Crossings
Community Development District

Meeting Agenda

June 5, 2025

AGENDA

Crossings
Community Development District

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

May 29, 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 **Thursday, June 5, 2025** at **9:05 AM** at the **West Osceola Branch Library, 305 Campus Street, Celebration, Florida 34747.**

Zoom Video Link: https://us06web.zoom.us/j/81237121231
Zoom Call-In Number: 1-646-876-9923
Meeting ID: 812 3712 1231

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. Organizational Matters
    A. Acceptance of Resignation of David S. Adams (Seat #5)
    B. Appointment to Fill Vacant Board Seat #5
    C. Administration of Oath to Newly Appointed Supervisor
    D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary
4. Approval of Minutes of the April 29, 2025 Board of Supervisors Meeting
5. Ratification of Chair Direction to Increase Security to 40 Hours Per Week and Authorizing Counsel to Draft Security Contract Addendum
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposals to Add Phase 2 to Existing Landscape Contract
            a) Blade Runners
            b) Exalt Outdoors
            c) Prince and Sons
        ii. Consideration of Fencing Proposals (*to be provided under separate cover*)
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
        iii. Presentation of Number of Registered Voters—128
        iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

SECTION III

SECTION A

Jillian,

Effective immediately, I am resigning my position from all CDD Boards that I am currently on. If there is any documentation you need me to fill out, please let me know.

Thanks,
David S. Adams

SECTION D

RESOLUTION 2025-05

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

WHEREAS, the Crossings Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

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

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

Assistant Secretary _____

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

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

PASSED AND ADOPTED this 5th day of June 2025

ATTEST:

CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on **Tuesday**, **April 29, 2025,** at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary
David S. Adams	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Jarrett Wright	Field Manager, GMS
Ashley Hilyard	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 29, 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 9:15 a.m. Three Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 5, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 5, 2025 Board of Supervisors meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the March 5, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **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)***

Ms. Burns presented the resolution and noted that the date suggested for the public hearing date for August 6, 2025. She stated that there are two options for the budget, and she presented the options to the Board for consideration. Option A includes field costs for Phase 2 and shows a developer contribution that backs into the current amount with a developer contribution amount totaling $96,309 that would be billed if needed with the ability to bring those assessment levels down for sales later. Option B is the same budget numbers but does not have the developer contribution included. That number could still be brought down but if the Board decides to go with option B, staff will have to send mailed notice to all the property owners in Phase 1. The Board made a motion to go with option A.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring the Special Assessments, and Setting the Public Hearings on Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments Option A on August 6, 2025, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposal from Current Demands for Security Services**

Ms. Burns presented the proposal for the new access controller at the facility. Everything is on one controller, so if the pool needs to be closed the playground can't be open. Current

Demands can update the system in order to allow the capability to set different access zones. The total cost is $4, 996.36. There being no questions, there was a motion of approval.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal form Currant Demands for Security Services, was approved.

SIXTH ORDER OF BUSINESS **Ratification of OUC Outdoor Lighting Service Agreement *(to be provided under separate cover)***

Ms. Burns noted that they are still waiting for Mr. Andrade's signature on this item. He noted that he had signed it the day before this meeting occurred and Ms. Burns asked for a motion to ratify this item.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the OUC Outdoor Lighting Services Agreement, was ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins updated the Board on the boundary amendment petition and noted that they had communicated with the county stating they are going to approve the northeast parcel, and they are going back and forth on the other two parcels. There being no other questions for District Counsel, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Wright presented the Field Manager's report to the Board and summarized ongoing project to the Board for their information. Discussion about options for fence replacement followed due to fence damage. The Board directed staff to obtain proposals for different options to bring back for Board consideration. He reported about broken umbrellas and recommended the replacement of 8 of them. The Board approved the replacement of those. The remaining field items were presented and can be found in the agenda package.

i. Consideration of Amendment to Pool Vendor Services

Mr. Wright noted they would be going from three days a week to six days a week with a total cost going from $2,100 to $2,850. Board direction was to go to five days a week for a total of $2,500 on a month-to-month basis during peak season.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Amendment to Pool Vendor Services, was approved.

ii. Consideration of Amendment to Janitorial Maintenance Services Agreement

Mr. Wright presented the amendment to the Board, and they agreed to increase the scope of work.

> On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Amendment to Janitorial Maintenance Services Agreement, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling $37,411.96. There being no questions, she asked for a motion of approval.

> 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 the month of March were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH 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 VI

SECTION C

Crossings CDD

Field Management Report

June 5th, 2025

Ashley Hilyard

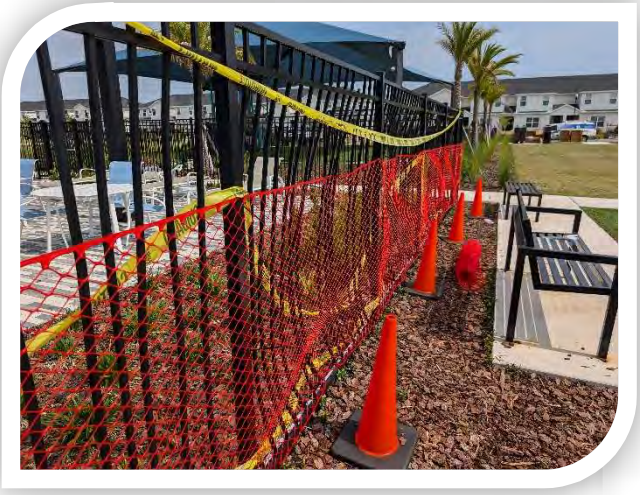
Field Manager

GMS

Site Items

Amenity Updates

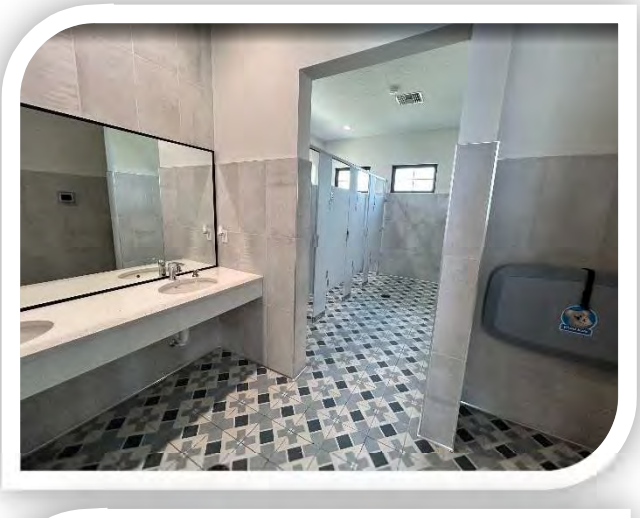
- Received proposal to switch security services to 5 days a week, 8 hours a day.
- Cameras were installed around the amenity to increase the security presence.
- Scheduled pressure washing of the pool deck, furniture, and clubhouse building. Trash around the amenity pond will also be collected.
- The pool fence was damaged, and proposals are being sourced for the repairs. Temporary fencing was installed for the facility to remain open.

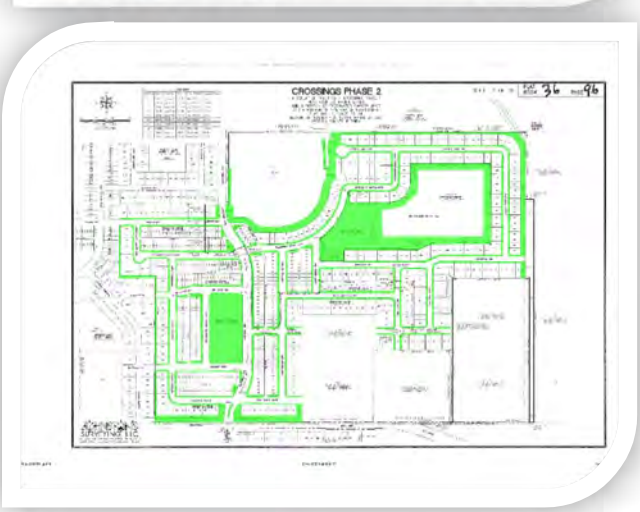


Site Items

Contracted Services

- Janitorial vendor has begun 5 day a week services to improve the general cleanliness of the amenity.
- Generated maps and scope of work for the landscape maintenance bid. Received proposals are attached.
- Pool vendor is servicing the pool 6 days a week within the approved NTE.





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

Crossings CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component “A”

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

Pruning

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

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

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

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

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

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

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

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

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

Weed Control

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

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

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

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

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

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

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

Component "B" – Turf Care Program

ST. AUGUSTINE

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

Monthly Application schedule – St. Augustine

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

Application Requirements: Fertilization

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: Fertilization

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

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: Fertilization

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

Insect/Disease Control

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

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

Weed Control

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

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

Warranty

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

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

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

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

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

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

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

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

Specialty Palms

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

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

Warranty

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

Component “D” – Irrigation Maintenance

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

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

Service Calls

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

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

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

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

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

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

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

Contractor will visually inspect irrigation system weekly while performing routine maintenance.
Contractor will provide a 24 hour “Emergency” number for irrigation repairs.
Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component “E” – Additional Services

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

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

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

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

Schedule

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

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

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

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

Installation

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

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

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

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty
Any bedding plant that dies due to insect damage or disease will be replaced under warranty.
Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

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

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

E.3 - Palm Trimming Schedule

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

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

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

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

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

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

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

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

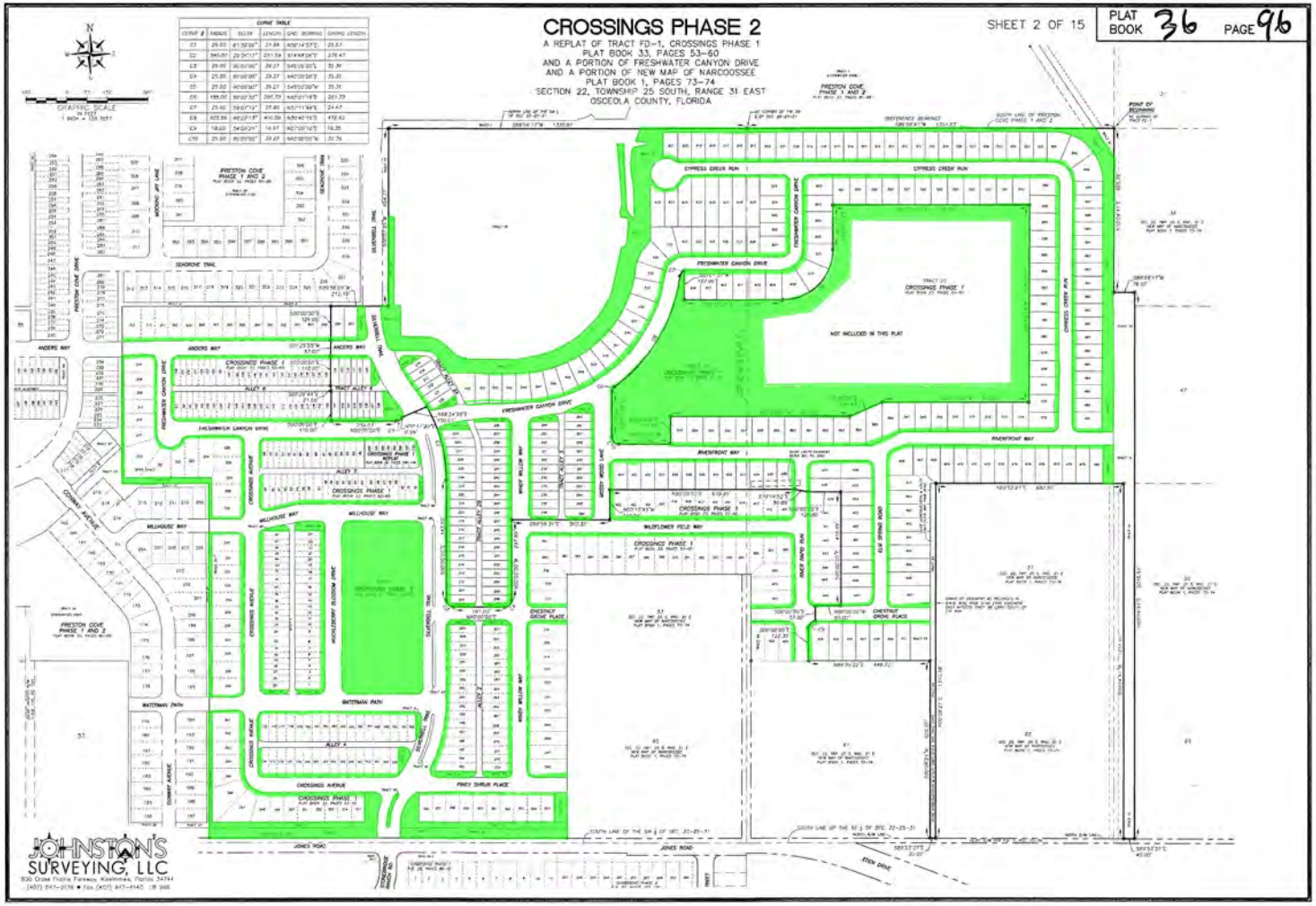
Crossings CDD Landscape Fee Summary

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

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

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$0**
Extra Services Annual Changes, Palm Pruning, Mulch	**$0**
TOTAL	**$0.00**

Initials_____ _____


CROSSINGS PHASE 2
A REPLAT OF TRACT FD-1, CROSSINGS PHASE 1
PLAT BOOK 33, PAGES 53-60
AND A PORTION OF FRESHWATER CANYON DRIVE
AND A PORTION OF NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74
SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA
SHEET 2 OF 15
PLAT BOOK 36 PAGE 96
NOT INCLUDED IN THIS PLAT
JOHNSTON'S SURVEYING, LLC

SECTION (a)

Crossings CDD Landscape Fee Summary

Contractor: Blade Runners Commercial Landscaping Orlando, CDD

Address: 19 N Texas Ave. Orlando, FL 32805

Phone: 407-306-0600
Fax:
Contact: Juan Ramirez
Email: JUAN@BLADERUNNERSORLANDO.COM

Property: Crossings CDD

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

Phone: 407-750-3599

Contact: JWright@gmscfl.com
Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	4,402	4,402	4,402	11,005	8,804	8,804	11,005	11,005	8,804	11,005	4,402	4,402	$92,440
TURF CARE (Schedule B) Bahia/St Augustine Fert	650		650		650		650		650		650		$3,900
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert		285		285		285		285		285		285	$1,710
BED DRESSING - Estimate mulch yds (Schedule E - B.) *Per Yard Pricing:*					13,750 *250*						11,000 *200*		$24,750
PALM TRIMMING (Schedule E - C.) *Per Palm Price:*					3,500						3,500		$7,000
ANNUAL CHANGES *- None at this time* **(Schedule E - A.)** *Per Annual Pricing:*													$0
IRRIGATION MAINT. (Schedule D)	850	850	850	850	850	850	850	850	850	850	850	850	$10,200
TOTAL FEE PER MONTH:	$5,902	$5,537	$5,902	$12,140	$27,554	$9,939	$12,505	$12,140	$10,304	$12,140	$20,402	$5,537	$140,000
Flat Fee Schedule	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$140,000

Essential Services Mowing/Detailing/Irrigation/Fert and P	$108,250
Extra Services Annual Changes, Palm Pruning, Mulc	$31,750
TOTAL	$140,000.00

Initials_____ _____

SECTION (b)

Crossings CDD Landscape Fee Summary

Contractor:	**Exalt Outdoor Services**	**Property:**	**Crossings CDD**
Address:	**401 W New Nolte Rd. Saint Cloud, FL 34769**	**Address:**	**219 E. Livingston St. Orlando, Florida, 32801**
Phone:	**407-791-1795**	**Phone:**	**407-750-3599**
Fax:			
Contact:	**Mike Wetherington**	**Contact:**	**JWright@gmscfl.com**
Email:	**mike.wetherington@exaltoutdoors.com**	**Email:**	

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	$7,200.00	$7,200.00	$7,200.00	$10,800.00	$14,400.00	$14,400.00	$14,400.00	$14,400.00	$14,400.00	$10,800.00	$7,200.00	$7,200.00	$129,600
TURF CARE (Schedule B) Bahia/St Augustine Fert	$2,065.00		$4,130.00		$2,065.00	$2,065.00				$4,130.00			$14,455
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert				$2,065.00				$2,065.00		$2,065.00			$6,195
BED DRESSING - Estimate mulch yds (Schedule E - B.) *Per Yard Pricing: $75*					150 *Mulch Yds*						100 *Mulch Yds*		$18,750
PALM TRIMMING (Schedule E - C.) *Per Palm Price: $70*		$3,500.00									$3,500.00		$7,000
ANNUAL CHANGES *- None at this time* **(Schedule E - A.)** *Per Annual Pricing:*													$0
IRRIGATION MAINT. (Schedule D)	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$750.00	$9,000
TOTAL FEE PER MONTH:	$10,015	$11,450	$12,080	$13,615	$17,365	$17,215	$15,150	$17,215	$15,150	$17,745	$11,550	$7,950	$166,500
Flat Fee Schedule	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$13,875	$166,500

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$159,250**
Extra Services Annual Changes, Palm Pruning, Mulch	**$25,750**
TOTAL	**$185,000.00**

SECTION (c)

Crossings CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 14645 Boggy Creek Rd.

Orlando, FL 32824

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartn@princeandsonsinc.com

Property: Crossings CDD

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

Phone: 407-750-3599

Contact: JWright@gmscfl.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	$79,800
TURF CARE (Schedule B) Bahia/St Augustine Fert		2,640		2,640		2,640		2,640		2,640		2,640	$15,840
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert		600			600			600			600		$2,400
BED DRESSING - Estimate mulch yds (Schedule E - B.) *Per Yard Pricing: $55*					8,256 *150 Yards*						4,392 *80 Yards*		$12,648
PALM TRIMMING (Schedule E - C.) *Per Palm Price: $50*						2,760 *55 Palms*							$2,760
ANNUAL CHANGES *- None at this time* **(Schedule E - A.)** *Per Annual Pricing:*													$0
IRRIGATION MAINT. (Schedule D)	550	550	550	550	550	550	550	550	550	550	550	550	$6,600
TOTAL FEE PER MONTH:	$7,200	$10,440	$7,200	$9,840	$16,056	$12,600	$7,200	$10,440	$7,200	$9,840	$12,192	$9,840	$120,048
Flat Fee Schedule	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$10,004	$120,048

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	$104,640
Extra Services Annual Changes, Palm Pruning, Mulch	$15,408
TOTAL	$120,048.00

Initials_____ _____

SECTION 2

Item will be provided under separate cover.

SECTION D

SECTION 1

Crossings
Community Development District

Summary of Checks

April 01, 2025 to April 30, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	4/1/25	304-307	$	7,472.44
	4/18/25	308-311	$	11,945.90
	4/21/25	312-314	$	1,791.68
	4/23/25	315	$	632.00
	4/29/25	316-318	$	4,812.70
		Total	**$**	**26,654.72**

*** CHECK DATES 04/01/2025 - 04/30/2025 *** 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	CHECK #
4/01/25	00039	3/28/25	19431	202503	320-53800-47000		*	325.00		
			LAKE MAINTENANCE MAR 25							
						AQUATIC WEED MANAGEMENT, INC.			325.00	000304
4/01/25	00036	3/31/25	142043	202503	320-53800-47300		*	569.94		
			IRRIGATION REPAIR							
		4/01/25	141969	202504	320-53800-46200		*	5,100.00		
			LANDSCAPE APR 25							
						BLADE RUNNERS COMMERCIAL			5,669.94	000305
4/01/25	00043	3/26/25	14656	202503	330-57200-48200		*	1,420.00		
			CLEANING MAR 25							
						CSS CLEAN STAR SERVICES OF CFL			1,420.00	000306
4/01/25	00013	3/17/25	22440707	202503	310-51300-31100		*	57.50		
			ENGINEER SERVICES FEB 25							
						DEWBERRY ENGINEERS INC.			57.50	000307
4/18/25	00036	4/01/25	144939	202504	320-53800-46200		*	1,800.00		
			PROPERTY IMPROVEMENT APR							
		4/03/25	143067	202504	320-53800-47300		*	373.98		
			POOL GATE REPAIRED							
		4/09/25	144079	202504	320-53800-47300		*	595.40		
			IRRIGATION INSPECT REPAIR							
						BLADE RUNNERS COMMERCIAL			2,769.38	000308
4/18/25	00001	4/01/25	65	202504	310-51300-34000		*	3,125.00		
			MANAGEMENT FEES APR 25							
		4/01/25	65	202504	310-51300-35200		*	105.00		
			WEBSITE ADMIN APR 25							
		4/01/25	65	202504	310-51300-35100		*	157.50		
			INFORMATION TECH APR 25							
		4/01/25	65	202504	310-51300-31300		*	437.50		
			DISSEMINATION SVC APR 25							
		4/01/25	65	202504	330-57200-48300		*	833.33		
			AMENITY ACCESS APR 25							
		4/01/25	65	202504	310-51300-51000		*	3.37		
			OFFICE SUPPLIES							
		4/01/25	65	202504	310-51300-42000		*	24.82		
			POSTAGE							
		4/01/25	66	202504	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT APR 25							
		4/01/25	66A	202501	330-57200-48000		*	27.94		
			AC PREVENT MAINT JAN 25							
		4/01/25	66B	202502	330-57200-48000		*	27.94		
			AC PREVENT MAINT FEB 25							

*** CHECK DATES 04/01/2025 - 04/30/2025 *** 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	#
		4/01/25	66C	202503	330-57200-48000		*	27.94		
					AC PREVENT MAINT MAR 25					
						GOVERNMENTAL MANAGEMENT SERVICES			6,020.34	000309
4/18/25	00006	4/12/25	11958	202503	310-51300-31500		*	1,056.18		
					GENERAL COUNSEL MAR 25					
						KILINSKI VAN WYK PLLC			1,056.18	000310
4/18/25	00044	4/01/25	27055	202504	330-57200-48500		*	2,100.00		
					POOL MAINTENANCE APR 25					
						RESORT POOL SERVICES DBA			2,100.00	000311
4/21/25	00001	2/28/25	64	202502	330-57200-48000		*	965.00		
					GENERAL MAINT FEB 25					
						GOVERNMENTAL MANAGEMENT SERVICES			965.00	000312
4/21/25	00004	3/18/25	88606387	202504	310-51300-48000		*	76.68		
					NOT BOS METG 4/17/25					
						OSCEOLA NEWS GAZETTE			76.68	000313
4/21/25	00044	4/01/25	27120	202504	330-57200-48500		*	750.00		
					POOL MAINTENANCE APR 25					
						RESORT POOL SERVICES DBA			750.00	000314
4/23/25	00048	1/21/25	45585995	202501	330-57200-48100		*	95.00		
					PEST CONTROL JAN 25					
		2/11/25	45655716	202502	330-57200-48100		*	95.00		
					PEST CONTROL FEB 25					
		3/01/25	45715312	202503	330-57200-48100		*	252.00		
					QRTLY PEST CONTROL					
		3/01/25	45715321	202503	330-57200-48100		*	95.00		
					PEST CONTROL MAR 25					
		4/01/25	45815661	202504	330-57200-48100		*	95.00		
					PEST CONTROL APR 25					
						TERMINIX COMMERCIAL			632.00	000315
4/29/25	00036	4/24/25	146545	202504	320-53800-46200		*	3,500.00		
					LANDSCAPE MAINT APR 25					
						BLADE RUNNERS COMMERCIAL			3,500.00	000316
4/29/25	00052	4/22/25	25-649	202504	330-57200-48000		*	1,022.70		
					REPLACE DOOR LOCK					
						COMPLETE ACCESS CONTROL OCF INC			1,022.70	000317
4/29/25	00013	4/15/25	22444467	202503	310-51300-31100		*	290.00		
					GENERAL ENGINEER MAR 25					
						DEWBERRY ENGINEERS INC.			290.00	000318
						TOTAL FOR BANK A		26,654.72		

SECTION 2

Crossings

Community Development District

Unaudited Financial Reporting

April 30, 2025

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7	Capital Projects Fund - Series 2024
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10	Assessment Receipt Schedule
11	Long Term Debt Schedule

Crossings
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	$ 185,227	$ -	$ 1,793	$ 187,019
Due from Developer	$ -	$ -	$ 92,745	$ 92,745
Due from Other	$ -	$ -	$ 3,008	$ 3,008
Investments:				
Series 2022				
Reserve	$ -	$ 187,703	$ -	$ 187,703
Revenue	$ -	$ 415,079	$ -	$ 415,079
Prepayment	$ -	$ 345	$ -	$ 345
Construction	$ -	$ -	$ 29	$ 29
Series 2024				
Reserve	$ -	$ 954,186	$ -	$ 954,186
Revenue	$ -	$ 582,089	$ -	$ 582,089
Construction	$ -	$ -	$ 1,831	$ 1,831
Total Assets	**$ 185,227**	**$ 2,139,561**	**$ 99,406**	**$ 2,424,193**
Liabilities:				
Accounts Payable	$ 7,201	$ -	$ -	$ 7,201
Contracts Payable	$ -	$ -	$ 60,345	$ 60,345
Due to Other	$ 3,008	$ -	$ 36	$ 3,044
Due to Capital Projects	$ -	$ -	$ 750	$ 750
Retainage Payable	$ -	$ -	$ 612,227	$ 612,227
Total Liabilites	**$ 10,208**	**$ -**	**$ 673,358**	**$ 683,566**
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	$ -	$ 603,127	$ -	$ 603,127
Debt Service - Series 2024	$ -	$ 1,536,434	$ -	$ 1,536,434
Capital Projects - Series 2022	$ -	$ -	$ (611,191)	$ (611,191)
Capital Projects - Series 2024	$ -	$ -	$ 37,239	$ 37,239
Unassigned	$ 175,018	$ -	$ -	$ 175,018
Total Fund Balances	**$ 175,018**	**$ 2,139,561**	**$ (573,952)**	**$ 1,740,628**
Total Liabilities & Fund Balance	$ 185,227	$ 2,139,561	$ 99,406	$ 2,424,193

Crossings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - On Roll	$ 290,479	$ 290,479	$ 289,987	$ (492)
Assessments - Direct	$ 30,000	$ 22,500	$ 22,500	
Developer Contributions	$ 153,441	$ 25,000	$ 25,000	$ -
Miscellaneous Income	$ -	$ -	$ 10,756	$ 10,756
Total Revenues	**$ 473,920**	**$ 337,979**	**$ 348,243**	**$ 10,264**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 7,000	$ 1,400	$ 5,600
FICA Expense	$ -	$ -	$ 46	$ (46)
Engineering	$ 15,000	$ 15,000	$ 3,303	$ 11,698
Attorney	$ 25,000	$ 14,583	$ 6,829	$ 7,754
Annual Audit	$ 4,000	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,250	$ 3,063	$ 3,063	$ -
Trustee Fees	$ 4,100	$ -	$ -	$ -
Management Fees	$ 37,500	$ 21,875	$ 21,875	$ -
Information Technology	$ 1,890	$ 1,103	$ 1,103	$ -
Website Maintenance	$ 1,260	$ 735	$ 735	$ -
Postage & Delivery	$ 1,000	$ 583	$ 848	$ (265)
Insurance	$ 5,720	$ 5,720	$ 5,408	$ 312
Printing	$ 1,000	$ 583	$ 4	$ 579
Legal Advertising	$ 7,500	$ 4,375	$ 445	$ 3,930
Contingency	$ 2,500	$ 1,458	$ 297	$ 1,161
Office Supplies	$ 550	$ 321	$ 11	$ 310
Boundary Amendment	$ -	$ -	$ 4,418	$ (4,418)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 130,145**	**$ 81,824**	**$ 55,209**	**$ 26,615**
Operation and Maintenance				
Field Expenditures				
Property Insurance	$ 15,000	$ 15,000	$ 7,970	$ 7,030
Field Management	$ 15,000	$ 8,750	$ 8,750	$ -
Landscape Maintenance	$ 80,000	$ 46,667	$ 41,000	$ 5,667
Landscape Replacement & Enhancements	$ 10,000	$ 5,833	$ -	$ 5,833
Lake Maintenance	$ 8,500	$ 4,958	$ 2,275	$ 2,683
Streetlights	$ 50,000	$ 29,167	$ -	$ 29,167
Electric	$ 6,000	$ 3,500	$ 175	$ 3,325
Water & Sewer	$ 5,000	$ 5,000	$ 31,129	$ (26,129)
Irrigation Repairs	$ 5,000	$ 2,917	$ 4,507	$ (1,590)
General Field Repairs & Maintenance	$ 12,500	$ 7,292	$ 1,935	$ 5,356
Contingency	$ 5,500	$ 3,208	$ 420	$ 2,788
Subtotal	$ 212,500	$ 132,292	$ 98,161	$ 34,130

Crossings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Amenity Expenditures				
Amenity Access Management	$ 10,000	$ 5,833	$ 5,833	$ 0
Amenity-Electric	$ 14,400	$ 8,400	$ 8,220	$ 180
Amenity-Water	$ 5,000	$ 5,000	$ 9,337	$ (4,337)
Internet	$ 3,000	$ 1,750	$ 1,297	$ 453
Pest Control	$ 1,500	$ 875	$ 822	$ 53
Janitorial Services	$ 18,500	$ 10,792	$ 9,415	$ 1,377
Security Services	$ 30,000	$ 17,500	$ 1,342	$ 16,158
Pool Maintenance	$ 27,000	$ 15,750	$ 16,605	$ (855)
Amenity Repairs & Maintenance	$ 12,500	$ 7,292	$ 5,310	$ 1,982
Holiday Décor	$ 3,000	$ 1,750	$ -	$ 1,750
Amenity Contingency	$ 6,375	$ 3,719	$ 259	$ 3,460
Subtotal	$ 131,275	$ 78,660	$ 58,440	$ 20,221
Total O&M Expenditures:	**$ 343,775**	**$ 210,952**	**$ 156,601**	**$ 54,351**
Total Expenditures	**$ 473,920**	**$ 292,776**	**$ 211,810**	**$ 80,967**
Excess Revenues (Expenditures)	$ -		$ 136,433	
Fund Balance - Beginning	$ -		$ 38,585	
Fund Balance - Ending	$ -		$ 175,018	

Crossings

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments	$ 377,681	$ 377,681	$ 374,047	$ (3,634)
Interest	$ 8,513	$ 8,513	$ 8,985	$ 472
Total Revenues	**$ 386,194**	**$ 386,194**	**$ 383,033**	**$ (3,161)**
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		$ 243,839	
Fund Balance - Beginning	$ 168,730		$ 359,288	
Fund Balance - Ending	$ 179,261		$ 603,127	

Crossings

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Direct	$ -	$ -	$ 580,190	$ 580,190
Interest	$ -	$ -	$ 24,041	$ 24,041
Total Revenues	**$ -**	**$ -**	**$ 604,231**	**$ 604,231**
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)	$ -	$ -	$ (22,500)	$ 22,500
Total Other Financing Sources (Uses)	$ -	$ -	$ (22,500)	$ 22,500
Excess Revenues (Expenditures)	$ -		$ 409,191	
Fund Balance - Beginning	$ -		$ 1,127,243	
Fund Balance - Ending	$ -		$ 1,536,434	

Crossings

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 20,506	$ 20,506
Interest	$ -	$ -	$ 1	$ 1
Total Revenues	**$ -**	**$ -**	**$ 20,507**	**$ 20,507**
Expenditures:				
Other Current Charges	$ -	$ -	$ 750	$ (750)
Capital Outlay-Construction	$ -	$ -	$ 20,506	$ (20,506)
Total Expenditures	**$ -**	**$ -**	**$ 21,257**	**$ (21,257)**
Excess Revenues (Expenditures)	$ -		$ (750)	
Fund Balance - Beginning	$ -		$ (610,441)	
Fund Balance - Ending	$ -		$ (611,191)	

Crossings

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 1,030,893	$ 1,030,893
Interest	$ -	$ -	$ 41,491	$ 41,491
Total Revenues	**$ -**	**$ -**	**$ 1,072,384**	**$ 1,072,384**
Expenditures:				
Capital Outlay-Construction	$ -	$ -	$ 3,970,929	$ (3,970,929)
Total Expenditures	**$ -**	**$ -**	**$ 3,970,929**	**$ (3,970,929)**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ 22,500	$ 22,500
Total Other Financing Sources (Uses)	$ -	$ -	$ 22,500	$ 22,500
Excess Revenues (Expenditures)	$ -		$ (2,876,045)	
Fund Balance - Beginning	$ -		$ 2,913,284	
Fund Balance - Ending	$ -		$ 37,239	

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	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -	$ 10,756
Total Revenues	**$ 15,000**	**$ 67,596**	**$ 255,147**	**$ 8,891**	**$ 1,109**	**$ -**	**$ 500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 348,243**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,400
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ 46	$ -	$ -	$ -	$ -	$ -	$ -	$ 46
Engineering	$ -	$ 180	$ -	$ 2,775	$ -	$ 348	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,303
Attorney	$ 709	$ 2,316	$ 344	$ 255	$ 412	$ 1,056	$ 1,738	$ -	$ -	$ -	$ -	$ -	$ 6,829
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ -	$ -	$ -	$ -	$ -	$ 3,063
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ -	$ -	$ -	$ -	$ -	$ 21,875
Information Technology	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ 1,103
Website Maintenance	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ 735
Postage & Delivery	$ 270	$ 17	$ 102	$ 159	$ 159	$ 117	$ 25	$ -	$ -	$ -	$ -	$ -	$ 848
Insurance	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ 4
Legal Advertising	$ 291	$ -	$ -	$ -	$ 78	$ -	$ 77	$ -	$ -	$ -	$ -	$ -	$ 445
Contingency	$ 41	$ 44	$ 40	$ 41	$ 44	$ 44	$ 44	$ -	$ -	$ -	$ -	$ -	$ 297
Boundary Amendment	$ 1,280	$ 290	$ -	$ 2,848	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,418
Office Supplies	$ 1	$ 1	$ 3	$ 1	$ 1	$ 1	$ 3	$ -	$ -	$ -	$ -	$ -	$ 11
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 17,249**	**$ 7,472**	**$ 4,315**	**$ 9,903**	**$ 4,519**	**$ 6,040**	**$ 5,711**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,209**

Crossings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Expenses													
Property Insurance	$ 7,970	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,970
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ -	$ 8,750
Landscape Maintenance	$ 5,100	$ 5,100	$ 5,100	$ 5,100	$ 5,100	$ 5,100	$ 10,400	$ -	$ -	$ -	$ -	$ -	$ 41,000
Landscape Replacement & Enhancements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 325	$ 650	$ -	$ 325	$ 325	$ 325	$ 325	$ -	$ -	$ -	$ -	$ -	$ 2,275
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ 27	$ 28	$ 38	$ 41	$ 41	$ -	$ -	$ -	$ -	$ -	$ 175
Water & Sewer	$ 5,722	$ 4,788	$ 3,922	$ 5,414	$ 4,504	$ 3,311	$ 3,469	$ -	$ -	$ -	$ -	$ -	$ 31,129
Irrigation Repairs	$ 346	$ -	$ 342	$ 298	$ 795	$ 1,260	$ 1,465	$ -	$ -	$ -	$ -	$ -	$ 4,507
General Field Repairs & Maintenance	$ -	$ -	$ 185	$ -	$ -	$ 1,545	$ 205	$ -	$ -	$ -	$ -	$ -	$ 1,935
Contingency	$ 49	$ -	$ -	$ 186	$ -	$ 185	$ -	$ -	$ -	$ -	$ -	$ -	$ 420
Subtotal	$ 20,762	$ 11,788	$ 10,826	$ 12,602	$ 12,012	$ 13,016	$ 17,155	$ -	$ -	$ -	$ -	$ -	$ 98,161
Amenity Expenses													
Amenity Access Management	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ -	$ -	$ -	$ -	$ -	$ 5,833
Amenity - Eletric	$ 1,333	$ 1,122	$ 909	$ 1,123	$ 1,252	$ 1,275	$ 1,206	$ -	$ -	$ -	$ -	$ -	$ 8,220
Amenity - Water	$ 1,384	$ 2,217	$ 1,169	$ 1,261	$ 2,369	$ 398	$ 540	$ -	$ -	$ -	$ -	$ -	$ 9,337
Amenity - Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Lease	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Internet	$ 185	$ 185	$ 185	$ 185	$ 185	$ 185	$ 185	$ -	$ -	$ -	$ -	$ -	$ 1,297
Pest Control	$ 95	$ 95	$ -	$ 95	$ 95	$ 347	$ 95	$ -	$ -	$ -	$ -	$ -	$ 822
Janitorial Services	$ 1,300	$ 1,300	$ 1,350	$ 1,330	$ 1,350	$ 1,420	$ 1,365	$ -	$ -	$ -	$ -	$ -	$ 9,415
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,342	$ -	$ -	$ -	$ -	$ -	$ 1,342
Pool Maintenance	$ 2,550	$ 2,100	$ 2,385	$ 2,520	$ 2,100	$ 2,100	$ 2,850	$ -	$ -	$ -	$ -	$ -	$ 16,605
Amenity Repairs & Maintenance	$ 615	$ 1,573	$ -	$ 448	$ 1,623	$ 28	$ 1,023	$ -	$ -	$ -	$ -	$ -	$ 5,310
Holiday Décor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Contingency	$ -	$ 206	$ 53	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 259
Subtotal	$ 8,295	$ 9,632	$ 6,884	$ 7,795	$ 9,808	$ 6,586	$ 9,439	$ -	$ -	$ -	$ -	$ -	$ 58,440
Total O&M Expenses:	**$ 29,058**	**$ 21,420**	**$ 17,710**	**$ 20,397**	**$ 21,820**	**$ 19,602**	**$ 26,593**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 156,601**
Total Expenditures	**$ 46,307**	**$ 28,892**	**$ 22,025**	**$ 30,300**	**$ 26,339**	**$ 25,642**	**$ 32,305**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 211,810**
Excess Revenues (Expenditures)	$ (31,307)	$ 38,704	$ 233,122	$ (21,409)	$ (25,230)	$ (25,642)	$ (31,805)	$ -	$ -	$ -	$ -	$ -	$ 136,433

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	$0.00	$580,190.23	$0.00	$580,190.23
5/7/25	5/1/25	16382	$7,500.00	$7,500.00	$7,500.00	$0.00	$0.00	$0.00
	9/15/25		$373,996.25			$373,996.25		
			$ 984,186.48	**$ 610,190.23**	**$ 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**

SECTION 3

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2025

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

RE: Crossings Community Development District – Registered Voters

Dear Ms. Ham:

Thank you for your letter requesting confirmation of the number of registered voters within the Crossings Community Development District as of April 15, 2025.

The number of registered voters within the Crossings CDD is 128 as of April 15, 2025.

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

Respectfully yours,

M. Arrington

Mary Jane Arrington
Supervisor of Elections

RECEIVED
BY:

Vote Osceola

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com