\$ 5,000
General Repairs & Maintenance	\$ 12,500	\$ 185	\$ 185	\$ 370	\$ 12,500
Contingency	\$ 5,500	\$ 235	\$ 1,500	\$ 1,735	\$ 10,000
Total Field Expenditures	\$ 212,500	\$ 79,276	\$ 113,505	\$ 192,781	\$ 414,450

Crossings
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Amenity Expenditures

Amenity Access Management	\$ 10,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 12,500
Amenity - Electric	\$ 14,400	\$ 7,014	\$ 7,014	\$ 14,027	\$ 16,131
Amenity - Water	\$ 5,000	\$ 8,797	\$ 8,797	\$ 17,595	\$ 20,234
Internet	\$ 3,000	\$ 1,112	\$ 1,112	\$ 2,224	\$ 3,000
Pest Control	\$ 1,500	\$ 727	\$ 1,169	\$ 1,896	\$ 2,000
Janitorial Services	\$ 18,500	\$ 8,050	\$ 8,520	\$ 16,570	\$ 25,000
Security/Staffing	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000
Pool Maintenance	\$ 27,000	\$ 13,755	\$ 17,100	\$ 30,855	\$ 34,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,287	\$ 4,287	\$ 8,574	\$ 12,500
Holiday Décor	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 10,000
Contingency	\$ 6,375	\$ 259	\$ 1,750	\$ 2,009	\$ 10,000

Total Amenity Expenditures	\$ 131,275	\$ 49,001	\$ 68,749	\$ 117,750	\$ 175,866
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Total O&M Expenditures:	\$ 343,775	\$ 128,277	\$ 182,254	\$ 310,531	\$ 590,316
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Total Expenditures	\$ 473,920	\$ 179,840	\$ 240,950	\$ 420,790	\$ 736,096
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Excess Revenues/(Expenditures)	\$ -	\$ 167,903	\$ (167,903)	\$ -	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome - 22'	118.50	158	0.75	\$135,553	\$857.93	\$912.69
Bungalow - 32'	110.40	138	0.80	\$126,288	\$915.13	\$973.54
Single Family - 50'	256.00	256	1.00	\$292,840	\$1,143.90	\$1,216.92
Single Family - 60'	74.40	62	1.20	\$85,107	\$1,372.69	\$1,460.30
Total ERU's	559.30	614		\$639,786		

Product	FY2026 Gross Per Unit	FY2025 Gross Per Unit	Increase/ (Decrease)
Townhome - 22'	\$912.69	\$818.75	\$93.94
Bungalow - 32'	\$973.54	\$865.00	\$108.54
Single Family - 50'	\$1,216.92	\$1,050.00	\$166.92
Single Family - 60'	\$1,460.30	\$0.00	\$1,460.30

Crossing

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Fees

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

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. 3 Governmental Management, CFL

Crossings

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

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Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement & Enhancements

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Crossings

Community Development District

General Fund Budget

Amenity Expenditures

Amenity Management

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

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Decor

Represents estimated costs for Holiday decoration

Contingency

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

Crossings

Community Development District

Debt Service Fund

Series 2022

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 377,681	\$ 374,047	\$ 3,634	\$ 377,681	\$ 377,681
Interest Income	\$ 8,513	\$ 7,043	\$ 7,043	\$ 14,086	\$ 7,000
Carry Forward Surplus *	\$ 168,730	\$ 171,585	\$ -	\$ 171,585	\$ 188,827

Total Revenues	\$ 554,924	\$ 552,675	\$ 10,677	\$ 563,352	\$ 573,508
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Expenses

Interest- 11/01	\$ 140,331	\$ 139,194	\$ -	\$ 139,194	\$ 137,175
Principal - 05/01	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Interest - 05/01	\$ 140,331	\$ -	\$ 140,331	\$ 140,331	\$ 137,175

Total Expenditures	\$ 375,663	\$ 139,194	\$ 235,331	\$ 374,525	\$ 374,350
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Excess Revenues/(Expenditures)	\$ 179,261	\$ 413,481	\$ (224,655)	\$ 188,827	\$ 199,158
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*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/26 \$135,050

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	144	\$100,768	\$699.78	\$744.44
Bungalow - 32'	68	\$84,973	\$1,249.60	\$1,329.36
Single Family - 50'	126	\$191,940	\$1,523.33	\$1,620.57
Total ERU's	338	\$377,681		

Crossings
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 5,270,000.00	\$ -	\$ 137,175.00	\$ 371,368.75
05/01/26	\$ 5,270,000.00	\$ 100,000.00	\$ 137,175.00	
11/01/26	\$ 5,270,000.00	\$ -	\$ 135,050.00	\$ 372,225.00
05/01/27	\$ 5,270,000.00	\$ 105,000.00	\$ 135,050.00	
11/01/27	\$ 5,270,000.00	\$ -	\$ 132,818.75	\$ 372,868.75
05/01/28	\$ 5,270,000.00	\$ 110,000.00	\$ 132,818.75	
11/01/28	\$ 5,160,000.00	\$ -	\$ 130,206.25	\$ 373,025.00
05/01/29	\$ 5,160,000.00	\$ 115,000.00	\$ 130,206.25	
11/01/29	\$ 5,045,000.00	\$ -	\$ 127,475.00	\$ 372,681.25
05/01/30	\$ 5,045,000.00	\$ 120,000.00	\$ 127,475.00	
11/01/30	\$ 4,925,000.00	\$ -	\$ 124,625.00	\$ 372,100.00
05/01/31	\$ 4,925,000.00	\$ 125,000.00	\$ 124,625.00	
11/01/31	\$ 4,670,000.00	\$ -	\$ 121,656.25	\$ 371,281.25
05/01/32	\$ 4,670,000.00	\$ 130,000.00	\$ 121,656.25	
11/01/32	\$ 4,670,000.00	\$ -	\$ 118,568.75	\$ 370,225.00
05/01/33	\$ 4,670,000.00	\$ 140,000.00	\$ 118,568.75	
11/01/33	\$ 4,530,000.00	\$ -	\$ 115,068.75	\$ 373,637.50
05/01/34	\$ 4,530,000.00	\$ 145,000.00	\$ 115,068.75	
11/01/34	\$ 4,385,000.00	\$ -	\$ 111,443.75	\$ 371,512.50
05/01/35	\$ 4,385,000.00	\$ 155,000.00	\$ 111,443.75	
11/01/35	\$ 4,230,000.00	\$ -	\$ 107,568.75	\$ 374,012.50
05/01/36	\$ 4,230,000.00	\$ 160,000.00	\$ 107,568.75	
11/01/36	\$ 4,070,000.00	\$ -	\$ 103,568.75	\$ 371,137.50
05/01/37	\$ 4,070,000.00	\$ 170,000.00	\$ 103,568.75	
11/01/37	\$ 3,900,000.00	\$ -	\$ 99,318.75	\$ 372,887.50
05/01/38	\$ 3,900,000.00	\$ 180,000.00	\$ 99,318.75	
11/01/38	\$ 3,720,000.00	\$ -	\$ 94,818.75	\$ 374,137.50
05/01/39	\$ 3,720,000.00	\$ 190,000.00	\$ 94,818.75	
11/01/39	\$ 3,530,000.00	\$ -	\$ 90,068.75	\$ 374,887.50
05/01/40	\$ 3,530,000.00	\$ 195,000.00	\$ 90,068.75	
11/01/40	\$ 3,335,000.00	\$ -	\$ 85,193.75	\$ 370,262.50
05/01/41	\$ 3,335,000.00	\$ 205,000.00	\$ 85,193.75	
11/01/41	\$ 2,910,000.00	\$ -	\$ 80,068.75	\$ 370,262.50
05/01/42	\$ 2,910,000.00	\$ 220,000.00	\$ 80,068.75	
11/01/42	\$ 2,910,000.00	\$ -	\$ 74,568.75	\$ 374,637.50
05/01/43	\$ 2,910,000.00	\$ 230,000.00	\$ 74,568.75	
11/01/43	\$ 2,680,000.00	\$ -	\$ 68,675.00	\$ 373,243.75
05/01/44	\$ 2,680,000.00	\$ 240,000.00	\$ 68,675.00	
11/01/44	\$ 2,440,000.00	\$ -	\$ 62,525.00	\$ 371,200.00
05/01/45	\$ 2,440,000.00	\$ 255,000.00	\$ 62,525.00	
11/01/45	\$ 2,185,000.00	\$ -	\$ 55,990.63	\$ 373,515.63
05/01/46	\$ 2,185,000.00	\$ 265,000.00	\$ 55,990.63	
11/01/46	\$ 1,920,000.00	\$ -	\$ 49,200.00	\$ 370,190.63
05/01/47	\$ 1,920,000.00	\$ 280,000.00	\$ 49,200.00	
11/01/47	\$ 1,640,000.00	\$ -	\$ 42,025.00	\$ 371,225.00
05/01/48	\$ 1,640,000.00	\$ 295,000.00	\$ 42,025.00	
11/01/48	\$ 1,345,000.00	\$ -	\$ 34,465.63	\$ 371,490.63
05/01/49	\$ 1,345,000.00	\$ 310,000.00	\$ 34,465.63	
11/01/49	\$ 1,035,000.00	\$ -	\$ 26,521.88	\$ 370,987.50
05/01/50	\$ 1,035,000.00	\$ 325,000.00	\$ 26,521.88	
11/01/50	\$ 710,000.00	\$ -	\$ 18,193.75	\$ 369,715.63
05/01/51	\$ 710,000.00	\$ 345,000.00	\$ 18,193.75	
11/01/51	\$ 365,000.00	\$ -	\$ 9,353.13	\$ 372,546.88
05/01/52	\$ 365,000.00	\$ 365,000.00	\$ 9,353.13	\$ 374,353.13
		\$ 5,475,000.00	\$ 4,712,425.00	\$ 10,421,618.75

Crossings

Community Development District

Debt Service Fund

Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Direct	\$ 954,186	\$ 580,190	\$ 373,996	\$ 954,186	\$ 954,186
Interest Income	\$ 10,000	\$ 20,888	\$ 20,888	\$ 41,776	\$ 10,000
Carry Forward Surplus *	\$ -	\$ 173,057	\$ -	\$ 173,057	\$ 398,161

Total Revenues	\$ 964,186	\$ 774,135	\$ 394,884	\$ 1,169,020	\$ 1,362,347
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Expenses

Interest- 11/01	\$ 172,540	\$ 172,540	\$ -	\$ 172,540	\$ 373,996
Principal - 05/01	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 210,000
Interest - 05/01	\$ 378,746	\$ -	\$ 378,746	\$ 378,746	\$ 373,996

Total Expenditures	\$ 751,286	\$ 172,540	\$ 578,746	\$ 751,286	\$ 957,993
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (19,573)	\$ -	\$ (19,573)	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ (19,573)	\$ -	\$ (19,573)	\$ -
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Excess Revenues/(Expenditures)	\$ 212,900	\$ 582,023	\$ (183,862)	\$ 398,161	\$ 404,355
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*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 **\$369,009**

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	14	\$29,818	\$2,129.88	\$2,265.83
Bungalow - 32'	70	\$198,789	\$2,839.84	\$3,021.11
Single Family - 50'	130	\$461,474	\$3,549.80	\$3,776.38
Single Family - 60'	62	\$264,105	\$4,259.76	\$4,531.66
Total ERU's	276	\$954,186		

Crossings
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 13,800,000.00	\$ -	\$ 373,996.25	\$ 952,742.50
05/01/26	\$ 13,800,000.00	\$ 210,000.00	\$ 373,996.25	
11/01/26	\$ 13,590,000.00	\$ -	\$ 369,008.75	\$ 953,005.00
05/01/27	\$ 13,590,000.00	\$ 220,000.00	\$ 369,008.75	
11/01/27	\$ 13,370,000.00	\$ -	\$ 363,783.75	\$ 952,792.50
05/01/28	\$ 13,370,000.00	\$ 230,000.00	\$ 363,783.75	
11/01/28	\$ 13,140,000.00	\$ -	\$ 358,321.25	\$ 952,105.00
05/01/29	\$ 13,140,000.00	\$ 240,000.00	\$ 358,321.25	
11/01/29	\$ 12,900,000.00	\$ -	\$ 352,621.25	\$ 950,942.50
05/01/30	\$ 12,900,000.00	\$ 255,000.00	\$ 352,621.25	
11/01/30	\$ 12,645,000.00	\$ -	\$ 346,565.00	\$ 954,186.25
05/01/31	\$ 12,645,000.00	\$ 265,000.00	\$ 346,565.00	
11/01/31	\$ 12,380,000.00	\$ -	\$ 340,271.25	\$ 951,836.25
05/01/32	\$ 12,380,000.00	\$ 280,000.00	\$ 340,271.25	
11/01/32	\$ 12,100,000.00	\$ -	\$ 332,781.25	\$ 953,052.50
05/01/33	\$ 12,100,000.00	\$ 295,000.00	\$ 332,781.25	
11/01/33	\$ 11,805,000.00	\$ -	\$ 324,890.00	\$ 952,671.25
05/01/34	\$ 11,805,000.00	\$ 310,000.00	\$ 324,890.00	
11/01/34	\$ 11,495,000.00	\$ -	\$ 316,597.50	\$ 951,487.50
05/01/35	\$ 11,495,000.00	\$ 325,000.00	\$ 316,597.50	
11/01/35	\$ 11,170,000.00	\$ -	\$ 307,903.75	\$ 949,501.25
05/01/36	\$ 11,170,000.00	\$ 345,000.00	\$ 307,903.75	
11/01/36	\$ 10,825,000.00	\$ -	\$ 298,675.00	\$ 951,578.75
05/01/37	\$ 10,825,000.00	\$ 365,000.00	\$ 298,675.00	
11/01/37	\$ 10,460,000.00	\$ -	\$ 288,911.25	\$ 952,586.25
05/01/38	\$ 10,460,000.00	\$ 385,000.00	\$ 288,911.25	
11/01/38	\$ 10,075,000.00	\$ -	\$ 278,612.50	\$ 952,523.75
05/01/39	\$ 10,075,000.00	\$ 405,000.00	\$ 278,612.50	
11/01/39	\$ 9,670,000.00	\$ -	\$ 267,778.75	\$ 951,391.25
05/01/40	\$ 9,670,000.00	\$ 430,000.00	\$ 267,778.75	
11/01/40	\$ 9,240,000.00	\$ -	\$ 256,276.25	\$ 954,055.00
05/01/41	\$ 9,240,000.00	\$ 450,000.00	\$ 256,276.25	
11/01/41	\$ 7,815,000.00	\$ -	\$ 244,238.75	\$ 950,515.00
05/01/42	\$ 7,285,000.00	\$ 475,000.00	\$ 244,238.75	
11/01/42	\$ 7,285,000.00	\$ -	\$ 231,532.50	\$ 950,771.25
05/01/43	\$ 7,285,000.00	\$ 500,000.00	\$ 231,532.50	
11/01/43	\$ 7,285,000.00	\$ -	\$ 218,157.50	\$ 949,690.00
05/01/44	\$ 7,285,000.00	\$ 530,000.00	\$ 218,157.50	
11/01/44	\$ 7,285,000.00	\$ -	\$ 203,980.00	\$ 952,137.50
05/01/45	\$ 7,285,000.00	\$ 560,000.00	\$ 203,980.00	
11/01/45	\$ 6,725,000.00	\$ -	\$ 188,300.00	\$ 952,280.00
05/01/46	\$ 6,725,000.00	\$ 590,000.00	\$ 188,300.00	
11/01/46	\$ 6,135,000.00	\$ -	\$ 171,780.00	\$ 950,080.00
05/01/47	\$ 6,135,000.00	\$ 625,000.00	\$ 171,780.00	
11/01/47	\$ 5,510,000.00	\$ -	\$ 154,280.00	\$ 951,060.00
05/01/48	\$ 5,510,000.00	\$ 660,000.00	\$ 154,280.00	
11/01/48	\$ 4,850,000.00	\$ -	\$ 135,800.00	\$ 950,080.00
05/01/49	\$ 4,850,000.00	\$ 700,000.00	\$ 135,800.00	
11/01/49	\$ 4,150,000.00	\$ -	\$ 116,200.00	\$ 952,000.00
05/01/50	\$ 4,150,000.00	\$ 740,000.00	\$ 116,200.00	\$ -
11/01/50	\$ 3,410,000.00	\$ -	\$ 95,480.00	\$ 951,680.00
05/01/51	\$ 3,410,000.00	\$ 785,000.00	\$ 95,480.00	\$ -
11/01/51	\$ 2,625,000.00	\$ -	\$ 73,500.00	\$ 953,980.00
05/01/52	\$ 2,625,000.00	\$ 825,000.00	\$ 73,500.00	\$ -
11/01/52	\$ 1,800,000.00	\$ -	\$ 50,400.00	\$ 948,900.00
05/01/53	\$ 1,800,000.00	\$ 875,000.00	\$ 50,400.00	\$ -
11/01/53	\$ 925,000.00	\$ -	\$ 25,900.00	\$ 951,300.00
05/01/54	\$ 925,000.00	\$ 925,000.00	\$ 25,900.00	\$ 950,900.00
		\$ 13,800,000.00	\$ 14,173,085.00	\$ 28,551,831.25

Option
B

Crossings
Community Development District

Proposed Budget
FY2026



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Crossings
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 290,479	\$ 289,987	\$ 492	\$ 290,479	\$ 736,096
Assessments - Direct	\$ 30,000	\$ 22,500	\$ 7,500	\$ 30,000	\$ -
Developer Contributions	\$ 153,441	\$ 25,000	\$ 65,055	\$ 90,055	\$ -
Miscellaneous Income	\$ -	\$ 10,256	\$ -	\$ 10,256	\$ -
Total Revenues	\$ 473,920	\$ 347,743	\$ 73,047	\$ 420,790	\$ 736,096

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,400	\$ 6,000	\$ 7,400	\$ 12,000
FICA Expense	\$ -	\$ 46	\$ 459	\$ 505	\$ 918
Engineering	\$ 15,000	\$ 9,785	\$ 9,785	\$ 19,570	\$ 20,300
Attorney	\$ 25,000	\$ 5,091	\$ 5,091	\$ 10,183	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,150
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 5,250	\$ 2,625	\$ 2,625	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,100	\$ -	\$ 4,434	\$ 4,434	\$ 8,869
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 38,625
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 823	\$ 823	\$ 1,647	\$ 1,800
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Copies	\$ 1,000	\$ 4	\$ 350	\$ 354	\$ 1,000
Legal Advertising	\$ 7,500	\$ 369	\$ 3,500	\$ 3,869	\$ 7,500
Contingency	\$ 2,500	\$ 253	\$ 253	\$ 507	\$ 2,500
Office Supplies	\$ 550	\$ 8	\$ 150	\$ 158	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 130,145	\$ 51,562	\$ 58,696	\$ 110,259	\$ 145,780

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 15,000	\$ 7,970	\$ -	\$ 7,970	\$ 22,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 80,000	\$ 30,600	\$ 41,400	\$ 72,000	\$ 175,000
Landscape Replacement & Enhancements	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 25,000
Lake Maintenance	\$ 8,500	\$ 1,950	\$ 1,950	\$ 3,900	\$ 8,500
Streetlights	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 50,000
Electric	\$ 6,000	\$ 134	\$ 268	\$ 402	\$ 6,000
Water & Sewer	\$ 5,000	\$ 27,661	\$ 27,661	\$ 55,322	\$ 85,000
Irrigation Repairs	\$ 5,000	\$ 3,041	\$ 3,041	\$ 6,082	\$ 5,000
General Repairs & Maintenance	\$ 12,500	\$ 185	\$ 185	\$ 370	\$ 12,500
Contingency	\$ 5,500	\$ 235	\$ 1,500	\$ 1,735	\$ 10,000
Total Field Expenditures	\$ 212,500	\$ 79,276	\$ 113,505	\$ 192,781	\$ 414,450

Crossings
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Amenity Expenditures

Amenity Access Management	\$ 10,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 12,500
Amenity - Electric	\$ 14,400	\$ 7,014	\$ 7,014	\$ 14,027	\$ 16,131
Amenity - Water	\$ 5,000	\$ 8,797	\$ 8,797	\$ 17,595	\$ 20,234
Internet	\$ 3,000	\$ 1,112	\$ 1,112	\$ 2,224	\$ 3,000
Pest Control	\$ 1,500	\$ 727	\$ 1,169	\$ 1,896	\$ 2,000
Janitorial Services	\$ 18,500	\$ 8,050	\$ 8,520	\$ 16,570	\$ 25,000
Security/Staffing	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000
Pool Maintenance	\$ 27,000	\$ 13,755	\$ 17,100	\$ 30,855	\$ 34,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,287	\$ 4,287	\$ 8,574	\$ 12,500
Holiday Décor	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 10,000
Contingency	\$ 6,375	\$ 259	\$ 1,750	\$ 2,009	\$ 10,000

Total Amenity Expenditures	\$ 131,275	\$ 49,001	\$ 68,749	\$ 117,750	\$ 175,866
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Total O&M Expenditures:	\$ 343,775	\$ 128,277	\$ 182,254	\$ 310,531	\$ 590,316
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Total Expenditures	\$ 473,920	\$ 179,840	\$ 240,950	\$ 420,790	\$ 736,096
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Excess Revenues/(Expenditures)	\$ -	\$ 167,903	\$ (167,903)	\$ -	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome - 22'	118.50	158	0.75	\$155,958	\$987.08	\$1,050.08
Bungalow - 32'	110.40	138	0.80	\$145,298	\$1,052.88	\$1,120.09
Single Family - 50'	256.00	256	1.00	\$336,922	\$1,316.10	\$1,400.11
Single Family - 60'	74.40	62	1.20	\$97,918	\$1,579.32	\$1,680.13
Total ERU's	559.30	614		\$736,096		

Product	FY2026 Gross Per Unit	FY2025 Gross Per Unit	Increase/ (Decrease)
Townhome - 22'	\$1,050.08	\$818.75	\$231.33
Bungalow - 32'	\$1,120.09	\$865.00	\$255.09
Single Family - 50'	\$1,400.11	\$1,050.00	\$350.11
Single Family - 60'	\$1,680.13	\$0.00	\$1,680.13

Crossing

Community Development District

General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Fees

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

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. 3 Governmental Management, CFL

Crossings

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Crossings

Community Development District

General Fund Budget

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement & Enhancements

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Crossings

Community Development District

General Fund Budget

Amenity Expenditures

Amenity Management

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

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Decor

Represents estimated costs for Holiday decoration

Contingency

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

Crossings

Community Development District

Debt Service Fund

Series 2022

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 377,681	\$ 374,047	\$ 3,634	\$ 377,681	\$ 377,681
Interest Income	\$ 8,513	\$ 7,043	\$ 7,043	\$ 14,086	\$ 7,000
Carry Forward Surplus *	\$ 168,730	\$ 171,585	\$ -	\$ 171,585	\$ 188,827

Total Revenues	\$ 554,924	\$ 552,675	\$ 10,677	\$ 563,352	\$ 573,508
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Expenses

Interest- 11/01	\$ 140,331	\$ 139,194	\$ -	\$ 139,194	\$ 137,175
Principal - 05/01	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Interest - 05/01	\$ 140,331	\$ -	\$ 140,331	\$ 140,331	\$ 137,175

Total Expenditures	\$ 375,663	\$ 139,194	\$ 235,331	\$ 374,525	\$ 374,350
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Excess Revenues/(Expenditures)	\$ 179,261	\$ 413,481	\$ (224,655)	\$ 188,827	\$ 199,158
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*Carry forward less amount in Reserve funds.

Series 2022
Interest - 11/01/26 \$135,050

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	144	\$100,768	\$699.78	\$744.44
Bungalow - 32'	68	\$84,973	\$1,249.60	\$1,329.36
Single Family - 50'	126	\$191,940	\$1,523.33	\$1,620.57
Total ERU's	338	\$377,681		

Crossings
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 5,270,000.00	\$ -	\$ 137,175.00	\$ 371,368.75
05/01/26	\$ 5,270,000.00	\$ 100,000.00	\$ 137,175.00	
11/01/26	\$ 5,270,000.00	\$ -	\$ 135,050.00	\$ 372,225.00
05/01/27	\$ 5,270,000.00	\$ 105,000.00	\$ 135,050.00	
11/01/27	\$ 5,270,000.00	\$ -	\$ 132,818.75	\$ 372,868.75
05/01/28	\$ 5,270,000.00	\$ 110,000.00	\$ 132,818.75	
11/01/28	\$ 5,160,000.00	\$ -	\$ 130,206.25	\$ 373,025.00
05/01/29	\$ 5,160,000.00	\$ 115,000.00	\$ 130,206.25	
11/01/29	\$ 5,045,000.00	\$ -	\$ 127,475.00	\$ 372,681.25
05/01/30	\$ 5,045,000.00	\$ 120,000.00	\$ 127,475.00	
11/01/30	\$ 4,925,000.00	\$ -	\$ 124,625.00	\$ 372,100.00
05/01/31	\$ 4,925,000.00	\$ 125,000.00	\$ 124,625.00	
11/01/31	\$ 4,670,000.00	\$ -	\$ 121,656.25	\$ 371,281.25
05/01/32	\$ 4,670,000.00	\$ 130,000.00	\$ 121,656.25	
11/01/32	\$ 4,670,000.00	\$ -	\$ 118,568.75	\$ 370,225.00
05/01/33	\$ 4,670,000.00	\$ 140,000.00	\$ 118,568.75	
11/01/33	\$ 4,530,000.00	\$ -	\$ 115,068.75	\$ 373,637.50
05/01/34	\$ 4,530,000.00	\$ 145,000.00	\$ 115,068.75	
11/01/34	\$ 4,385,000.00	\$ -	\$ 111,443.75	\$ 371,512.50
05/01/35	\$ 4,385,000.00	\$ 155,000.00	\$ 111,443.75	
11/01/35	\$ 4,230,000.00	\$ -	\$ 107,568.75	\$ 374,012.50
05/01/36	\$ 4,230,000.00	\$ 160,000.00	\$ 107,568.75	
11/01/36	\$ 4,070,000.00	\$ -	\$ 103,568.75	\$ 371,137.50
05/01/37	\$ 4,070,000.00	\$ 170,000.00	\$ 103,568.75	
11/01/37	\$ 3,900,000.00	\$ -	\$ 99,318.75	\$ 372,887.50
05/01/38	\$ 3,900,000.00	\$ 180,000.00	\$ 99,318.75	
11/01/38	\$ 3,720,000.00	\$ -	\$ 94,818.75	\$ 374,137.50
05/01/39	\$ 3,720,000.00	\$ 190,000.00	\$ 94,818.75	
11/01/39	\$ 3,530,000.00	\$ -	\$ 90,068.75	\$ 374,887.50
05/01/40	\$ 3,530,000.00	\$ 195,000.00	\$ 90,068.75	
11/01/40	\$ 3,335,000.00	\$ -	\$ 85,193.75	\$ 370,262.50
05/01/41	\$ 3,335,000.00	\$ 205,000.00	\$ 85,193.75	
11/01/41	\$ 2,910,000.00	\$ -	\$ 80,068.75	\$ 370,262.50
05/01/42	\$ 2,910,000.00	\$ 220,000.00	\$ 80,068.75	
11/01/42	\$ 2,910,000.00	\$ -	\$ 74,568.75	\$ 374,637.50
05/01/43	\$ 2,910,000.00	\$ 230,000.00	\$ 74,568.75	
11/01/43	\$ 2,680,000.00	\$ -	\$ 68,675.00	\$ 373,243.75
05/01/44	\$ 2,680,000.00	\$ 240,000.00	\$ 68,675.00	
11/01/44	\$ 2,440,000.00	\$ -	\$ 62,525.00	\$ 371,200.00
05/01/45	\$ 2,440,000.00	\$ 255,000.00	\$ 62,525.00	
11/01/45	\$ 2,185,000.00	\$ -	\$ 55,990.63	\$ 373,515.63
05/01/46	\$ 2,185,000.00	\$ 265,000.00	\$ 55,990.63	
11/01/46	\$ 1,920,000.00	\$ -	\$ 49,200.00	\$ 370,190.63
05/01/47	\$ 1,920,000.00	\$ 280,000.00	\$ 49,200.00	
11/01/47	\$ 1,640,000.00	\$ -	\$ 42,025.00	\$ 371,225.00
05/01/48	\$ 1,640,000.00	\$ 295,000.00	\$ 42,025.00	
11/01/48	\$ 1,345,000.00	\$ -	\$ 34,465.63	\$ 371,490.63
05/01/49	\$ 1,345,000.00	\$ 310,000.00	\$ 34,465.63	
11/01/49	\$ 1,035,000.00	\$ -	\$ 26,521.88	\$ 370,987.50
05/01/50	\$ 1,035,000.00	\$ 325,000.00	\$ 26,521.88	\$ -
11/01/50	\$ 710,000.00	\$ -	\$ 18,193.75	\$ 369,715.63
05/01/51	\$ 710,000.00	\$ 345,000.00	\$ 18,193.75	\$ -
11/01/51	\$ 365,000.00	\$ -	\$ 9,353.13	\$ 372,546.88
05/01/52	\$ 365,000.00	\$ 365,000.00	\$ 9,353.13	\$ 374,353.13
		\$ 5,475,000.00	\$ 4,712,425.00	\$ 10,421,618.75

Crossings

Community Development District

Debt Service Fund

Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Direct	\$ 954,186	\$ 580,190	\$ 373,996	\$ 954,186	\$ 954,186
Interest Income	\$ 10,000	\$ 20,888	\$ 20,888	\$ 41,776	\$ 10,000
Carry Forward Surplus *	\$ -	\$ 173,057	\$ -	\$ 173,057	\$ 398,161

Total Revenues	\$ 964,186	\$ 774,135	\$ 394,884	\$ 1,169,020	\$ 1,362,347
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Expenses

Interest- 11/01	\$ 172,540	\$ 172,540	\$ -	\$ 172,540	\$ 373,996
Principal - 05/01	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 210,000
Interest - 05/01	\$ 378,746	\$ -	\$ 378,746	\$ 378,746	\$ 373,996

Total Expenditures	\$ 751,286	\$ 172,540	\$ 578,746	\$ 751,286	\$ 957,993
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (19,573)	\$ -	\$ (19,573)	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ (19,573)	\$ -	\$ (19,573)	\$ -
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Excess Revenues/(Expenditures)	\$ 212,900	\$ 582,023	\$ (183,862)	\$ 398,161	\$ 404,355
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*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 \$369,009

Product *	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - 22'	14	\$29,818	\$2,129.88	\$2,265.83
Bungalow - 32'	70	\$198,789	\$2,839.84	\$3,021.11
Single Family - 50'	130	\$461,474	\$3,549.80	\$3,776.38
Single Family - 60'	62	\$264,105	\$4,259.76	\$4,531.66
Total ERU's	276	\$954,186		

Crossings
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 13,800,000.00	\$ -	\$ 373,996.25	\$ 952,742.50
05/01/26	\$ 13,800,000.00	\$ 210,000.00	\$ 373,996.25	
11/01/26	\$ 13,590,000.00	\$ -	\$ 369,008.75	\$ 953,005.00
05/01/27	\$ 13,590,000.00	\$ 220,000.00	\$ 369,008.75	
11/01/27	\$ 13,370,000.00	\$ -	\$ 363,783.75	\$ 952,792.50
05/01/28	\$ 13,370,000.00	\$ 230,000.00	\$ 363,783.75	
11/01/28	\$ 13,140,000.00	\$ -	\$ 358,321.25	\$ 952,105.00
05/01/29	\$ 13,140,000.00	\$ 240,000.00	\$ 358,321.25	
11/01/29	\$ 12,900,000.00	\$ -	\$ 352,621.25	\$ 950,942.50
05/01/30	\$ 12,900,000.00	\$ 255,000.00	\$ 352,621.25	
11/01/30	\$ 12,645,000.00	\$ -	\$ 346,565.00	\$ 954,186.25
05/01/31	\$ 12,645,000.00	\$ 265,000.00	\$ 346,565.00	
11/01/31	\$ 12,380,000.00	\$ -	\$ 340,271.25	\$ 951,836.25
05/01/32	\$ 12,380,000.00	\$ 280,000.00	\$ 340,271.25	
11/01/32	\$ 12,100,000.00	\$ -	\$ 332,781.25	\$ 953,052.50
05/01/33	\$ 12,100,000.00	\$ 295,000.00	\$ 332,781.25	
11/01/33	\$ 11,805,000.00	\$ -	\$ 324,890.00	\$ 952,671.25
05/01/34	\$ 11,805,000.00	\$ 310,000.00	\$ 324,890.00	
11/01/34	\$ 11,495,000.00	\$ -	\$ 316,597.50	\$ 951,487.50
05/01/35	\$ 11,495,000.00	\$ 325,000.00	\$ 316,597.50	
11/01/35	\$ 11,170,000.00	\$ -	\$ 307,903.75	\$ 949,501.25
05/01/36	\$ 11,170,000.00	\$ 345,000.00	\$ 307,903.75	
11/01/36	\$ 10,825,000.00	\$ -	\$ 298,675.00	\$ 951,578.75
05/01/37	\$ 10,825,000.00	\$ 365,000.00	\$ 298,675.00	
11/01/37	\$ 10,460,000.00	\$ -	\$ 288,911.25	\$ 952,586.25
05/01/38	\$ 10,460,000.00	\$ 385,000.00	\$ 288,911.25	
11/01/38	\$ 10,075,000.00	\$ -	\$ 278,612.50	\$ 952,523.75
05/01/39	\$ 10,075,000.00	\$ 405,000.00	\$ 278,612.50	
11/01/39	\$ 9,670,000.00	\$ -	\$ 267,778.75	\$ 951,391.25
05/01/40	\$ 9,670,000.00	\$ 430,000.00	\$ 267,778.75	
11/01/40	\$ 9,240,000.00	\$ -	\$ 256,276.25	\$ 954,055.00
05/01/41	\$ 9,240,000.00	\$ 450,000.00	\$ 256,276.25	
11/01/41	\$ 7,815,000.00	\$ -	\$ 244,238.75	\$ 950,515.00
05/01/42	\$ 7,285,000.00	\$ 475,000.00	\$ 244,238.75	
11/01/42	\$ 7,285,000.00	\$ -	\$ 231,532.50	\$ 950,771.25
05/01/43	\$ 7,285,000.00	\$ 500,000.00	\$ 231,532.50	
11/01/43	\$ 7,285,000.00	\$ -	\$ 218,157.50	\$ 949,690.00
05/01/44	\$ 7,285,000.00	\$ 530,000.00	\$ 218,157.50	
11/01/44	\$ 7,285,000.00	\$ -	\$ 203,980.00	\$ 952,137.50
05/01/45	\$ 7,285,000.00	\$ 560,000.00	\$ 203,980.00	
11/01/45	\$ 6,725,000.00	\$ -	\$ 188,300.00	\$ 952,280.00
05/01/46	\$ 6,725,000.00	\$ 590,000.00	\$ 188,300.00	
11/01/46	\$ 6,135,000.00	\$ -	\$ 171,780.00	\$ 950,080.00
05/01/47	\$ 6,135,000.00	\$ 625,000.00	\$ 171,780.00	
11/01/47	\$ 5,510,000.00	\$ -	\$ 154,280.00	\$ 951,060.00
05/01/48	\$ 5,510,000.00	\$ 660,000.00	\$ 154,280.00	
11/01/48	\$ 4,850,000.00	\$ -	\$ 135,800.00	\$ 950,080.00
05/01/49	\$ 4,850,000.00	\$ 700,000.00	\$ 135,800.00	
11/01/49	\$ 4,150,000.00	\$ -	\$ 116,200.00	\$ 952,000.00
05/01/50	\$ 4,150,000.00	\$ 740,000.00	\$ 116,200.00	\$ -
11/01/50	\$ 3,410,000.00	\$ -	\$ 95,480.00	\$ 951,680.00
05/01/51	\$ 3,410,000.00	\$ 785,000.00	\$ 95,480.00	\$ -
11/01/51	\$ 2,625,000.00	\$ -	\$ 73,500.00	\$ 953,980.00
05/01/52	\$ 2,625,000.00	\$ 825,000.00	\$ 73,500.00	\$ -
11/01/52	\$ 1,800,000.00	\$ -	\$ 50,400.00	\$ 948,900.00
05/01/53	\$ 1,800,000.00	\$ 875,000.00	\$ 50,400.00	\$ -
11/01/53	\$ 925,000.00	\$ -	\$ 25,900.00	\$ 951,300.00
05/01/54	\$ 925,000.00	\$ 925,000.00	\$ 25,900.00	\$ 950,900.00
		\$ 13,800,000.00	\$ 14,173,085.00	\$ 28,551,831.25

SECTION V

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

2315 Commerce Point Drive, Suite 100

Lakeland, FL 33801

+18635834443

service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS10387
GMS - THE CROSSINGS	GMS - THE CROSSINGS	DATE	04/21/2025
6200 LEE VISTA BLVD, SUITE 300	405 HUCKLEBERRY BLOSSOM DR.	EXPIRATION	05/21/2025
ORLANDO, FL 32822 US	ST.COULD, FL 34771	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO REMOVE EXISTING DOOR KING ACCESS CONTROL SYSTEM WITH 12 READERS /DOORS AND REPLACING WITH NEW INCEPTION CONTROLLER, TAKING OVER EXISTING SYSTEM AND REUSING ALL EXISTING HARDWARE	1	0.00	0.00T
IR 996300NA CONTROLLER	INCEPTION CONTROLLER	1	922.74	922.74T
Integrati Standard 2 Door LAN Access Module	INTEGRITI - SLAM 2DAM - ACCESS MODULE	4	483.85	1,935.40T
IR-994200	IR-994200 INNER RANG 994200 OSDP - WIEGAND CONVERTER	12	86.52	1,038.24T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	100.00	100.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,000.00	1,000.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	4,996.38
	TAX	0.00
	TOTAL	\$4,996.38

Accepted By

Accepted Date

SECTION VI

*Item will be
provided under
separate cover.*

SECTION VII

SECTION C

Crossings CDD

Field Management Report



April 29th, 2025
Ashley Hilyard
Field Manager
GMS

Site Items

Amenity Updates

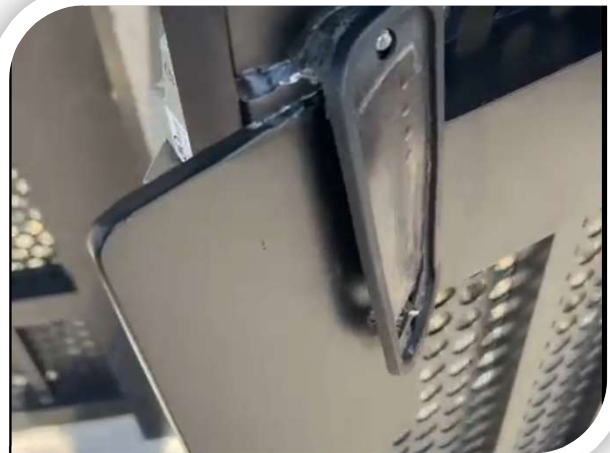
- ✚ The security vendor has begun serving the community at the amenity center on the weekends as of 4/19/2025.
- ✚ Rubber was installed on the slide water outflows due to safety concerns.
- ✚ Camera vendor has begun installing all the necessary conduit and wiring. Once the cameras arrive from the manufacturer they will be installed.
- ✚ Multiple umbrellas have broken pieces due to weather conditions and vandalism and need to be replaced.
- ✚ Areas of the playground turf are sinking. Contacting the vendor for warranty repairs.
- ✚ Playground trashcans that were installed backwards were corrected.



Site Items

Amenity Updates Continued

- ✚ The TOHO potable water meter at the clubhouse was leaking and repaired by TOHO. Irrigation schedules have been increased to help improve the turf conditions.
- ✚ The parking lot side pool gate handle was vandalized and broken off. It has been replaced by installing vendor.
- ✚ Installed lava rock to help prevent washouts from the building's downspouts.
- ✚ Pressure washing of the pool deck and clubhouse is being scheduled.



Site Items

Contracted Services

- Received proposals to increase the frequency of pool and janitorial services.
- Landscaper began servicing new areas of Phase 2 that were turned over.
- Additional fertilization treatments for the community are being scheduled now that the irrigation meter has been repaired.
- Pellet and liquid fertilization treatments were applied to the common area Tract across from the model home. Irrigation frequency and duration were also increased here but the sod conditions are not improving. Received proposal for sod replacement.



Site Items

Tract 41 Open Space / Landscape



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-577-0918, or by email at ahilyard@gmscfl.com. Thank you.

Respectfully,

Ashley Hilyard

SECTION 1



April 18, 2025

The Crossings CDD
GMS Central Florida
Jarett Wright
Assistant Field Manager
St. Cloud Florida

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 28th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. GREAT ROOM AND KITCHEN AREA

- Clean all entrance glass doors on both sides and spot clean any interior glass panels.
- Damp wipe all high and low shelves surfaces and corners. Dust all picture frames.
- All fabric type furniture vacuumed. Wipe down plastic and leather furniture.
- Dust & Clean all fixtures, tables, chairs, credenzas, counter tops, display units & windows edges, spot clean walls, light switches, doors, door frames, AC vents, doors kick plates, properly position furniture and lights as needed.
- Dust/ mop all floors.
- Sweep and mop all hard surface floors with treated dust and damp mop.
- All sinks and all stainless-steel surfaces will be polish.
- Microwaves will be cleaned inside and out
- All tables and surfaces will be wipe down and cleaned.
- Refrigerators should be clean on the outside only.
- Report any malfunctions to the building manager.

2. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.



3. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

4. FLOORS MAINTENANCE, CARPET, AND TILE.

- Vacuum all carpets and entrance mats.
- Sweep and mop all hard surface floors with treated dust and damp mop.

5. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

PRICING FOR SERVICES

- Janitorial Services Five (5) days a week on Mondays – Wednesdays – Fridays – Saturdays and – Sundays
To include Amenity center bathrooms, game room
AND Janitorial Services Once a week in the meeting room
\$ 1,240.00
- Littering service around pool deck, clean, organize pool furniture on pool deck and littering at playground, Five days a week, same days as Janitorial services \$ 500.00/mo
- Post Party Clean, if needed \$ 150.00/ea
- Dog stations and trash collection, twice a week \$ 50.00/mo per container
- Mail trash removal, 3 times a week \$ 100.00/mo per container
- Doggie bags, 200 units, when needed \$ 10.00/paq

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
The Crossings CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION D

SECTION 1

Crossings Community Development District

Summary of Checks

February 01, 2025 to March 31, 2025

Bank	Date	Check No.'s		Amount
General Fund	2/3/25	284-288	\$	8,995.18
	2/13/25	289	\$	6,068.62
	2/18/25	290-291	\$	2,226.19
	2/26/25	292-295	\$	3,738.22
	3/17/25	296-299	\$	14,904.80
	3/25/25	301-303	\$	1,478.95
Total \$				37,411.96

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/25/25		PAGE 1		
*** CHECK DATES 02/01/2025 - 03/31/2025 ***		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 #		
2/03/25	00039	1/30/25 19048	202501 320-53800-47000	LAKE MAINT JAN 25		*	325.00				
		AQUATIC WEED MANAGEMENT, INC.						325.00	000284		
2/03/25	00036	2/01/25 4059842	202502 320-53800-46200	LANDSCAPE MAINT FEB 25		*	5,100.00				
		BLADE RUNNERS COMMERCIAL						5,100.00	000285		
2/03/25	00043	1/28/25 14193	202501 330-57200-48200	CLEANING JAN 25		*	1,330.00				
		CSS CLEAN STAR SERVICES OF CFL						1,330.00	000286		
2/03/25	00038	1/22/25 2018893	202501 310-51300-31700	2025 ASSESSMENT TAX ROLL		*	140.18				
		OSCEOLA COUNTY PROPERTY APPRAISER						140.18	000287		
2/03/25	00044	2/01/25 26411	202502 330-57200-48500	POOL MAINT FEB 25		*	2,100.00				
		RESORT POOL SERVICES DBA						2,100.00	000288		
2/13/25	00001	2/01/25 59	202502 310-51300-34000	MANAGEMENT FEES FEB 25		*	3,125.00				
		2/01/25 59	202502 310-51300-35200	WEBSITE ADMIN FEB 25		*	105.00				
		2/01/25 59	202502 310-51300-35100	INFORMATION TECH FEB 25		*	157.50				
		2/01/25 59	202502 310-51300-31300	DISSEMINATION SVC FEB 25		*	437.50				
		2/01/25 59	202502 330-57200-48300	AMENITY ACCESS FEBE 25		*	833.33				
		2/01/25 59	202502 310-51300-51000	OFFICE SUPPLIES		*	1.08				
		2/01/25 59	202502 310-51300-42000	POSTAGE		*	159.21				
		2/01/25 60	202502 320-53800-34000	FIELD MANAGEMENT FEB 25		*	1,250.00				
		GOVERNMENTAL MANAGEMENT SERVICES						6,068.62	000289		
2/18/25	00036	2/05/25 4059890	202502 320-53800-47300	IRRIGATION REPAIRS		*	795.15				
		BLADE RUNNERS COMMERCIAL						795.15	000290		
2/18/25	00037	2/17/25 02172025	202502 300-20700-10000	TSFR OF TAX RCPTS SER22		*	1,431.04				
		CROSSING CDD						1,431.04	000291		
		CRCF CROSSING CDD IARAUJO									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/26/25	00050	2/20/25 111906	202502 330-57200-48000	REPAIR ACCESS CONTROL	*	630.00	
				CURRENT DEMANDS ELECTRICAL & SECURI			630.00 000292
2/26/25	00013	2/18/25 22437803	202501 310-51300-31100	GENERAL ENGINEER JAN 25	*	460.00	
		2/18/25 22437805	202501 310-51300-31100	ENGINEER SERVICES JAN 25	*	2,315.00	
				DEWBERRY ENGINEERS INC.			2,775.00 000293
2/26/25	00006	2/20/25 11459	202501 310-51300-31500	GENERAL COUNSEL JAN 25	*	255.00	
				KILINSKI VAN WYK PLLC			255.00 000294
2/26/25	00004	2/13/25 88606387	202502 310-51300-48000	NOT BOS MEETING 2/20/25	*	78.22	
				OSCEOLA NEWS GAZETTE			78.22 000295
3/17/25	00039	2/28/25 19196	202502 320-53800-47000	LAKE MAINTENANCE FEB 25	*	325.00	
				AQUATIC WEED MANAGEMENT, INC.			325.00 000296
3/17/25	00036	3/01/25 450297	202503 320-53800-46200	LANDSCAPE MAINT MAR 25	*	5,100.00	
				BLADE RUNNERS COMMERCIAL			5,100.00 000297
3/17/25	00043	2/27/25 14420	202502 330-57200-48200	CLEANING FEB 25	*	1,350.00	
				CSS CLEAN STAR SERVICES OF CFL			1,350.00 000298
3/17/25	00001	3/01/25 61	202503 310-51300-34000	MANAGEMENT FEES MAR 25	*	3,125.00	
		3/01/25 61	202503 310-51300-35200	WEBSITE ADMIN MAR 25	*	105.00	
		3/01/25 61	202503 310-51300-35100	INFORMATION TECH MAR 25	*	157.50	
		3/01/25 61	202503 310-51300-31300	DISSEMINATION SVC MAR 25	*	437.50	
		3/01/25 61	202503 330-57200-48300	AMENITY ACCESS MAR 25	*	833.33	
		3/01/25 61	202503 310-51300-51000	OFFICE SUPPLIES	*	.96	
		3/01/25 61	202503 310-51300-42000	POSTAGE	*	116.61	
		3/01/25 61	202503 310-51300-42500	COPIES	*	3.90	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 62	202503 320-53800-34000		*	1,250.00	
			MANAGEMENT FEES MAR 25				
				GOVERNMENTAL MANAGEMENT SERVICES			6,029.80 000299
3/17/25 00044		3/01/25 26737	202503 330-57200-48500		*	2,100.00	
			POOL MAINTENANCE MAR 25				
				RESORT POOL SERVICES DBA			2,100.00 000300
3/25/25 00036		3/12/25 450311	202503 320-53800-47300		*	689.79	
			IRRIGATION REPAIRS				
				BLADE RUNNERS COMMERCIAL			689.79 000301
3/25/25 00037		3/19/25 03192025	202503 300-20700-10000		*	377.66	
			TSFR OF TAX RCPTS SER22				
				CROSSING CDD			377.66 000302
3/25/25 00006		3/18/25 11703	202502 310-51300-31500		*	411.50	
			GENERAL COUNSEL FEB 25				
				KILINSKI VAN WYK PLLC			411.50 000303
						TOTAL FOR BANK A	37,411.96
						TOTAL FOR REGISTER	37,411.96

CRCF CROSSING CDD IARAUJO

SECTION 2

Crossings
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Crossings
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 211,645	\$ -	\$ 128,372	\$ 340,017
Due from Developer	\$ -	\$ -	\$ 610,541	\$ 610,541
Investments:				
<u>Series 2022</u>				
Reserve	\$ -	\$ 187,703	\$ -	\$ 187,703
Revenue	\$ -	\$ 413,138	\$ -	\$ 413,138
Prepayment	\$ -	\$ 343	\$ -	\$ 343
Construction	\$ -	\$ -	\$ 29	\$ 29
<u>Series 2024</u>				
Reserve	\$ -	\$ 954,186	\$ -	\$ 954,186
Revenue	\$ -	\$ 582,023	\$ -	\$ 582,023
Construction	\$ -	\$ -	\$ 4,590	\$ 4,590
Cost of Issuance	\$ -	\$ -	\$ 158	\$ 158
Total Assets	\$ 211,645	\$ 2,137,393	\$ 743,690	\$ 3,092,728
Liabilities:				
Accounts Payable	\$ 5,156	\$ -	\$ 126,469	\$ 131,625
Contracts Payable	\$ -	\$ -	\$ 610,541	\$ 610,541
Due to Other	\$ -	\$ -	\$ 36	\$ 36
Due to Capital Projects	\$ -	\$ -	\$ 750	\$ 750
Retainage Payable	\$ -	\$ -	\$ 612,227	\$ 612,227
Total Liabilities	\$ 5,156	\$ -	\$ 1,350,023	\$ 1,355,179
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 601,184	\$ -	\$ 601,184
Debt Service - Series 2024	\$ -	\$ 1,536,209	\$ -	\$ 1,536,209
Capital Projects - Series 2022	\$ -	\$ -	\$ (611,081)	\$ (611,081)
Capital Projects - Series 2024	\$ -	\$ -	\$ 4,748	\$ 4,748
Unassigned	\$ 206,488	\$ -	\$ -	\$ 206,488
Total Fund Balances	\$ 206,488	\$ 2,137,393	\$ (606,333)	\$ 1,737,549
Total Liabilities & Fund Balance	\$ 211,645	\$ 2,137,393	\$ 743,690	\$ 3,092,728

Crossings
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance

Revenues:

Assessments - On Roll	\$ 290,479	\$ 289,987	\$ 289,987	\$ -
Assessments - Direct	\$ 30,000	\$ 22,500	\$ 22,500	
Developer Contributions	\$ 153,441	\$ 25,000	\$ 25,000	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 10,256	\$ 10,256
Total Revenues	\$ 473,920	\$ 337,487	\$ 347,743	\$ 10,256

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 6,000	\$ 1,400	\$ 4,600
FICA Expense	\$ -	\$ -	\$ 46	\$ (46)
Engineering	\$ 15,000	\$ 15,000	\$ 9,785	\$ 5,215
Attorney	\$ 25,000	\$ 12,500	\$ 5,091	\$ 7,409
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 2,625	\$ 2,625	\$ -
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 823	\$ (323)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing	\$ 1,000	\$ 500	\$ 4	\$ 496
Legal Advertising	\$ 7,500	\$ 3,750	\$ 369	\$ 3,381
Contingency	\$ 2,500	\$ 1,250	\$ 253	\$ 997
Office Supplies	\$ 550	\$ 275	\$ 8	\$ 267
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,145	\$ 73,870	\$ 51,562	\$ 22,308

Operation and Maintenance

Field Expenditures

Property Insurance	\$ 15,000	\$ 15,000	\$ 7,970	\$ 7,030
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	\$ 80,000	\$ 40,000	\$ 30,600	\$ 9,400
Landscape Replacement & Enhancements	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 8,500	\$ 4,250	\$ 1,950	\$ 2,300
Streetlights	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Electric	\$ 6,000	\$ 3,000	\$ 134	\$ 2,866
Water & Sewer	\$ 5,000	\$ 5,000	\$ 27,661	\$ (22,661)
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 3,041	\$ (541)
General Field Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 185	\$ 6,065
Contingency	\$ 5,500	\$ 2,750	\$ 235	\$ 2,515

Subtotal	\$ 212,500	\$ 116,250	\$ 79,276	\$ 36,974
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Crossings
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Amenity Expenditures				
Amenity Access Management	\$ 10,000	\$ 5,000	\$ 5,000	\$ 0
Amenity-Electric	\$ 14,400	\$ 7,200	\$ 7,014	\$ 186
Amenity-Water	\$ 5,000	\$ 5,000	\$ 8,797	\$ (3,797)
Internet	\$ 3,000	\$ 1,500	\$ 1,112	\$ 388
Pest Control	\$ 1,500	\$ 750	\$ 727	\$ 23
Janitorial Services	\$ 18,500	\$ 9,250	\$ 8,050	\$ 1,200
Security Services	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Pool Maintenance	\$ 27,000	\$ 13,500	\$ 13,755	\$ (255)
Amenity Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 4,287	\$ 1,963
Holiday Décor	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Amenity Contingency	\$ 6,375	\$ 3,188	\$ 259	\$ 2,929
Subtotal	\$ 131,275	\$ 68,138	\$ 49,001	\$ 19,137
Total O&M Expenditures:	\$ 343,775	\$ 184,388	\$ 128,277	\$ 56,110
Total Expenditures	\$ 473,920	\$ 258,258	\$ 179,840	\$ 78,418
Excess Revenues (Expenditures)	\$ -		\$ 167,903	
Fund Balance - Beginning	\$ -		\$ 38,585	
Fund Balance - Ending	\$ -		\$ 206,488	

Crossings

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments	\$ 377,681	\$ 374,047	\$ 374,047	\$ -
Interest	\$ 8,513	\$ 7,043	\$ 7,043	\$ -
Total Revenues	\$ 386,194	\$ 381,090	\$ 381,090	\$ -
Expenditures:				
Interest Expense 11/1	\$ 140,331	\$ 140,331	\$ 139,194	\$ 1,138
Principal Expense 5/1	\$ 95,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 140,331	\$ -	\$ -	\$ -
Total Expenditures	\$ 375,663	\$ 140,331	\$ 139,194	\$ 1,138
Excess Revenues (Expenditures)	\$ 10,531		\$ 241,897	
Fund Balance - Beginning	\$ 168,730		\$ 359,288	
Fund Balance - Ending	\$ 179,261		\$ 601,184	

Crossings

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Direct	\$ -	\$ -	\$ 580,190	\$ 580,190
Interest	\$ -	\$ -	\$ 20,888	\$ 20,888
Total Revenues	\$ -	\$ -	\$ 601,078	\$ 601,078
Expenditures:				
Interest Expense 11/1	\$ -	\$ -	\$ 172,540	\$ (172,540)
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 172,540	\$ (172,540)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (19,573)	\$ 19,573
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (19,573)	\$ 19,573
Excess Revenues (Expenditures)	\$ -		\$ 408,966	
Fund Balance - Beginning	\$ -		\$ 1,127,243	
Fund Balance - Ending	\$ -		\$ 1,536,209	

Crossings
Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Other Current Charges	\$ -	\$ -	\$ 640	\$ (640)
Total Expenditures	\$ -	\$ -	\$ 640	\$ (640)
Excess Revenues (Expenditures)	\$ -		\$ (639)	
Fund Balance - Beginning	\$ -		\$ (610,441)	
Fund Balance - Ending	\$ -		\$ (611,081)	

Crossings

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 936,296	\$ 936,296
Interest	\$ -	\$ -	\$ 41,456	\$ 41,456
Total Revenues	\$ -	\$ -	\$ 977,752	\$ 977,752
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ 3,905,861	\$ (3,905,861)
Total Expenditures	\$ -	\$ -	\$ 3,905,861	\$ (3,905,861)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 19,573	\$ 19,573
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 19,573	\$ 19,573
Excess Revenues (Expenditures)	\$ -		\$ (2,908,536)	
Fund Balance - Beginning	\$ -		\$ 2,913,284	
Fund Balance - Ending	\$ -		\$ 4,748	

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 42,595.83	\$ 244,890	\$ 1,391	\$ 1,109.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289,987
Assessments - Direct	\$ 15,000	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Miscellaneous Income	\$ -	\$ -	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,256
Total Revenues	\$ 15,000	\$ 67,596	\$ 255,147	\$ 8,891	\$ 1,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347,743
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ 2,690	\$ 11,710	\$ -	\$ 5,623	\$ -	\$ (10,238)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,785
Attorney	\$ 709	\$ 2,316	\$ 344	\$ 255	\$ 412	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,091
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 270	\$ 17	\$ 102	\$ 159	\$ 159	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 823
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Legal Advertising	\$ 291	\$ -	\$ -	\$ -	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Contingency	\$ 41	\$ 44	\$ 40	\$ 41	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,659	\$ 18,712	\$ 4,315	\$ 9,903	\$ 4,519	\$ (4,545)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,562

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operation and Maintenance</u>													
Field Expenses													
Property Insurance	\$ 7,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,970
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Maintenance	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,600
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 325	\$ 650	\$ -	\$ 325	\$ 325	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,950
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ 27	\$ 28	\$ 38	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	134
Water & Sewer	\$ 5,722	\$ 4,788	\$ 3,922	\$ 5,414	\$ 4,504	\$ 3,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,661
Irrigation Repairs	\$ 346	\$ -	\$ 342	\$ 298	\$ 795	\$ 1,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,041
General Field Repairs & Maintenance	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185
Contingency	\$ 49	\$ -	\$ -	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	235
Subtotal	\$ 20,762	\$ 11,788	\$ 10,826	\$ 12,602	\$ 12,012	\$ 11,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,276
Amenity Expenses													
Amenity Access Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Amenity - Electric	\$ 1,333	\$ 1,122	\$ 909	\$ 1,123	\$ 1,252	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,014
Amenity - Water	\$ 1,384	\$ 2,217	\$ 1,169	\$ 1,261	\$ 2,369	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,797
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,112
Pest Control	\$ 95	\$ 95	\$ -	\$ 95	\$ 95	\$ 347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	727
Janitorial Services	\$ 1,300	\$ 1,300	\$ 1,350	\$ 1,330	\$ 1,350	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,050
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 2,550	\$ 2,100	\$ 2,385	\$ 2,520	\$ 2,100	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,755
Amenity Repairs & Maintenance	\$ 615	\$ 1,573	\$ -	\$ 448	\$ 1,623	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,287
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Contingency	\$ -	\$ 206	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	259
Subtotal	\$ 8,295	\$ 9,632	\$ 6,884	\$ 7,795	\$ 9,808	\$ 6,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,001
Total O&M Expenses:	\$ 29,058	\$ 21,420	\$ 17,710	\$ 20,397	\$ 21,820	\$ 17,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	128,277
Total Expenditures	\$ 47,717	\$ 40,132	\$ 22,025	\$ 30,300	\$ 26,339	\$ 13,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	179,840
Excess Revenues (Expenditures)	\$ (32,717)	\$ 27,464	\$ 233,122	\$ (21,409)	\$ (25,230)	\$ (13,327)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	167,903

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
02/07/25	ACH	\$2,645.24	(\$51.85)	(\$52.91)	\$0.00	\$2,540.48	\$1,109.44	\$1,431.04	\$2,540.48
TOTAL		\$ 704,972.96	\$ (27,593.05)	\$ (14,016.52)	\$ 670.44	\$ 664,033.83	\$ 289,986.51	\$ 374,047.32	\$ 664,033.83

100%	Net Percent Collected
\$ 1,127.28	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Land South Equities LLC 2025-01								
			Net Assessments	\$	984,186.48	\$	30,000.00	\$ 954,186.48
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
3/27/25	3/15/25	14825	\$580,190.23	\$580,190.23		\$580,190.23		\$580,190.23
	5/1/25		\$7,500.00		\$7,500.00			
	9/15/25		\$373,996.25			\$373,996.25		
			\$ 984,186.48	\$ 602,690.23	\$ 30,000.00	\$ 954,186.48	\$ 22,500.00	\$ 580,190.23

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)
Current Bonds Outstanding		\$5,570,000

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
Current Bonds Outstanding		\$14,000,000