

*Crossroads Village Center
Community Development District*

Meeting Agenda

July 26, 2022

AGENDA

Crossroads Village Center Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 19, 2022

**Board of Supervisors
Crossroads Village Center
Community Development District**

Dear Board Members:

A regular meeting of the Board of Supervisors of the **Crossroads Village Center Community Development District** will be held on **Tuesday, July 26, 2022, at 10:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850.**

Zoom Video Link: <https://us06web.zoom.us/j/88318411983>

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

Meeting ID: 883 1841 1983

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 26, 2022 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-42 Adopting the District's Fiscal Year 2022/2023 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
- 6. Other Business
- 7. Supervisors Requests and Audience Comments
- 8. Adjournment

MINUTES

**MINUTES OF MEETING
CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossroads Village Center Community Development District was held Wednesday, **April 26, 2022** at 11:38 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Daniel Harper	Chairman
Syed Raza	Vice Chair
Richard Laccabue	Supervisor

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KE Law
Bruce Taylor <i>by Zoom</i>	Schmitt Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present or in attendance via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Remaining Board Members Elected at Landowner's Meeting (Carlos J. Bonilla and Syed Raza)

Ms. Burns stated this item was handled prior to the meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 22, 2022 Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 22, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. There being none, she asked for a motion of approval.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Minutes of the February 22, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns stated this public hearing was advertised in the paper and a mailed notice was sent to the owners 30 days prior to this public hearing date.

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

i. Presentation of Engineer's Report

Mr. Taylor noted this had not changed since the Board had previously reviewed it. Ms. Hammock asked Mr. Taylor based on his experience of costs estimates in the report as supplemented, were they reasonable and proper. He responded yes; they have been updated to reflect the increase. She asked if he had any reason to believe the capital improvement plan cannot be carried out by the District, and he responded no.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Assessment Methodology

Ms. Burns reviewed the methodology. She stated this allocates debt to be incurred by the District to benefiting properties within the District. She added the report will be supplemented with one or more supplemental assessment methodologies that will reflect the actual terms of conditions at the time of issuance of each series of bonds that will finance the capital improvement plan. She reviewed Table 1 which reflects the development program including the product types of townhomes, assisted living, hotels, single family, and commercial. Table 2 shows the capital improvement plan cost estimate total of \$72,863,584. Table 3 shows the estimated bond sizing of

\$93,000,000. Table 4 shows the improvement cost per unit. Table 5 shows the par debt per unit at \$122,825 for the townhomes, \$81,883 for assisted living, \$81,883 for hotels, \$163,767 for the single-family units, and \$81,883 for the commercial. Table 6 breaks down the net and gross annual debt assessments per unit and it contemplates the collection fees and early discounts. Table 7 shows the preliminary assessment roll which allocates all the debt per acre to each of the 120.03 acres. There is one single landowner currently.

Ms. Burns noted the assessments are fairly and reasonably apportioned across the product types and the benefits are equal to or in excess of the burden placed against them by the assessments and that it is consistent. Ms. Hammock asked in her opinion if this was in the best interest of the District for the master assessments to be paid and collected in accordance with the methodology and Ms. Burns answered yes.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Master Assessment Methodology , was approved.

iii. Consideration of Resolution 2022-37 Levying Special Assessments

Ms. Burns noted this will levy the master lien across all the property within the community.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-37 Levying Special Assessments, was approved.

iv. Consideration of Notice of Special Assessments

Ms. Burns stated this will be recorded in the property records.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Notice of Special Assessments, was approved.

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

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

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-ad Valorem Assessments

Ms. Burns noted this hearing was advertised in the paper and asked for a motion to open the public hearing. She added that there were no members of the public present.

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

i. Consideration of Resolution 2022-38 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns stated this was included in the Board's agenda package and will be sent to the Property Appraiser's Office and will allow the District to use the tax bill in order to collect assessments when ready.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-38 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

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

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

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns noted this public hearing was advertised in the paper. She asked for a motion to open the public hearing. She added that there were no members of the public present.

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

i. Consideration of Resolution 2022-39 Adopting the Rules of Procedure

Ms. Burns stated this was a standard set of rules that govern the District and have not changed since the Board reviewed.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-39 Adopting the Rules of Procedure, was approved.

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

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-40 Approving the Proposed Fiscal Year 2022/2023 Budget and Setting the Public Hearing to Adopt the Budget (Suggested Date: July 26, 2022)

Ms. Burns noted this was the budget for Fiscal Year 2023 which starts October 1, 2022-September 30, 2023. She reviewed the development timeline and field related expenses included in the budget. She noted the administrative expenses, and a field contingency line item has been included for landscaping maintenance if needed. She added this will not be approved today and will go to the city/county 60 days before and will be approved at the suggested date. Ms. Burns suggested July 26, 2022 for the public hearing.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-40 Approving the Proposed Fiscal Year 2022/2023 Budget and Setting the Public Hearing to Adopt the Budget for July 26, 2022 at 10:30 a.m. at the same location, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-41 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated that this will allow the utilization of electronically signing documents and the Chair will be sent the documents.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-41 Authorizing the Use of Electronic Document and Signatures, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock noted the validation complaint has been filed with the state and the next step was to schedule a hearing. She added the state attorney assigned to the case requires live

testimony and noted they will reach out to a developer representative, the District Engineer, and the District Manager and Bond Counsel to coordinate schedules for availability for this process. She noted at this point there is no date.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns noted the check register total amount was \$17,504.74. This includes initial set up fees.

On MOTION by Mr. Raza, seconded by Mr. Harper, with all in favor, the Check Register totaling \$17,504.74, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns had nothing further to report for the Board.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-42

THE ANNUAL APPROPRIATION RESOLUTION OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Crossroads Village Center Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- ## SECTION 2. APPROPRIATIONS

TOTAL GENERAL FUND	\$
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TOTAL ALL FUNDS	\$
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- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF JULY, 2022.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2022/2023 Budget

Crossroads Village Center
Community Development District

Proposed Budget
FY2023



Table of Contents

1 General Fund

2-4 General Fund Narrative

Crossroads Village Center
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Developer Contributions	\$ 133,560	\$ 55,000	\$ 24,714	\$ 79,714	\$ 208,941
Total Revenues	\$ 133,560	\$ 55,000	\$ 24,714	\$ 79,714	\$ 208,941
<u>Expenditures</u>					
<i><u>Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 306	\$ 306	\$ 900
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 7,485	\$ 6,250	\$ 13,735	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 35,000	\$ 22,361	\$ 8,750	\$ 31,111	\$ 36,750
Information Technology	\$ 1,800	\$ 1,150	\$ 450	\$ 1,600	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,517	\$ 300	\$ 2,817	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 36	\$ 250	\$ 286	\$ 1,000
Insurance	\$ 5,000	\$ 4,452	\$ -	\$ 4,452	\$ 5,000
Copies	\$ 1,000	\$ 78	\$ 250	\$ 328	\$ 1,000
Legal Advertising	\$ 10,000	\$ 15,653	\$ -	\$ 15,653	\$ 10,000
Other Current Charges	\$ 5,000	\$ 63	\$ 1,250	\$ 1,313	\$ 5,000
Office Supplies	\$ 625	\$ 57	\$ 156	\$ 213	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
<u>Total Administrative</u>	\$ 133,560	\$ 54,001	\$ 25,712	\$ 79,714	\$ 133,941
<i><u>Operations & Maintenance</u></i>					
Field Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<u>Total Operations & Maintenance</u>	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Expenditures	\$ 133,560	\$ 54,001	\$ 25,712	\$ 79,714	\$ 208,941
Excess Revenues/(Expenditures)	\$ -	\$ 999	\$ (999)	\$ -	\$ -

Crosswinds Village Center

Community Development District

General Fund Budget

Revenues:

Developer Contributions

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

Expenditures:

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

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

Crosswinds Village Center

Community Development District

General Fund Budget

Dissemination

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. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued 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, security, accounting software, 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.

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 agenda items 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.

Other Current Charges

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

Crosswinds Village Center

Community Development District

General Fund Budget

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.

Operations & Maintenance:

Field Expenditures

Contingency

Represents funds allocated to field expenses that the District could incur throughout the fiscal year.

SECTION 2

CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this ____ day of July, 2022, by and between:

Crossroads Village Center Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida ("**District**"), and

Black Mountain Group, LLC, a Delaware limited liability company and a landowner in the District ("**Developer**") with an address of 7901 Kingspointe Parkway, Suite 8, Orlando, Florida 32819.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Commission of the City of Haines City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023 Budget**"); and

WHEREAS, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

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

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** which it currently owns after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties

agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[Signature page to follow]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Crossroads Village Center Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

**Black Mountain Group, LLC,
a Delaware limited liability company**

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2022/2023 Budget

Exhibit A

LEGAL DESCRIPTION OF EXTERNAL BOUNDARIES OF CROSSROADS VILLAGE CENTER CDD

PROPERTY DESCRIPTION: (D.R. 10854/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 637.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 113.22 feet to the point on the South boundary of the Southwest 1/4 of said Section 30; thence N89°36'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

Parcel 4 (Revised 1/27/86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 494.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve conceived Southwesterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'23"E, a chord distance of 170.36 feet to the end of said curve; thence N21°53'00"E along said Westerly right-of-way line, 1554.42 feet to the POINT OF BEGINNING; thence continue N21°53'00"E, along said Westerly right-of-way line, 250.00 feet to the intersection with a curve conceived Westerly, having a radius of 260.00 feet, a chord bearing of N12°17'40"W, a chord distance of 193.82 feet; thence Northwesterly along the arc of said curve through a central angle of 43°46'02", an arc distance of 198.82 feet to the end of said curve; thence N34°10'00"W, along D.C.T. right-of-way, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence S00°20'31"W, 129.00 feet to a point on a curve conceived Southwesterly, having a radius of 430.00 feet, a chord bearing of N71°56'33"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'10", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S66°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence S89°26'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1799.98 feet; thence N32°29'52"W, 772.19 feet; thence S89°47'50"W, 1303.07 feet to a point on the Easterly right-of-way line of Watts Dairy Road; thence S00°02'22"W, 1650.38 feet to the end of said right-of-way; thence N89°57'38"W, 6.25 feet to a point on the Westerly boundary of the East 1/2 of the Southwest 1/4; thence S00°13'47"E, 5.73 feet; thence N89°23'34"E, 125.00 feet; thence S00°13'47"E, 348.48 feet; thence S89°23'34"W, 125.00 feet; thence S00°13'47"E, 316.95 feet to the Southwest corner of the East 1/2 of the Southwest 1/4; thence N89°36'23"E, along the South boundary of said East 1/2 of the Southwest 1/4, 1051.73 feet to the POINT OF BEGINNING;

LESS AND EXCEPT Parcel 9-A: Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof 395.72 feet; thence N21°53'00"E, 637.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S88°27'38"W, 87.19 feet; thence S45°35'56"W, 202.85 feet; thence S89°47'53"W, 31.35 feet; thence S34°26'36"W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23"E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70 feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S24°44'12"E, 102.83 feet; thence N36°46'43"E, 214.22 feet; thence N68°07'00"W, 50.00 feet to the POINT OF BEGINNING; AND

LESS AND EXCEPT Parcel 2A (Revised): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 637.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

PROPERTY DESCRIPTION: (D.R. 10801/452-453)

Parcel ID Number: 30-27-27-000000-023620 and 023650

LEGAL #1 (Revised 1/27/85)

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89°29'23" East, along the South boundary thereof, 395.72 feet to the Point of Beginning; thence continue North 59°29'23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve conceived Southwesterly, having a radius of 11459.19 feet, a chord bearing of North 21°22'23" East, a chord distance of 170.36 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°51'07", an arc distance of 170.36 feet to the end of said curve; thence North 21°53'00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68°07'00" West 180.00 feet; thence North 30°42'55" West, 755.33 feet; thence South 89°47'53" West, 250.00 feet; thence North 00°20'31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89°47'53" West along said Southerly right-of-way line, 329.07 feet; thence South 00°37'09" East, 200.00 feet; thence South 34°51'58" East, 820.20 feet; thence South 21°53'00" West, 686.76 feet; thence South 68°07'00" East, 549.36 feet; thence South 23°07'00" East, 26.08 feet; thence South 21°53'00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89°29'23" East, along the South boundary thereof, 395.72 feet; thence North 21°53'00" East, 837.46 feet; thence North 23°07'00" West, 26.08 feet; thence North 68°07'00" West, 549.36 feet to the Point of Beginning; thence continue North 89°07'00" West, 70.20 feet; thence North 21°53'00" East, 686.76 feet; thence North 31°58'21" West, 762.46 feet; thence South 34°51'58" East, 820.20 feet; thence South 21°53'00" West 686.76 feet to the Point of Beginning. Containing 1.47 Acres.

Legal description for Parcel 9-A

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence North 89°29'23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21°53'00" East, 837.46 feet; thence North 23°07'00" West, 26.08 feet; thence North 68°07'00" West, 619.56 feet to the Point of Beginning; thence North 21°53'00" East, 686.76 feet; thence North 31°58'21" West, 244.00 feet; thence South 77°23'13" West, 296.79 feet; thence South 66°45'32" West, 177.40 feet; thence North 67°20'41" West, 124.62 feet; thence South 86°27'38" West, 87.19 feet; thence South 43°35'56" West, 202.85 feet; thence South 89°47'53" West, 31.35 feet; thence South 34°26'36" West, 380.15 feet; thence South 00°02'22" West, 290.60 feet; thence South 34°21'54" East, 380.14 feet; thence North 43°48'23" East, 135.79 feet; thence North 76°17'35" East, 126.61 feet; thence North 23°09'03" East, 157.70 feet; thence North 88°53'15" East, 103.02 feet; thence South 45°46'46" East, 199.42 feet; thence South 82°44'12" East, 102.83 feet; thence North 36°46'43" East, 214.22 feet; thence North 68°07'00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less

Exhibit B

Crossroads Village Center
Community Development District

Proposed Budget
FY2023



Table of Contents

1 General Fund

2-4 General Fund Narrative

Crossroads Village Center
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Developer Contributions	\$ 133,560	\$ 55,000	\$ 24,714	\$ 79,714	\$ 208,941
Total Revenues	\$ 133,560	\$ 55,000	\$ 24,714	\$ 79,714	\$ 208,941
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 306	\$ 306	\$ 900
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 7,485	\$ 6,250	\$ 13,735	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 35,000	\$ 22,361	\$ 8,750	\$ 31,111	\$ 36,750
Information Technology	\$ 1,800	\$ 1,150	\$ 450	\$ 1,600	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,517	\$ 300	\$ 2,817	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 36	\$ 250	\$ 286	\$ 1,000
Insurance	\$ 5,000	\$ 4,452	\$ -	\$ 4,452	\$ 5,000
Copies	\$ 1,000	\$ 78	\$ 250	\$ 328	\$ 1,000
Legal Advertising	\$ 10,000	\$ 15,653	\$ -	\$ 15,653	\$ 10,000
Other Current Charges	\$ 5,000	\$ 63	\$ 1,250	\$ 1,313	\$ 5,000
Office Supplies	\$ 625	\$ 57	\$ 156	\$ 213	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
Total Administrative	\$ 133,560	\$ 54,001	\$ 25,712	\$ 79,714	\$ 133,941
<i>Operations & Maintenance</i>					
Field Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Expenditures	\$ 133,560	\$ 54,001	\$ 25,712	\$ 79,714	\$ 208,941
Excess Revenues/(Expenditures)	\$ -	\$ 999	\$ (999)	\$ -	\$ -

Crosswinds Village Center

Community Development District

General Fund Budget

Revenues:

Developer Contributions

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

Expenditures:

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

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

Crosswinds Village Center

Community Development District

General Fund Budget

Dissemination

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. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued 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, security, accounting software, 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.

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 agenda items 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.

Other Current Charges

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

Crosswinds Village Center
Community Development District
General Fund Budget

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.

Operations & Maintenance:

Field Expenditures

Contingency

Represents funds allocated to field expenses that the District could incur throughout the fiscal year.

SECTION V

SECTION C

SECTION 1

Crossroads Village Center Community Development District

Summary of Checks

April 19, 2022 to July 19, 2022

Bank	Date	Check No.'s	Amount	
General Fund	5/6/22	8-10	\$	833.46
	6/13/22	11-13	\$	11,775.77
			\$	12,609.23
			\$	12,609.23

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/22	99999	5/06/22	VOID 202205 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 000008
5/06/22	00001	12/01/21	2 202112 310-51300-34000 MANAGEMENT FEES - DEC 21		*	2,916.67	
		12/01/21	2 202112 310-51300-35100 INFORMATION TECH - DEC 21		*	250.00	
		12/01/21	2 202112 310-51300-51000 OFFICE SUPPLIES		*	2.50	
		12/01/21	2 202112 310-51300-42500 COPIES		*	39.45	
		1/01/22	3 202201 310-51300-34000 MANAGEMENT FEES - JAN 22		*	2,916.67	
		1/01/22	3 202201 310-51300-35100 INFORMATION TECH - JAN 22		*	250.00	
		1/01/22	3 202201 310-51300-51000 OFFICE SUPPLIES		*	2.50	
		1/01/22	3 202201 310-51300-42500 COPIES		*	8.40	
		1/01/22	3 202201 310-51300-51000 OFFICE SUPPLIES		*	43.33	
		2/01/22	4 202202 310-51300-34000 MANAGEMENT FEES - FEB 22		*	2,916.67	
		2/01/22	4 202202 310-51300-35100 INFORMATION TECH - FEB 22		*	250.00	
		2/01/22	4 202202 310-51300-51000 OFFICE SUPPLIES		*	2.53	
		2/01/22	4 202202 310-51300-42000 POSTAGE		*	.73	
		2/01/22	4 202202 310-51300-42500 COPIES		*	24.90	
		3/01/22	5 202203 310-51300-34000 MANAGEMENT FEES - MAR 22		*	2,916.67	
		3/01/22	5 202203 310-51300-35100 INFORMATION TECH - MAR 22		*	250.00	
		3/01/22	5 202203 310-51300-51000 OFFICE SUPPLIES		*	2.50	
		3/01/22	5 202203 310-51300-42500 COPIES		*	5.40	
		12/01/21	2 202112 310-51300-34000 MANAGEMENT FEES - DEC 21		V	2,916.67-	
		12/01/21	2 202112 310-51300-35100 INFORMATION TECH - DEC 21		V	250.00-	
		12/01/21	2 202112 310-51300-51000 OFFICE SUPPLIES		V	2.50-	

CVC CROSSROADS VIL KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/21 2	202112 310-51300-42500		V	39.45-	
		COPIES					
		1/01/22 3	202201 310-51300-34000		V	2,916.67-	
		MANAGEMENT FEES - JAN 22					
		1/01/22 3	202201 310-51300-35100		V	250.00-	
		INFORMATION TECH - JAN 22					
		1/01/22 3	202201 310-51300-51000		V	2.50-	
		OFFICE SUPPLIES					
		1/01/22 3	202201 310-51300-42500		V	8.40-	
		COPIES					
		1/01/22 3	202201 310-51300-51000		V	43.33-	
		OFFICE SUPPLIES					
		2/01/22 4	202202 310-51300-34000		V	2,916.67-	
		MANAGEMENT FEES - FEB 22					
		2/01/22 4	202202 310-51300-35100		V	250.00-	
		INFORMATION TECH - FEB 22					
		2/01/22 4	202202 310-51300-51000		V	2.53-	
		OFFICE SUPPLIES					
		2/01/22 4	202202 310-51300-42000		V	.73-	
		POSTAGE					
		2/01/22 4	202202 310-51300-42500		V	24.90-	
		COPIES					
		3/01/22 5	202203 310-51300-34000		V	2,916.67-	
		MANAGEMENT FEES - MAR 22					
		3/01/22 5	202203 310-51300-35100		V	250.00-	
		INFORMATION TECH - MAR 22					
		3/01/22 5	202203 310-51300-51000		V	2.50-	
		OFFICE SUPPLIES					
		3/01/22 5	202203 310-51300-42500		V	5.40-	
		COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES-				.00 000009
5/06/22 00003		3/31/22 00044804	202203 310-51300-48000		*	306.56	
		NOTICE OF RULE DEVELOPMNT					
		3/31/22 00044804	202203 310-51300-48000		*	526.90	
		NOTICE OF RULE DEVELOPMNT					
			CA FLORIDA HOLDINGS LLC				833.46 000010
6/13/22 99999		6/13/22 VOID	202206 000-00000-00000		C	.00	
		VOID CHECK					
			*****INVALID VENDOR NUMBER*****				.00 000011
6/13/22 00001		12/01/21 2	202112 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - DEC 21					
		12/01/21 2	202112 310-51300-35100		*	250.00	
		INFORMATION TECH - DEC 21					

CVC CROSSROADS VIL KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/21 2	202112 310-51300-51000		*	2.50	
			OFFICE SUPPLIES				
		12/01/21 2	202112 310-51300-42500		*	39.45	
			COPIES				
		1/01/22 3	202201 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES - JAN 22				
		1/01/22 3	202201 310-51300-35100		*	250.00	
			INFORMATION TECH - JAN 22				
		1/01/22 3	202201 310-51300-51000		*	2.50	
			OFFICE SUPPLIES				
		1/01/22 3	202201 310-51300-42500		*	8.40	
			COPIES				
		1/01/22 3	202201 310-51300-51000		*	43.33	
			STAPLES				
		2/01/22 4	202202 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES - FEB 22				
		2/01/22 4	202202 310-51300-35100		*	250.00	
			INFORMATION TECH - FEB 22				
		2/01/22 4	202202 310-51300-51000		*	2.53	
			OFFICE SUPPLIES				
		2/01/22 4	202202 310-51300-42000		*	.73	
			POSTAGE				
		2/01/22 4	202202 310-51300-42500		*	24.90	
			COPIES				
			GOVERNMENTAL MANAGEMENT SERVICES-				9,624.35 000012
6/13/22 00004		4/04/22 1822	202203 310-51300-31500		*	195.00	
			MONITOR/PREPARE/ANALYZE				
		5/08/22 2139	202204 310-51300-31500		*	1,956.42	
			DRAFT/SIMPLFILE/RVW/RESOL				
			KE LAW GROUP				2,151.42 000013
				TOTAL FOR BANK A		12,609.23	
				TOTAL FOR REGISTER		12,609.23	

CVC CROSSROADS VIL KCOSTA

SECTION 2

Crossroads Village Center
Community Development District

Unaudited Financial Reporting
June 30, 2022



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Crossroads Village Center

Community Development District

Combined Balance Sheet

June 30, 2022

		General Fund
Assets:		
<u>Cash:</u>		
Operating Account	\$	4,823
Due from Developer	\$	20,000
Total Assets	\$	24,823
Liabilities:		
Accounts Payable	\$	23,824
Total Liabilities	\$	23,824
Fund Balance:		
Unassigned	\$	999
Total Fund Balances	\$	999
Total Liabilities & Fund Balance	\$	24,823

Crossroads Village Center

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Developer Contributions	\$ 133,560	\$ 55,000	\$ 55,000	\$ -
Total Revenues	\$ 133,560	\$ 55,000	\$ 55,000	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 7,485	\$ 11,265
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 22,361	\$ 3,889
Information Technology	\$ 1,800	\$ 1,350	\$ 1,150	\$ 200
Website Maintenance	\$ 2,950	\$ 2,650	\$ 2,517	\$ 133
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 36	\$ 714
Insurance	\$ 5,000	\$ 5,000	\$ 4,452	\$ 548
Printing & Binding	\$ 1,000	\$ 750	\$ 78	\$ 672
Legal Advertising	\$ 10,000	\$ 10,000	\$ 15,653	\$ (5,653)
Other Current Charges	\$ 5,000	\$ 3,750	\$ 63	\$ 3,687
Office Supplies	\$ 625	\$ 469	\$ 57	\$ 412
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
Total Expenditures	\$ 133,560	\$ 90,864	\$ 54,001	\$ 36,862
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 999	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 999	

Crossroads Village Center
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Total Revenues	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ 614	\$ 1,876	\$ 2,739	\$ 195	\$ 1,956	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 7,485
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ -	\$ 1,945	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 22,361
Information Technology	\$ -	\$ 100	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,150
Website Maintenance	\$ -	\$ 67	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 2,517
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 11	\$ 1	\$ 23	\$ -	\$ -	\$ -	\$ 36
Insurance	\$ -	\$ 4,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,452
Printing & Binding	\$ -	\$ -	\$ 39	\$ 8	\$ 25	\$ 5	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Legal Advertising	\$ -	\$ 2,127	\$ 987	\$ 699	\$ -	\$ 833	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,653
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ 15	\$ -	\$ -	\$ -	\$ 63
Office Supplies	\$ -	\$ -	\$ 3	\$ 46	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ 57
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Total Expenditures	\$ -	\$ 8,840	\$ 4,809	\$ 5,796	\$ 7,684	\$ 4,203	\$ 16,141	\$ 3,323	\$ 3,205	\$ -	\$ -	\$ -	\$ 54,001
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 26,160	\$ (4,809)	\$ (5,796)	\$ (7,684)	\$ (4,203)	\$ (16,141)	\$ 16,677	\$ (3,205)	\$ -	\$ -	\$ -	\$ 999
Net Change in Fund Balance	\$ -	\$ 26,160	\$ (4,809)	\$ (5,796)	\$ (7,684)	\$ (4,203)	\$ (16,141)	\$ 16,677	\$ (3,205)	\$ -	\$ -	\$ -	\$ 999

SECTION 3



April 21, 2022

Samantha Hoxie – Recording Secretary
Crossroads Village Center CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Crossroads Village Center Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Crossroads Village Center Community Development District as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida