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## Crossings Community Development District

c/o Governmental Management Services – CF, 219 E. Livingston Street, Orlando, Florida 32801

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### THIS IS NOT A BILL – DO NOT PAY

May 29, 2026

#### VIA FIRST CLASS MAIL

Current Resident

[YOUR ADDRESS HERE]

SAINT CLOUD, FL 34771

PARCEL ID: [YOUR PARCEL ID HERE]

YOUR LOT TYPE: [YOUR LOT TYPE HERE]

RE: Crossings Community Development District  
Fiscal Year 2027 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Crossings Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

DATE:	Thursday, August 6, 2026
TIME:	9:15 a.m.
LOCATION:	Holiday Inn Orlando SW – Celebration Area 5711 W. Irlo Bronson Memorial Highway Kissimmee, Florida 34746

The hearings will be conducted pursuant to Chapters 190 and 197, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2027, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2027. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 219 E. Livingston Street, Orlando, Florida 32801, or by phone at (407) 841-5524 (“**District Manager’s Office**”), or by visiting the District’s website at <https://crossingscdd.com/>. The public hearings and meeting

may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

Jill Burns  
District Manager  
Crossings Community Development District

*Enclosure*

**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2027, the District expects to collect no more than **\$913,099** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

<b>Lot Type*</b>	<b>Total # of Units</b>	<b>ERU Factor</b>	<b>Current Annual O&amp;M Assessment (October 1, 2025–September 30, 2026)</b>	<b>Proposed Annual O&amp;M Assessment (October 1, 2026 – September 30, 2027)**</b>	<b>Change in Annual Dollar Amount</b>
Townhome – 22’	158	0.75	\$912.69	\$1,192.45	\$279.76
Bungalow – 32’	138	0.80	\$973.54	\$1,271.95	\$298.41
Single Family – 50’	271	1.00	\$1,216.92	\$1,589.93	\$373.01
Single Family – 60’	62	1.20	\$1,460.30	\$1,907.92	\$447.62

*\*Your lot type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2027. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2027, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.