

*Crossroads Village Center
Community Development District*

Meeting Agenda

February 18, 2025

AGENDA

Crossroads Village Center Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 11, 2025

Board of Supervisors Meeting Crossroads Village Center Community Development District

Dear Board Members:

A Landowners Meeting and a meeting of the Board of Supervisors and Audit Committee of the **Crossroads Village Center Community Development District** will be held on **Tuesday, February 18, 2025, at 11:00 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

Zoom Video Link: <https://us06web.zoom.us/j/82196847082>

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

Meeting ID: 821 9684 7082

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to a total of three (3) minutes per comment)
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
 - E. Consideration of Resolution 2025-03 Extending Board Member Terms of Office to Coincide with General Election

- F. Consideration of Resolution 2025-04 Appointing Bank Account Signatories
4. Approval of Minutes of the July 26, 2022 Board of Supervisors Meeting
5. Items Related to District Financing
 - A. Presentation of Amended and Restated Master Engineer's Report for Capital Improvements dated February 18, 2025 (*to be provided under separate cover*)
 - B. Presentation of Amended and Restated Master Assessment Methodology Report (*to be provided under separate cover*)
 - C. Consideration of Resolution 2025-05 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Special Assessments
 - D. Consideration of Resolution 2025-06 Ratifying Staff's Actions in Posting the Financials for Fiscal Year 2023/2024 and Billing Such Service to the Developer
 - E. Consideration of Resolution 2025-07 Approving the Proposed Budgets for Fiscal Year 2024/2025 and Fiscal Year 2025/2026 and Setting a Public Hearing on the Adoption of the Budgets
 - i. Consideration of Developer Funding Agreement for Fiscal Year 2024/2025 and Fiscal Year 2025/2026 Budgets
 - F. Consideration of Resolution 2025-08 Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments for Fiscal Year 2025/2026
 - i. Presentation of Operations & Maintenance Assessment Methodology Report for Assessment Area One: Commercial dated January 28, 2025
6. Consideration of Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Remaining Fiscal Year 2025 Board Meetings
7. Consideration of the Adoption of Goals and Objectives for the District
8. Consideration of Resolution 2025-10 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County
9. Ratification and Consideration of Agreements with Polk County Property Appraiser
 - A. Ratification of 2023 Data Sharing and Usage Agreement
 - B. Ratification of 2023 Contract Agreement
 - C. Ratification of 2024 Data Sharing and Usage Agreement
 - D. Ratification of 2024 Contract Agreement
 - E. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
 - F. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
10. Ratification of Audit Services Agreement for Fiscal Year 2022 Audit with Grau & Associates
11. Appointment of Audit Committee
12. Staff Reports
 - A. Attorney
 - i. Information Regarding Ethics Training for Elected Officials and Other Legislative Updates
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
13. Other Business
14. Supervisors Requests and Audience Comments
15. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

Landowners' Meeting

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CROSSROADS VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT FOR THE ELECTION OF
SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, February 18, 2025**

TIME: **11:00 AM**

LOCATION: **Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The one candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**Board of
Supervisors
Meeting**

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Crossroads Village Center Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Haines City, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

| | | |
|--|--------|-------------|
| | Seat 3 | Votes _____ |
| | Seat 4 | Votes _____ |
| | Seat 5 | Votes _____ |

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

| | |
|--|-------------|
| | 4 Year Term |
| | 4 Year Term |
| | 2 Year Term |

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

[Continued on following page]

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crossroads Village Center Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Haines City, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

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

| | |
|---------------------|----------------------------|
| Chairperson | _____ |
| Vice Chairperson | _____ |
| Secretary | <u>Jill Burns</u> |
| Assistant Secretary | _____ |
| Assistant Secretary | _____ |
| Assistant Secretary | _____ |
| Assistant Secretary | <u>George Flint</u> |
| Treasurer | <u>George Flint</u> |
| Assistant Treasurer | <u>Katie Costa</u> |
| Assistant Treasurer | <u>Darrin Mossing, Sr.</u> |

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION E

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crossroads Village Center Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

- Seat #3 (currently held by _____)
- Seat #4 (currently held by _____)
- Seat #5 (currently held by _____)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2030:

- Seat #1 (currently held by Syed Raza)
- Seat #2 (currently held by Daniel Harper)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3 This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION F

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Crossroads Village Center Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Haines City, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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, **July 26, 2022** at 10:30 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 |
| Carlos Bonilla | Assistant Secretary |

Also present were:

| | |
|-----------------------------|--|
| Jeremy LeBrun | District Manager, GMS |
| Jill Burns <i>by Zoom</i> | District Manager, GMS |
| Meredith Hammock | District Counsel, KVW Law |
| Grace Rinaldi | District Counsel, KVW Law |
| Bruce Taylor <i>by Zoom</i> | District Engineer, Schmitt Engineering |

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 26, 2022
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the April 26, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Bonilla, seconded by Mr. Raza, with all in favor, the Minutes of the April 26, 2022 Board of Supervisors Meeting, were approved.

**Bruce Taylor joined the meeting via Zoom at this time.*

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget

Mr. LeBrun asked for a motion to open the public hearing.

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

Mr. LeBrun stated that there were no members of the public present or on Zoom, he asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2022-42 Adopting the District’s Fiscal Year 2022/2023 Budget and Appropriating Funds

Mr. LeBrun stated that there had been no substantial changes since the last time that the Board had seen the budget. He stated that the expenses would be developer funded and that they were only funded as they were incurred.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-42 Adopting the District’s Fiscal Year 2022/2023 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement

Mr. LeBrun stated that this was a funding agreement with Blackstone Mountain Group, LLC agreeing to fund the District based on the adopted budget. He asked for any comments or questions on this item.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Fiscal Year 2022/2023 Developer Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock noted that their bond validation hearing was scheduled for September 20th at 10:15 a.m. She noted that Ms. Gentry would be handling this for the District. She stated that if the Board had any questions, she would be happy to walk them through it.

B. Engineer

Mr. Taylor had no updates for the Board.

C. District Manager’s Report

Ms. Burns stated that she didn’t have anything to report.

i. Approval of Check Register

Mr. LeBrun noted that the check register was from April 19 through July 19 and the total amount was \$12,609.23.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Check Register totaling \$12,609.23, was approved.

ii. Balance Sheet & Income Statement

Mr. LeBrun stated that the financials were through June 30, 2022 and that there was no action required.

iii. Presentation of Number of Registered Voters – 0

Mr. LeBrun stated that they were required each year to present the number of registered voters within the District. He stated that right now the number of registered voters was zero.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Burns stated that she realized that one item was not on the agenda. She explained that normally when they did the budget adoption, they would set the Fiscal Year 2023 meeting schedule

and that she realized that the resolution schedule was not on there. Ms. Burns asked Ms. Hammock if she was comfortable with the Board approving a date and then they could always finalize it later. Ms. Burns stated that they were looking at the second Tuesday at 9:00 a.m. at the library. Ms. Hammock responded that she wanted to confirm with everyone that the second Tuesday at 9:00 a.m. at the current location would work for a future meeting. She noted that the Fiscal Year started on October 1st, so that would be October 1, 2022 through September 30, 2023. She stated that they could bring the resolution to ratify that action if the Board would like to proceed. Mr. Harper stated that the time could be problematic because it was a 2½ hour drive and sometimes the traffic was bad. Ms. Hammock asked when the Board planned to meet next. Ms. Burns responded that they probably wouldn't meet the for the rest of this fiscal year. She asked for a motion to approve for the chair to work with staff to select a Fiscal Year 2023 meeting date and they would ratify it at the next meeting. Ms. Hammock responded that she felt that was the best approach.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Authorizing the Chairman to Work with Staff to Set the Fiscal Year 2023 Meetings Date to be Ratified at the Next Meeting Date, was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun 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 V

SECTION A

*Item will be
provided under
separate cover.*

SECTION B

*Item will be
provided under
separate cover.*

SECTION C

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED MASTER ASSESSMENT METHODOLOGY; ADOPTING AN AMENDED MASTER ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Crossroads Village Center Community Development District (the “District”) was established by Ordinance No. 21-1676 as adopted by the City Commission of the City of Haines City, Florida, effective November 4, 2021, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within the City of Haines City, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements; amenities and parks; electrical utilities (street lighting); entry features, landscaping, hardscaping, and irrigation; wetland mitigation; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on February 22, 2022, the District previously adopted Resolution 2022-27, determining to provide certain capital improvements and to defray the costs thereof by making certain assessments on benefitted property and declaring the intent to do the same and later, on April 26, 2022, adopted Resolution 2022-37, where the District’s Board of Supervisors (“Board”) acted as an Equalization Board, conducted a public hearing on the proposed assessments, and levied a master lien; and

WHEREAS, since the time of the levy of such master lien, the costs of construction of the CIP (hereinafter defined) has increased and the unit mix anticipated for District lands has changed such that the District hereby finds it is in the District’s best interest to proceed with amended and restated proceedings as provided for herein; and

WHEREAS, the District’s Board of Supervisors (the “Board”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the *Amended and Restated Master Engineer’s Report for Capital Improvements*, dated February 18, 2025, attached hereto as

Exhibit A and incorporated herein by reference (“CIP” and the improvements described therein, the “Improvements”); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefitted lands within the District pursuant to Chapter 170, 190, and 197 *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the “resolution required to declare special assessments” contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments and shall amend the previous proceedings undertaken by the District pursuant to Resolutions 2022-27 and 2022-37; and

WHEREAS, as set forth in the *Amended and Restated Master Assessment Methodology Report*, dated February 18, 2025, attached hereto as **Exhibit B** and incorporated herein by reference (“Assessment Report”), and on file at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”), the District hereby finds and determines that:

- (i) benefits from the Improvements will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as **Exhibit B**.

SECTION 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** and as set forth in the CIP, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated construction cost of the Improvements is \$ _____ (“Estimated Cost”).
- B. The Assessments will defray approximately \$ _____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

SECTION 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

SECTION 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARING. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there is hereby declared a public hearing to be held as follows:

NOTICE OF PUBLIC HEARING

DATE: Wednesday, April 23, 2025
TIME: 1:30 PM
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue Lake
Alfred, Florida 33850

The purpose of the public hearing is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the CIP and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of paid general circulation within Polk County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of paid general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Continued on following page]

PASSED AND ADOPTED this 18th day of February 2025.

Attest:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Amended and Restated Master Engineer's Report for Capital Improvements*, dated February 18, 2025

Exhibit B: *Amended and Restated Master Assessment Methodology Report*, dated February 18, 2025

SECTION D

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND DISTRICT STAFF IN POSTING THE FINANCIALS FOR FISCAL YEAR 2023/2024 AND BILLING SUCH SERVICE TO THE DEVELOPER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crossroads Village Center Community Development District is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Haines City, Polk County, Florida; and

WHEREAS, the District did not meet or have funds to advertise for a public hearing on the budget in Fiscal Year 2023/2024; and

WHEREAS, the District Manager and District staff produced a budget for Fiscal Year 2023/2024 and posted such budget on the website and billed the sole landowner in the District ongoing operation and maintenance expense costs as the District's sole revenue source; and

WHEREAS, the Board desires to ratify all the actions taken by the District Manager and District staff in posting and developing the District's Fiscal Year 2023/2024 Budget, posting said budget on the District's website and paying ongoing expenses through a landowner contribution as expenses were incurred.

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

SECTION 1. The actions of the District Manager and District staff in posting and developing the District's Fiscal Year 2023/2024 Budget, posting said budget on the District's website and paying ongoing expenses through a landowner contribution as expenses were incurred, are hereby ratified and approved.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

Crossroads Village Center
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Crossroads Village Center

Community Development District

Combined Balance Sheet

September 30, 2024

| | <i>General Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|----------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 1,159 | \$ - | \$ 1,159 |
| Due from Developer | \$ 20,950 | \$ 570 | \$ 21,520 |
| Total Assets | \$ 22,109 | \$ 570 | \$ 22,679 |
| Liabilities: | | | |
| Accounts Payable | \$ 20,950 | \$ - | \$ 20,950 |
| Contracts Payable | \$ - | \$ 570 | \$ 570 |
| Total Liabilities | \$ 20,950 | \$ 570 | \$ 21,520 |
| Fund Balance: | | | |
| Unassigned | \$ 1,160 | \$ - | \$ 1,160 |
| Total Fund Balances | \$ 1,160 | \$ - | \$ 1,160 |
| Total Liabilities & Fund Balance | \$ 22,109 | \$ 570 | \$ 22,679 |

Crossroads Village Center

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

| | Adopted | Prorated Budget | Actual | | |
|--|-------------|-----------------|-------------------|--------------------|--|
| | Budget | Thru 09/30/24 | Thru 09/30/24 | Variance | |
| Revenues: | | | | | |
| Developer Contributions | \$ - | \$ - | \$ 36,825 | \$ 36,825 | |
| Total Revenues | \$ - | \$ - | \$ 36,825 | \$ 36,825 | |
| Expenditures: | | | | | |
| <i>General & Administrative:</i> | | | | | |
| Attorney | \$ - | \$ - | \$ 3,743 | \$ (3,743) | |
| Management Fees | \$ - | \$ - | \$ 36,750 | \$ (36,750) | |
| Information Technology | \$ - | \$ - | \$ 1,800 | \$ (1,800) | |
| Website Maintenance | \$ - | \$ - | \$ 1,200 | \$ (1,200) | |
| Postage & Delivery | \$ - | \$ - | \$ 4 | \$ (4) | |
| Other Current Charges | \$ - | \$ - | \$ 473 | \$ (473) | |
| Office Supplies | \$ - | \$ - | \$ 0 | \$ (0) | |
| Dues, Licenses & Subscriptions | \$ - | \$ - | \$ 175 | \$ (175) | |
| Total General & Administrative | \$ - | \$ - | \$ 44,145 | \$ (44,145) | |
| Total Expenditures | \$ - | \$ - | \$ 44,145 | \$ (44,145) | |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ (7,320) | | |
| Fund Balance - Beginning | \$ - | \$ - | \$ 8,480 | | |
| Fund Balance - Ending | \$ - | \$ - | \$ 1,160 | | |

Crossroads Village Center

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

| | Adopted | | Prorated Budget | | Actual | | Variance |
|--|-----------|----------|-----------------|----------|---------------|--------------|-------------------|
| | Budget | | Thru 09/30/24 | | Thru 09/30/24 | | |
| Revenues: | | | | | | | |
| Developer Advances | \$ | - | \$ | - | \$ | 1,025 | \$ 1,025 |
| Total Revenues | \$ | - | \$ | - | \$ | 1,025 | \$ 1,025 |
| Expenditures: | | | | | | | |
| Capital Outlay - Const | \$ | - | \$ | - | \$ | - | \$ - |
| Capital Outlay - Cost of Issuance | \$ | - | \$ | - | \$ | 570 | \$ (570) |
| Miscellaneous Expenditure | \$ | - | \$ | - | \$ | 455 | \$ (455) |
| Total Expenditures | \$ | - | \$ | - | \$ | 1,025 | \$ (1,025) |
| Excess (Deficiency) of Revenues over Expenditures | \$ | - | | | \$ | - | |
| Fund Balance - Beginning | \$ | - | | | \$ | - | |
| Fund Balance - Ending | \$ | - | | | \$ | - | |

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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 16,330 | 9,482 | \$ - | \$ - | 11,012 | \$ 36,825 |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 16,330 | 9,482 | \$ - | \$ - | 11,012 | \$ 36,825 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Attorney | \$ - | \$ 153 | \$ 191 | \$ 172 | \$ - | \$ - | \$ - | \$ 38 | \$ 304 | \$ 570 | \$ 1,241 | \$ 1,074 | \$ 3,743 |
| Management Fees | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 36,750 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 1,800 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 1,200 |
| Postage & Delivery | \$ - | \$ 1 | \$ 1 | \$ - | \$ 1 | \$ - | \$ - | \$ 0 | \$ - | \$ - | \$ - | \$ 1 | \$ 4 |
| Other Current Charges | \$ 38 | \$ 38 | \$ 38 | \$ 38 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 473 |
| Office Supplies | \$ - | \$ 0 | \$ 0 | \$ - | \$ 0 | \$ - | \$ - | \$ 0 | \$ - | \$ - | \$ - | \$ 0 | \$ 0 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 3,526 | \$ 3,504 | \$ 3,543 | \$ 3,522 | \$ 3,354 | \$ 3,353 | \$ 3,353 | \$ 3,391 | \$ 3,657 | \$ 3,923 | \$ 4,594 | \$ 4,427 | \$ 44,145 |
| Total Expenditures | \$ 3,526 | \$ 3,504 | \$ 3,543 | \$ 3,522 | \$ 3,354 | \$ 3,353 | \$ 3,353 | \$ 3,391 | \$ 3,657 | \$ 3,923 | \$ 4,594 | \$ 4,427 | \$ 44,145 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (3,526) | \$ (3,504) | \$ (3,543) | \$ (3,522) | \$ (3,354) | \$ (3,353) | \$ (3,353) | \$ 12,940 | \$ 5,826 | \$ (3,923) | \$ (4,594) | \$ 6,585 | \$ (7,320) |
| Net Change in Fund Balance | \$ (3,526) | \$ (3,504) | \$ (3,543) | \$ (3,522) | \$ (3,354) | \$ (3,353) | \$ (3,353) | \$ 12,940 | \$ 5,826 | \$ (3,923) | \$ (4,594) | \$ 6,585 | \$ (7,320) |

SECTION E

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “**Board**”) of Crossroads Village Center Community Development District (“**District**”) proposed budgets for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) and the budget for Fiscal Year 2024/2025 (“**2024/2025 Proposed Budget**”), and the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) and the budget for Fiscal Year 2025/2026 (“**2025/2026 Proposed Budget**” and, along with the 2024/2025 Proposed Budget, the “**Proposed Budgets**”); and

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

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

SECTION 1. 2024/2025 PROPOSED BUDGET APPROVED. The 2024/2025 Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said 2024/2025 Proposed Budget.

SECTION 2. 2025/2026 PROPOSED BUDGET APPROVED. The 2025/2026 Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said 2025/2026 Proposed Budget.

SECTION 3. SETTING PUBLIC HEARINGS. Public hearings on the approved Proposed Budgets is hereby declared and set for the following date, hour and location:

| | |
|-----------|--|
| DATE: | Wednesday, April 23, 2025 |
| HOUR: | 1:30 PM |
| LOCATION: | Lake Alfred Public Library 245 N. Seminole Avenue Lake Alfred, Florida 33850 |

SECTION 5. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed

Budgets to the City of Haines City and Polk County at least sixty (60) days prior to the hearings set above.

SECTION 6. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budgets on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 7. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: 2024/2025 & 2025/2026 Proposed Budgets

Exhibit A
2024/2025 & 2025/2026 Proposed Budgets

[See following pages]

Crossroads Village Center
Community Development District

Proposed Budget
FY2025 - FY2026



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3 General Fund Assesments

4-7 General Fund Narrative

Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
|---|------------------------|------------------------|
| Revenues | | |
| Assessments/Developer Contributions | \$ 581,281 | \$ 581,281 |
| Total Revenues | \$ 581,281 | \$ 581,281 |
| Expenditures | | |
| <i>General & Administrative</i> | | |
| Supervisor Fees | \$ 12,000 | \$ 12,000 |
| FICA Expenditures | \$ 900 | \$ 900 |
| Engineering | \$ 15,000 | \$ 15,000 |
| Attorney | \$ 25,000 | \$ 25,000 |
| Annual Audit | \$ 5,500 | \$ 5,500 |
| Assessment Administration | \$ 5,000 | \$ 5,000 |
| Arbitrage | \$ 900 | \$ 900 |
| Dissemination | \$ 6,000 | \$ 6,000 |
| Trustee Fees | \$ 10,000 | \$ 10,000 |
| Management Fees | \$ 40,000 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 1,200 |
| Postage & Delivery | \$ 1,000 | \$ 1,000 |
| Insurance | \$ 5,913 | \$ 5,913 |
| Copies | \$ 1,000 | \$ 1,000 |
| Legal Advertising | \$ 10,000 | \$ 10,000 |
| Other Current Charges | \$ 5,268 | \$ 5,268 |
| Office Supplies | \$ 625 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 |
| Field Management | \$ 25,000 | \$ 25,000 |
| Total General & Administrative | \$ 172,281 | \$ 172,281 |

Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
|---|------------------------|------------------------|
| <i>Operations & Maintenance</i> | | |
| Assessment Area One Field Expenditures | | |
| Property Insurance | \$ 45,000 | \$ 45,000 |
| Landscape Maintenance | \$ 175,000 | \$ 175,000 |
| Landscape Replacement/Mulching | \$ 45,000 | \$ 45,000 |
| Lake Maintenance | \$ 10,000 | \$ 10,000 |
| Fountain Maintenance | \$ 7,500 | \$ 7,500 |
| Streetlights | \$ 35,000 | \$ 35,000 |
| Water & Sewer | \$ 1,500 | \$ 1,500 |
| Irrigation Repairs | \$ 10,000 | \$ 10,000 |
| Road Reserves | \$ 10,000 | \$ 10,000 |
| Sidewalk Repairs & Maintenance | \$ 20,000 | \$ 20,000 |
| Holiday Decorations | \$ 40,000 | \$ 40,000 |
| Monument & Signage Maintenance | \$ 5,000 | \$ 5,000 |
| Field Contingency | \$ 5,000 | \$ 5,000 |
| Total Operations & Maintenance | \$ 409,000 | \$ 409,000 |
| Total Expenditures | \$ 581,281 | \$ 581,281 |
| Excess Revenues/(Expenditures) | \$ - | \$ - |

Crossroads Village Center
Community Development District
Proposed Budget
General Fund

FY25-FY 26 Assessments

| Product | Assessable Units | ERU/ FACTOR | ERU/UNITS | Net Assessment | Net Per Unit | Gross Per Unit |
|--------------------|-------------------------|------------------------|------------------|-----------------------|---------------------|-----------------------|
| Residential | | | | | | |
| Multifamily | 350 | 0.50 | 175 | \$ 175,447.08 | \$ 501.28 | \$ 539.01 |
| Single Family | 80 | 1.00 | 80 | \$ 80,204.38 | \$ 1,002.55 | \$ 1,078.02 |
| Townhome | 100 | 0.75 | 75 | \$ 75,191.61 | \$ 751.92 | \$ 808.51 |
| Commercial | | | | | | |
| Hotel | 410 | 0.50 | 205 | \$ 205,323.21 | \$ 501.28 | \$ 539.01 |
| | 90 | 0.50 | 45 | \$ 45,114.96 | \$ 501.28 | \$ 539.01 |
| | 940 | | 535 | \$ 581,281.25 | | |

Crossroads Village Center Community Development District General Fund Budget

Revenues:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during 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 Expenditures

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

Engineering

The District's engineer provides 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 provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research 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 is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bonds.

Crossroads 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.

Trustee Fees

The District will issue Special Assessment Revenue Bonds that are deposited with a Trustee.

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. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials 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.

Crossroads Village Center
Community Development District
General Fund Budget

Office Supplies

Miscellaneous office supplies.

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.

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Operations & Maintenance:

Assessment Area One Field Expenditures

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within assessment area one after the installation of landscape material has been completed.

Landscape Replacement/Mulching

Represents estimated costs related to the replacement of any landscaping and mulching needed throughout the fiscal year.

Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services usually include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes.

Fountain Maintenance

Represents the estimated costs to maintain the districts fountains.

Streetlights

Represents the cost to maintain streetlights within assessment area one that are expected to be in place throughout the fiscal year.

Water & Sewer

Represents estimated costs for water and refuse services provided for assessment area one.

Crossroads Village Center
Community Development District
General Fund Budget

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

Road Reserves

The District will fund an annual amount for potentials cost related to replacement and repair of the districts roads.

Sidewalk Repairs & Maintenance

The District will incur costs related to maintaining the sidewalks within assessment area one. The amount is estimated.

Holiday Decorations

The District will incur costs related to the decoration of common areas during the Holidays.

Monument & Signage Maintenance

Represents estimated costs of repairing monuments and signage maintained by the District.

Field Contingency

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

SECTION 1

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 AND 2025/2026 BUDGET FUNDING AGREEMENT**

THIS AGREEMENT (“**Agreement**”) is made effective as of this 1st day of October, 2024 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 the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

BLACK MOUNTAIN GROUP, LLC, a Delaware limited liability company authorized to transact business in Florida, with a mailing address of 7901 Kingspointe Parkway, Suite 8, Orlando, Florida 32819 (the “**Developer**”, together with the District, the “**Parties**” and separately “**Party**”).

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 Fiscal Year 2024/2025, beginning October 1, 2024 and ending September 30, 2025, and for Fiscal Year 2025/2026, beginning October 1, 2025 and ending September 30, 2026 (together, the “**Budgets**”); and

WHEREAS, the Budgets, which both Parties recognize may be amended from time to time in the sole discretion of the District, are attached hereto and incorporated herein by reference as **Composite 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 Budgets, 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 **Composite 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 **Composite 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 **Composite Exhibit B**; and

WHEREAS, the Developer and the 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 Budgets attached hereto as **Composite 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 Budgets as shown on **Composite 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.** The 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 2024/2025 Budget and Fiscal Year 2025/2026 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 2024/2025 Budget and Fiscal Year 2025/2026 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 **Composite 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 **Composite Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Composite 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 ninety (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. Developer will execute any affidavits governed by Florida law required in execution of this Agreement, including human trafficking.

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. **PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

13. **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.

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Its: _____

BLACK MOUNTAIN GROUP, LLC

By: _____
Its: _____

EXHIBIT A: Property Description
COMP. EXHIBIT B: Fiscal Year 2024/2025 Budget and Fiscal Year 2025/2026 Budget

Exhibit A

LEGAL DESCRIPTION OF EXTERNAL BOUNDARIES OF CROSSROADS VILLAGE CENTER CDD

PROPERTY DESCRIPTION: (D.R. 10054/1005)

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, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N88°07'00"W, 607.56 feet; thence S21°53'00"W, 113.22 feet to 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 1/27/85): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence 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 Southeasterly, having a radius of 11456.19 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 198.62 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.15 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31"W, 129.00 feet to a point on a curve conceived Southwesterly, having a radius of 490.00 feet, a chord bearing of N71°58'53"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 228.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°31'E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence S89.36°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°47'53"W, 1303.07 feet to a point on the Easterly right-of-way line of Wells Dairy Road; thence S00°02'22"W, 1620.98 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, 318.95 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, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N88°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, 268.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.82 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'36"W, 202.65 feet; thence S48°47'53"W, 31.35 feet; thence S34°28'38"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, 189.42 feet; thence S22°44'12"E, 102.83 feet; thence N38°48'43"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, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N88°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N88°07'00"W, 70.20 feet; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 244.00 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. 10801452-453)

Parcel ID Number: 30-27-27-000000-023020 and 023050

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 68°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 Southeasterly, having a radius of 11456.19 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, 620.20 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 22.86 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 68°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 88°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"W, 268.79 feet; thence South 66°45'32"W, 177.40 feet; thence North 67°20'41"W, 124.82 feet; thence South 86°27'38"W, 97.19 feet; thence South 34°28'38"W, 380.15 feet; thence South 00°02'22"W, 290.60 feet; thence South 34°21'54"E, 380.14 feet; thence North 43°48'23"E, 135.79 feet; thence North 76°17'35"E, 126.61 feet; thence North 23°09'03"E, 157.70 feet; thence North 88°53'15"E, 103.02 feet; thence South 45°46'46"E, 189.42 feet; thence South 62°44'12"E, 102.83 feet; thence North 38°48'43"E, 214.22 feet; thence North 88°53'15"E, 103.02 feet; thence South 45°46'46"E, 189.42 feet; thence South 62°44'12"E, 102.83 feet; thence North 38°48'43"E, 214.22 feet; thence North 88°53'15"E, 103.02 feet to the Point of Beginning, Containing 19.81 acres more or less

Composite Exhibit B

[attached beginning at following page]

Crossroads Village Center
Community Development District

Proposed Budget
FY2025 - FY2026



Table of Contents

1-2 General Fund

3 General Fund Assesments

4-7 General Fund Narrative

Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
|---|------------------------|------------------------|
| Revenues | | |
| Assessments/Developer Contributions | \$ 581,281 | \$ 581,281 |
| Total Revenues | \$ 581,281 | \$ 581,281 |
| Expenditures | | |
| <i>General & Administrative</i> | | |
| Supervisor Fees | \$ 12,000 | \$ 12,000 |
| FICA Expenditures | \$ 900 | \$ 900 |
| Engineering | \$ 15,000 | \$ 15,000 |
| Attorney | \$ 25,000 | \$ 25,000 |
| Annual Audit | \$ 5,500 | \$ 5,500 |
| Assessment Administration | \$ 5,000 | \$ 5,000 |
| Arbitrage | \$ 900 | \$ 900 |
| Dissemination | \$ 6,000 | \$ 6,000 |
| Trustee Fees | \$ 10,000 | \$ 10,000 |
| Management Fees | \$ 40,000 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 1,200 |
| Postage & Delivery | \$ 1,000 | \$ 1,000 |
| Insurance | \$ 5,913 | \$ 5,913 |
| Copies | \$ 1,000 | \$ 1,000 |
| Legal Advertising | \$ 10,000 | \$ 10,000 |
| Other Current Charges | \$ 5,268 | \$ 5,268 |
| Office Supplies | \$ 625 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 |
| Field Management | \$ 25,000 | \$ 25,000 |
| Total General & Administrative | \$ 172,281 | \$ 172,281 |

Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
|---|------------------------|------------------------|
| <i>Operations & Maintenance</i> | | |
| Assessment Area One Field Expenditures | | |
| Property Insurance | \$ 45,000 | \$ 45,000 |
| Landscape Maintenance | \$ 175,000 | \$ 175,000 |
| Landscape Replacement/Mulching | \$ 45,000 | \$ 45,000 |
| Lake Maintenance | \$ 10,000 | \$ 10,000 |
| Fountain Maintenance | \$ 7,500 | \$ 7,500 |
| Streetlights | \$ 35,000 | \$ 35,000 |
| Water & Sewer | \$ 1,500 | \$ 1,500 |
| Irrigation Repairs | \$ 10,000 | \$ 10,000 |
| Road Reserves | \$ 10,000 | \$ 10,000 |
| Sidewalk Repairs & Maintenance | \$ 20,000 | \$ 20,000 |
| Holiday Decorations | \$ 40,000 | \$ 40,000 |
| Monument & Signage Maintenance | \$ 5,000 | \$ 5,000 |
| Field Contingency | \$ 5,000 | \$ 5,000 |
| Total Operations & Maintenance | \$ 409,000 | \$ 409,000 |
| Total Expenditures | \$ 581,281 | \$ 581,281 |
| Excess Revenues/(Expenditures) | \$ - | \$ - |

Crossroads Village Center
Community Development District
Proposed Budget
General Fund

FY25-FY 26 Assessments

| Product | Assessable Units | ERU/ FACTOR | ERU/UNITS | Net Assessment | Net Per Unit | Gross Per Unit |
|--------------------|-------------------------|------------------------|------------------|-----------------------|---------------------|-----------------------|
| Residential | | | | | | |
| Multifamily | 350 | 0.50 | 175 | \$ 175,447.08 | \$ 501.28 | \$ 539.01 |
| Single Family | 80 | 1.00 | 80 | \$ 80,204.38 | \$ 1,002.55 | \$ 1,078.02 |
| Townhome | 100 | 0.75 | 75 | \$ 75,191.61 | \$ 751.92 | \$ 808.51 |
| Commercial | | | | | | |
| Hotel | 410 | 0.50 | 205 | \$ 205,323.21 | \$ 501.28 | \$ 539.01 |
| | 90 | 0.50 | 45 | \$ 45,114.96 | \$ 501.28 | \$ 539.01 |
| | 940 | | 535 | \$ 581,281.25 | | |

Crossroads Village Center Community Development District General Fund Budget

Revenues:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during 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 Expenditures

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

Engineering

The District's engineer provides 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 provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research 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 is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bonds.

Crossroads 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.

Trustee Fees

The District will issue Special Assessment Revenue Bonds that are deposited with a Trustee.

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. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials 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.

Crossroads Village Center
Community Development District
General Fund Budget

Office Supplies

Miscellaneous office supplies.

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.

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Operations & Maintenance:

Assessment Area One Field Expenditures

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within assessment area one after the installation of landscape material has been completed.

Landscape Replacement/Mulching

Represents estimated costs related to the replacement of any landscaping and mulching needed throughout the fiscal year.

Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services usually include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes.

Fountain Maintenance

Represents the estimated costs to maintain the districts fountains.

Streetlights

Represents the cost to maintain streetlights within assessment area one that are expected to be in place throughout the fiscal year.

Water & Sewer

Represents estimated costs for water and refuse services provided for assessment area one.

Crossroads Village Center
Community Development District
General Fund Budget

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

Road Reserves

The District will fund an annual amount for potentials cost related to replacement and repair of the districts roads.

Sidewalk Repairs & Maintenance

The District will incur costs related to maintaining the sidewalks within assessment area one. The amount is estimated.

Holiday Decorations

The District will incur costs related to the decoration of common areas during the Holidays.

Monument & Signage Maintenance

Represents estimated costs of repairing monuments and signage maintained by the District.

Field Contingency

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

SECTION F

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Board**”) of the Crossroads Village Center Community Development District (“**District**”) has prior to June 15, 2025, approved a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, after further consideration, it is in the best interest of the District to fund a portion of the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget, in accordance with the Operations and Maintenance Assessment Methodology Report for Assessment Area One attached hereto as **Exhibit B** (“**O&M Methodology**”); and

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

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

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

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the O&M Methodology Report, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services – CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The

Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE: Wednesday, April 23, 2025

HOUR: 1:30 PM

LOCATION: Lake Alfred Public Library
245 N Seminole Avenue
Lake Alfred, Florida 33850

3. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 18th DAY OF FEBRUARY, 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Exhibit B: O&M Methodology

Crossroads Village Center
Community Development District

Proposed Budget
FY2025 - FY2026



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Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
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| Total Revenues | \$ 581,281 | \$ 581,281 |
| Expenditures | | |
| <i>General & Administrative</i> | | |
| Supervisor Fees | \$ 12,000 | \$ 12,000 |
| FICA Expenditures | \$ 900 | \$ 900 |
| Engineering | \$ 15,000 | \$ 15,000 |
| Attorney | \$ 25,000 | \$ 25,000 |
| Annual Audit | \$ 5,500 | \$ 5,500 |
| Assessment Administration | \$ 5,000 | \$ 5,000 |
| Arbitrage | \$ 900 | \$ 900 |
| Dissemination | \$ 6,000 | \$ 6,000 |
| Trustee Fees | \$ 10,000 | \$ 10,000 |
| Management Fees | \$ 40,000 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 1,200 |
| Postage & Delivery | \$ 1,000 | \$ 1,000 |
| Insurance | \$ 5,913 | \$ 5,913 |
| Copies | \$ 1,000 | \$ 1,000 |
| Legal Advertising | \$ 10,000 | \$ 10,000 |
| Other Current Charges | \$ 5,268 | \$ 5,268 |
| Office Supplies | \$ 625 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 |
| Field Management | \$ 25,000 | \$ 25,000 |
| Total General & Administrative | \$ 172,281 | \$ 172,281 |

Crossroads Village Center

Community Development District

Proposed Budget

General Fund

| Description | FY2025 Proposed Budget | FY2026 Proposed Budget |
|---|------------------------|------------------------|
| <i>Operations & Maintenance</i> | | |
| Assessment Area One Field Expenditures | | |
| Property Insurance | \$ 45,000 | \$ 45,000 |
| Landscape Maintenance | \$ 175,000 | \$ 175,000 |
| Landscape Replacement/Mulching | \$ 45,000 | \$ 45,000 |
| Lake Maintenance | \$ 10,000 | \$ 10,000 |
| Fountain Maintenance | \$ 7,500 | \$ 7,500 |
| Streetlights | \$ 35,000 | \$ 35,000 |
| Water & Sewer | \$ 1,500 | \$ 1,500 |
| Irrigation Repairs | \$ 10,000 | \$ 10,000 |
| Road Reserves | \$ 10,000 | \$ 10,000 |
| Sidewalk Repairs & Maintenance | \$ 20,000 | \$ 20,000 |
| Holiday Decorations | \$ 40,000 | \$ 40,000 |
| Monument & Signage Maintenance | \$ 5,000 | \$ 5,000 |
| Field Contingency | \$ 5,000 | \$ 5,000 |
| Total Operations & Maintenance | \$ 409,000 | \$ 409,000 |
| Total Expenditures | \$ 581,281 | \$ 581,281 |
| Excess Revenues/(Expenditures) | \$ - | \$ - |

Crossroads Village Center
Community Development District
Proposed Budget
General Fund

FY25-FY 26 Assessments

| Product | Assessable Units | ERU/ FACTOR | ERU/UNITS | Net Assessment | Net Per Unit | Gross Per Unit |
|--------------------|-------------------------|------------------------|------------------|-----------------------|---------------------|-----------------------|
| Residential | | | | | | |
| Multifamily | 350 | 0.50 | 175 | \$ 175,447.08 | \$ 501.28 | \$ 539.01 |
| Single Family | 80 | 1.00 | 80 | \$ 80,204.38 | \$ 1,002.55 | \$ 1,078.02 |
| Townhome | 100 | 0.75 | 75 | \$ 75,191.61 | \$ 751.92 | \$ 808.51 |
| Commercial | | | | | | |
| Hotel | 410 | 0.50 | 205 | \$ 205,323.21 | \$ 501.28 | \$ 539.01 |
| | 90 | 0.50 | 45 | \$ 45,114.96 | \$ 501.28 | \$ 539.01 |
| | 940 | | 535 | \$ 581,281.25 | | |

Crossroads Village Center Community Development District General Fund Budget

Revenues:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during 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 Expenditures

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

Engineering

The District's engineer provides 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 provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research 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 is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bonds.

Crossroads 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.

Trustee Fees

The District will issue Special Assessment Revenue Bonds that are deposited with a Trustee.

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. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials 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.

Crossroads Village Center
Community Development District
General Fund Budget

Office Supplies

Miscellaneous office supplies.

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.

Field Management

The District will contract for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Operations & Maintenance:

Assessment Area One Field Expenditures

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within assessment area one after the installation of landscape material has been completed.

Landscape Replacement/Mulching

Represents estimated costs related to the replacement of any landscaping and mulching needed throughout the fiscal year.

Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services usually include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes.

Fountain Maintenance

Represents the estimated costs to maintain the districts fountains.

Streetlights

Represents the cost to maintain streetlights within assessment area one that are expected to be in place throughout the fiscal year.

Water & Sewer

Represents estimated costs for water and refuse services provided for assessment area one.

Crossroads Village Center
Community Development District
General Fund Budget

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

Road Reserves

The District will fund an annual amount for potentials cost related to replacement and repair of the districts roads.

Sidewalk Repairs & Maintenance

The District will incur costs related to maintaining the sidewalks within assessment area one. The amount is estimated.

Holiday Decorations

The District will incur costs related to the decoration of common areas during the Holidays.

Monument & Signage Maintenance

Represents estimated costs of repairing monuments and signage maintained by the District.

Field Contingency

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

**OPERATIONS & MAINTENANCE
ASSESSMENT METHODOLOGY REPORT
FOR ASSESSMENT AREA ONE: COMMERCIAL**

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 29, 2025

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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1.0 Introduction

1.1 The District

The Crossroads Village Center Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District encompasses approximately 120 acres within Haines City, Florida, and was established for the purpose of, among other things, to finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within a portion of the District (the “District”). The District is planned for 530 residential units, 409,600 square feet of commercial property, 90 hotel rooms, and a 140 room Assisted Living Facility (“ALF”), which is described in Table 1 (herein the “Development Program”). The District is comprised of two assessment areas: those that include commercial property (“Assessment Area One”), which is described in this Report. Assessment Area Two is anticipated to include residential uses, including single family, multifamily, and hotel development types. The District is considering the adoption of an assessment methodology for the commercial use property within Assessment Area One of the District (the “Commercial Property”) for the purposes of allocating the Operation & Maintenance Assessments (“O&M Assessments”) to the Commercial Property within Assessment Area One of the District. This Assessment Methodology allocates the District’s O&M Assessments based on the benefits the Commercial Property receives from the District’s operating budget (herein the “O&M Budget”), which is determined annually through the annual budget process.

1.2 Executive Summary

This Operations & Maintenance Assessment Methodology Report for Assessment Area One: Commercial is structured to allocate certain expenditures of the District to the Commercial Property. The general classifications of expenditures that are allocated in the O&M Budget include general & administrative and field expenditures for Assessment Area One. This report documents the benefits received by the Commercial Property within each of the expenditure classifications. The development types for the planned Development Program include townhomes, multifamily, single family, hotel and commercial. The general & administrative classification of expenditures in the O&M Budget have been determined to benefit all development types of the District’s Development Program and have been allocated on an ERU basis. The field expenditures for Assessment Area One have been determined to benefit all development types of the District’s Development Program and have been allocated on an ERU basis.

1.3 Special Benefits and General Benefits

The District's O&M Budget creates special benefits specific to the property within the District, different in kind and degree than general benefits, for properties within the District's borders, as well as general benefits to the public at large. Special benefits include, but are not limited to, added use of the District's infrastructure, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are directly affected by the operations and maintenance of the District's infrastructure, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of property within District.

There is no doubt that the general public and property owners outside the District will benefit from the O&M Budget. However, these benefits will be incidental to the District's O&M Budget, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend on the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the operation and maintenance of the improvements and District's activities. Second, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the Commercial Property. The allocation of responsibility for payment of the O&M Assessments to the Commercial Property associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each development type. Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that parcel of the District.

2.0 The Operations & Maintenance Expenditures of the District

2.1 Administrative Expenditures

The O&M Budget expenditures of the District consist of administrative expenditures such as management, engineering, legal counsel, advertising, insurance, and annual

audit that are necessary for the ongoing operation of the District. The O&M Budget administrative expenditures benefit all property within the District, and will be allocated to the various development types and spread across the entire District on an ERU basis.

2.2 Field Expenditures – Assessment Area One: Commercial

The District's O&M Budget includes field expenditures, a portion of which benefit Assessment Area One. The portion of the field expenditures that benefit Assessment Area One consist of the maintenance of property and infrastructure owned by the District within Assessment Area One. The infrastructure to be maintained includes stormwater management facilities, electrical and lighting utilities, internal roadway improvements & parking, entry feature & signage, landscaping, hardscaping and fencing. The Assessment Area One field expenditures identified in the District's O&M Budget include landscape maintenance, landscape replacement/mulching, lake maintenance, fountain maintenance, streetlights, water & sewer, irrigation repairs, road repairs, sidewalk repairs & maintenance, holiday decorations, monument & signage maintenance, property insurance, and field contingencies. The O&M Budget expenditure classification for Assessment Area One field expenditures benefit all property within the District, and will be allocated to the various development types and spread across the entire District on an ERU basis. The privately owned commercial properties will be responsible for the maintenance of their respective property which includes parking lot repairs, landscape within commercial blocks/parking lot islands, parking lot painting, lighting, and signage.

3.0 Assessment Allocation

The O&M Budget consists of general & administrative expenditures and field expenditures for Assessment Area One that provides benefit to all property, and in particular for the purposes of this methodology, the Commercial Property, within the District. The purpose of this Assessment Methodology is to allocate the O&M Assessments based on the benefit the Commercial Property receives from each of the general & administrative expenditures and the field expenditures for Assessment Area One. It has been determined that the Commercial Property will benefit from the general & administrative expenditures section and field expenditures for Assessment Area One section of the O&M Budget. See **Table 1** for the Crossroads Village Center CDD proposed Development Program and ERU allocation. See **Table 2** allocating the proposed general & administrative expenditures of the O&M Budget to the benefitting development types and units of the District. See **Table 3** allocating the proposed field expenditures for Assessment Area One of the O&M Budget to the benefitting development types and units of the District. See **Table 4** illustrating the combined expenditures and Annual O&M Assessments for the Commercial Property planned units.

TABLE 1
 CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM & ERU ALLOCATION
 OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERUs per Unit (1) | Total ERUs |
|-----------------------------|-----------------|-------------------|---------------|
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 |
| Hotel | 90.00 | 0.50 | 45.00 |
| Multifamily | 350.00 | 0.50 | 175.00 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 |
| Townhomes | 100.00 | 0.75 | 75.00 |
| Single Family | 80.00 | 1.00 | 80.00 |
| Total Units | 1,169.60 | | 649.80 |

* Unit mix is subject to change based on marketing and other factors

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF GENERAL & ADMINISTRATIVE EXPENDITURES
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total General & Administrative | Net Per Unit | Gross Per Unit (1) |
|-----------------------------|----------------|------------|---------------|-----------------|--------------------------------|--------------|--------------------|
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 | 31.52% | \$ 52,265.68 | \$ 127.60 | \$ 137.21 |
| Hotel | 90.00 | 0.50 | 45.00 | 6.93% | \$ 11,484.16 | \$ 127.60 | \$ 137.21 |
| Multifamily | 350.00 | 0.50 | 175.00 | 26.93% | \$ 44,660.62 | \$ 127.60 | \$ 137.21 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 | 10.77% | \$ 17,864.25 | \$ 127.60 | \$ 137.21 |
| Townhomes | 100.00 | 0.75 | 75.00 | 11.54% | \$ 19,140.26 | \$ 191.40 | \$ 205.81 |
| Single Family | 80.00 | 1.00 | 80.00 | 12.31% | \$ 20,416.28 | \$ 255.20 | \$ 274.41 |
| Totals | 1169.60 | | 649.80 | 100.00% | \$ 165,831.25 | | |

* Unit mix is subject to change based on marketing and other factors

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF FIELD EXPENDITURES - ASSESSMENT AREA ONE
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Assessment | | |
|-----------------------------|----------------|------------|---------------|-----------------|-----------------------------|--------------|--------------------|
| | | | | | Area One Field Expenditures | Net Per Unit | Gross Per Unit (1) |
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 | 31.52% | \$ 128,906.12 | \$ 314.71 | \$ 338.40 |
| Hotel | 90.00 | 0.50 | 45.00 | 6.93% | \$ 28,324.10 | \$ 314.71 | \$ 338.40 |
| Multifamily | 350.00 | 0.50 | 175.00 | 26.93% | \$ 110,149.28 | \$ 314.71 | \$ 338.40 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 | 10.77% | \$ 44,059.71 | \$ 314.71 | \$ 338.40 |
| Townhomes | 100.00 | 0.75 | 75.00 | 11.54% | \$ 47,206.83 | \$ 472.07 | \$ 507.60 |
| Single Family | 80.00 | 1.00 | 80.00 | 12.31% | \$ 50,353.96 | \$ 629.42 | \$ 676.80 |
| Totals | 1169.60 | | 649.80 | 100.00% | \$ 409,000.00 | | |

* Unit mix is subject to change based on marketing and other factors

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

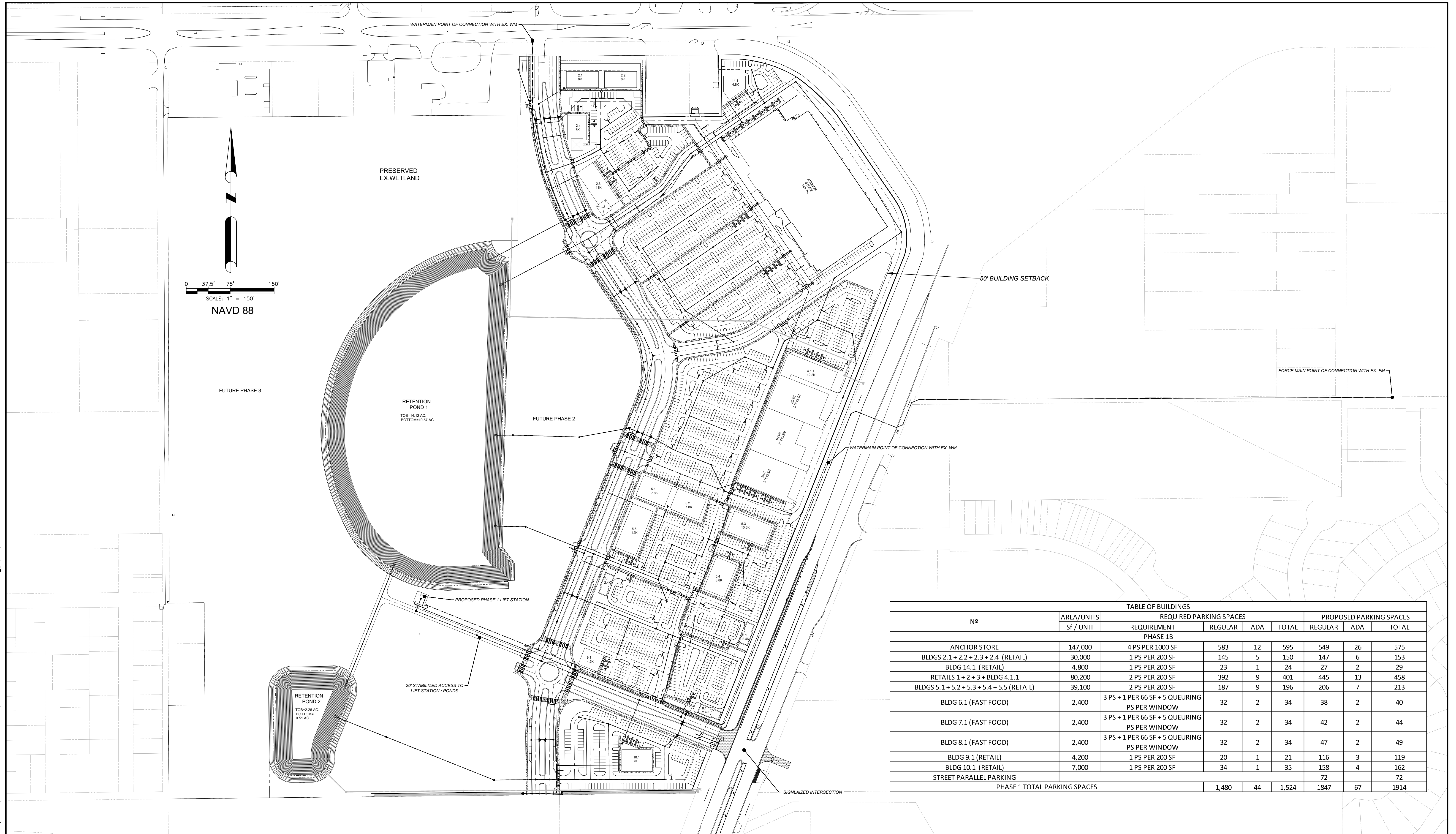
TABLE 4
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
COMBINED ALLOCATION OF EXPENDITURES FOR THE COMMERCIAL PROPERTY
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | Total General & Administrative Expenditures | Total Assessment Area One Field Expenditures | Total Combined Operation & Maintenance Expenditures | Total Net Commercial O&M Per Unit | Total Gross Commercial O&M Per Unit (1) |
|-----------------------------|----------------|---|--|---|-----------------------------------|---|
| Commercial - Per 1k Sq Feet | 409.60 | \$ 52,265.68 | \$ 128,906.12 | \$ 181,171.81 | \$ 442.31 | \$ 475.61 |
| Totals | 409.60 | \$ 52,265.68 | \$ 128,906.12 | \$ 181,171.81 | | |

* Unit mix is subject to change based on marketing and other factors

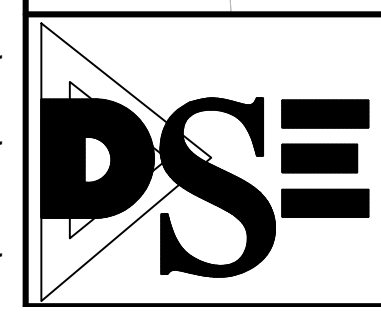
(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC



| NO | AREA/UNITS Sf / UNIT | REQUIRED PARKING SPACES | | | PROPOSED PARKING SPACES | | | |
|--|-------------------------|---|---------|-----|-------------------------|---------|-----|-------|
| | | REQUIREMENT | REGULAR | ADA | TOTAL | REGULAR | ADA | TOTAL |
| PHASE 1B | | | | | | | | |
| ANCHOR STORE | 147,000 | 4 PS PER 1000 SF | 583 | 12 | 595 | 549 | 26 | 575 |
| BLDGS 2.1 + 2.2 + 2.3 + 2.4 (RETAIL) | 30,000 | 1 PS PER 200 SF | 145 | 5 | 150 | 147 | 6 | 153 |
| BLDG 14.1 (RETAIL) | 4,800 | 1 PS PER 200 SF | 23 | 1 | 24 | 27 | 2 | 29 |
| RETAILS 1 + 2 + 3 + BLDG 4.1.1 | 80,200 | 2 PS PER 200 SF | 392 | 9 | 401 | 445 | 13 | 458 |
| BLDGS 5.1 + 5.2 + 5.3 + 5.4 + 5.5 (RETAIL) | 39,100 | 2 PS PER 200 SF | 187 | 9 | 196 | 206 | 7 | 213 |
| BLDG 6.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 38 | 2 | 40 |
| BLDG 7.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 42 | 2 | 44 |
| BLDG 8.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 47 | 2 | 49 |
| BLDG 9.1 (RETAIL) | 4,200 | 1 PS PER 200 SF | 20 | 1 | 21 | 116 | 3 | 119 |
| BLDG 10.1 (RETAIL) | 7,000 | 1 PS PER 200 SF | 34 | 1 | 35 | 158 | 4 | 162 |
| STREET PARALLEL PARKING | | | | | | 72 | | 72 |
| PHASE 1 TOTAL PARKING SPACES | | | 1,480 | 44 | 1,524 | 1847 | 67 | 1914 |

F:\BMG1\CAD\Conceptual\2024-05-23 Master Plan\BMG-1 Master Plan 2024-06-12.dwg, 6/14/2024 8:26:13 PM



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

| REVISIONS | | | | | |
|-----------|----|-------------|------|----|-------------|
| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
| | | | | | |
| | | | | | |

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - PHASE 1
CROSSROADS VILLAGE CENTER
HAINES CITY, FLORIDA

DATE: JUNE 2024
 PROJECT NO.: BMG-1
 DRAWN BY: BC
 CHECKED BY: DMS
 SCALE: 1" = 150'
 SHEET: 1 OF 1

SECTION 1

**OPERATIONS & MAINTENANCE
ASSESSMENT METHODOLOGY REPORT
FOR ASSESSMENT AREA ONE: COMMERCIAL**

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 29, 2025

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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1.0 Introduction

1.1 The District

The Crossroads Village Center Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District encompasses approximately 120 acres within Haines City, Florida, and was established for the purpose of, among other things, to finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within a portion of the District (the “District”). The District is planned for 530 residential units, 409,600 square feet of commercial property, 90 hotel rooms, and a 140 room Assisted Living Facility (“ALF”), which is described in Table 1 (herein the “Development Program”). The District is comprised of two assessment areas: those that include commercial property (“Assessment Area One”), which is described in this Report. Assessment Area Two is anticipated to include residential uses, including single family, multifamily, and hotel development types. The District is considering the adoption of an assessment methodology for the commercial use property within Assessment Area One of the District (the “Commercial Property”) for the purposes of allocating the Operation & Maintenance Assessments (“O&M Assessments”) to the Commercial Property within Assessment Area One of the District. This Assessment Methodology allocates the District’s O&M Assessments based on the benefits the Commercial Property receives from the District’s operating budget (herein the “O&M Budget”), which is determined annually through the annual budget process.

1.2 Executive Summary

This Operations & Maintenance Assessment Methodology Report for Assessment Area One: Commercial is structured to allocate certain expenditures of the District to the Commercial Property. The general classifications of expenditures that are allocated in the O&M Budget include general & administrative and field expenditures for Assessment Area One. This report documents the benefits received by the Commercial Property within each of the expenditure classifications. The development types for the planned Development Program include townhomes, multifamily, single family, hotel and commercial. The general & administrative classification of expenditures in the O&M Budget have been determined to benefit all development types of the District’s Development Program and have been allocated on an ERU basis. The field expenditures for Assessment Area One have been determined to benefit all development types of the District’s Development Program and have been allocated on an ERU basis.

1.3 Special Benefits and General Benefits

The District's O&M Budget creates special benefits specific to the property within the District, different in kind and degree than general benefits, for properties within the District's borders, as well as general benefits to the public at large. Special benefits include, but are not limited to, added use of the District's infrastructure, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are directly affected by the operations and maintenance of the District's infrastructure, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of property within District.

There is no doubt that the general public and property owners outside the District will benefit from the O&M Budget. However, these benefits will be incidental to the District's O&M Budget, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend on the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the operation and maintenance of the improvements and District's activities. Second, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the Commercial Property. The allocation of responsibility for payment of the O&M Assessments to the Commercial Property associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each development type. Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that parcel of the District.

2.0 The Operations & Maintenance Expenditures of the District

2.1 Administrative Expenditures

The O&M Budget expenditures of the District consist of administrative expenditures such as management, engineering, legal counsel, advertising, insurance, and annual

audit that are necessary for the ongoing operation of the District. The O&M Budget administrative expenditures benefit all property within the District, and will be allocated to the various development types and spread across the entire District on an ERU basis.

2.2 Field Expenditures – Assessment Area One: Commercial

The District’s O&M Budget includes field expenditures, a portion of which benefit Assessment Area One. The portion of the field expenditures that benefit Assessment Area One consist of the maintenance of property and infrastructure owned by the District within Assessment Area One. The infrastructure to be maintained includes stormwater management facilities, electrical and lighting utilities, internal roadway improvements & parking, entry feature & signage, landscaping, hardscaping and fencing. The Assessment Area One field expenditures identified in the District’s O&M Budget include landscape maintenance, landscape replacement/mulching, lake maintenance, fountain maintenance, streetlights, water & sewer, irrigation repairs, road repairs, sidewalk repairs & maintenance, holiday decorations, monument & signage maintenance, property insurance, and field contingencies. The O&M Budget expenditure classification for Assessment Area One field expenditures benefit all property within the District, and will be allocated to the various development types and spread across the entire District on an ERU basis. The privately owned commercial properties will be responsible for the maintenance of their respective property which includes parking lot repairs, landscape within commercial blocks/parking lot islands, parking lot painting, lighting, and signage.

3.0 Assessment Allocation

The O&M Budget consists of general & administrative expenditures and field expenditures for Assessment Area One that provides benefit to all property, and in particular for the purposes of this methodology, the Commercial Property, within the District. The purpose of this Assessment Methodology is to allocate the O&M Assessments based on the benefit the Commercial Property receives from each of the general & administrative expenditures and the field expenditures for Assessment Area One. It has been determined that the Commercial Property will benefit from the general & administrative expenditures section and field expenditures for Assessment Area One section of the O&M Budget. See **Table 1** for the Crossroads Village Center CDD proposed Development Program and ERU allocation. See **Table 2** allocating the proposed general & administrative expenditures of the O&M Budget to the benefitting development types and units of the District. See **Table 3** allocating the proposed field expenditures for Assessment Area One of the O&M Budget to the benefitting development types and units of the District. See **Table 4** illustrating the combined expenditures and Annual O&M Assessments for the Commercial Property planned units.

TABLE 1
 CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM & ERU ALLOCATION
 OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERUs per Unit (1) | Total ERUs |
|-----------------------------|-----------------|-------------------|---------------|
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 |
| Hotel | 90.00 | 0.50 | 45.00 |
| Multifamily | 350.00 | 0.50 | 175.00 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 |
| Townhomes | 100.00 | 0.75 | 75.00 |
| Single Family | 80.00 | 1.00 | 80.00 |
| Total Units | 1,169.60 | | 649.80 |

* Unit mix is subject to change based on marketing and other factors

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF GENERAL & ADMINISTRATIVE EXPENDITURES
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total General & Administrative | Net Per Unit | Gross Per Unit (1) |
|-----------------------------|----------------|------------|---------------|-----------------|--------------------------------|--------------|--------------------|
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 | 31.52% | \$ 52,265.68 | \$ 127.60 | \$ 137.21 |
| Hotel | 90.00 | 0.50 | 45.00 | 6.93% | \$ 11,484.16 | \$ 127.60 | \$ 137.21 |
| Multifamily | 350.00 | 0.50 | 175.00 | 26.93% | \$ 44,660.62 | \$ 127.60 | \$ 137.21 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 | 10.77% | \$ 17,864.25 | \$ 127.60 | \$ 137.21 |
| Townhomes | 100.00 | 0.75 | 75.00 | 11.54% | \$ 19,140.26 | \$ 191.40 | \$ 205.81 |
| Single Family | 80.00 | 1.00 | 80.00 | 12.31% | \$ 20,416.28 | \$ 255.20 | \$ 274.41 |
| Totals | 1169.60 | | 649.80 | 100.00% | \$ 165,831.25 | | |

* Unit mix is subject to change based on marketing and other factors

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF FIELD EXPENDITURES - ASSESSMENT AREA ONE
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Assessment | | |
|-----------------------------|----------------|------------|---------------|-----------------|-----------------------------|--------------|--------------------|
| | | | | | Area One Field Expenditures | Net Per Unit | Gross Per Unit (1) |
| Commercial - Per 1k Sq Feet | 409.60 | 0.50 | 204.80 | 31.52% | \$ 128,906.12 | \$ 314.71 | \$ 338.40 |
| Hotel | 90.00 | 0.50 | 45.00 | 6.93% | \$ 28,324.10 | \$ 314.71 | \$ 338.40 |
| Multifamily | 350.00 | 0.50 | 175.00 | 26.93% | \$ 110,149.28 | \$ 314.71 | \$ 338.40 |
| Assisted Living Facility | 140.00 | 0.50 | 70.00 | 10.77% | \$ 44,059.71 | \$ 314.71 | \$ 338.40 |
| Townhomes | 100.00 | 0.75 | 75.00 | 11.54% | \$ 47,206.83 | \$ 472.07 | \$ 507.60 |
| Single Family | 80.00 | 1.00 | 80.00 | 12.31% | \$ 50,353.96 | \$ 629.42 | \$ 676.80 |
| Totals | 1169.60 | | 649.80 | 100.00% | \$ 409,000.00 | | |

* Unit mix is subject to change based on marketing and other factors

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

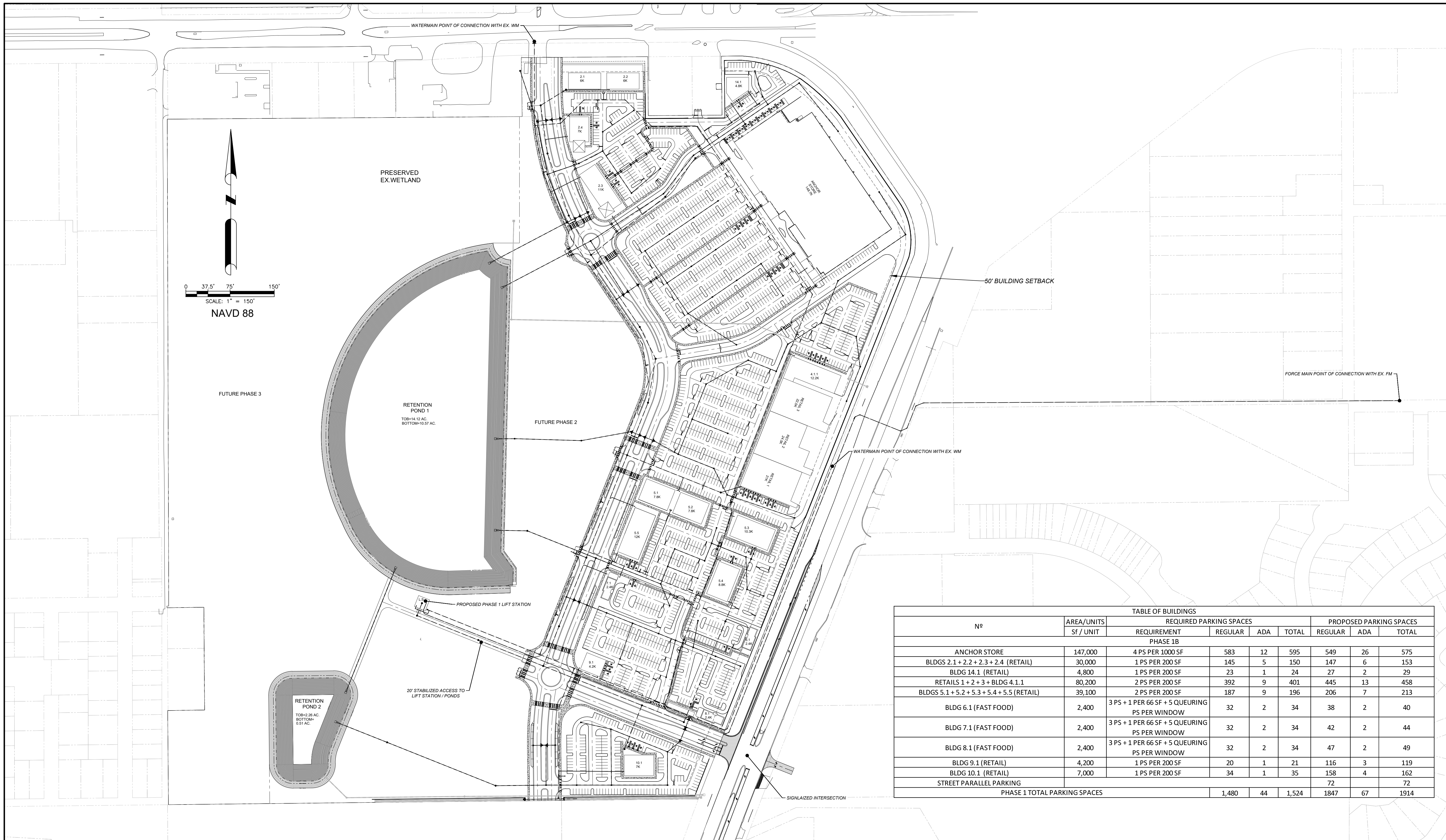
TABLE 4
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
COMBINED ALLOCATION OF EXPENDITURES FOR THE COMMERCIAL PROPERTY
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE: COMMERCIAL

| Land Use | No. of Units * | Total General & Administrative Expenditures | Total Assessment Area One Field Expenditures | Total Combined Operation & Maintenance Expenditures | Total Net Commercial O&M Per Unit | Total Gross Commercial O&M Per Unit (1) |
|-----------------------------|----------------|---|--|---|-----------------------------------|---|
| Commercial - Per 1k Sq Feet | 409.60 | \$ 52,265.68 | \$ 128,906.12 | \$ 181,171.81 | \$ 442.31 | \$ 475.61 |
| Totals | 409.60 | \$ 52,265.68 | \$ 128,906.12 | \$ 181,171.81 | | |

* Unit mix is subject to change based on marketing and other factors

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC



| NO | AREA/UNITS Sf / UNIT | REQUIRED PARKING SPACES | | | PROPOSED PARKING SPACES | | | |
|--|-------------------------|---|---------|-----|-------------------------|---------|-----|-------|
| | | REQUIREMENT | REGULAR | ADA | TOTAL | REGULAR | ADA | TOTAL |
| PHASE 1B | | | | | | | | |
| ANCHOR STORE | 147,000 | 4 PS PER 1000 SF | 583 | 12 | 595 | 549 | 26 | 575 |
| BLDGS 2.1 + 2.2 + 2.3 + 2.4 (RETAIL) | 30,000 | 1 PS PER 200 SF | 145 | 5 | 150 | 147 | 6 | 153 |
| BLDG 14.1 (RETAIL) | 4,800 | 1 PS PER 200 SF | 23 | 1 | 24 | 27 | 2 | 29 |
| RETAILS 1 + 2 + 3 + BLDG 4.1.1 | 80,200 | 2 PS PER 200 SF | 392 | 9 | 401 | 445 | 13 | 458 |
| BLDGS 5.1 + 5.2 + 5.3 + 5.4 + 5.5 (RETAIL) | 39,100 | 2 PS PER 200 SF | 187 | 9 | 196 | 206 | 7 | 213 |
| BLDG 6.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 38 | 2 | 40 |
| BLDG 7.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 42 | 2 | 44 |
| BLDG 8.1 (FAST FOOD) | 2,400 | 3 PS + 1 PER 66 SF + 5 QUEURING PS PER WINDOW | 32 | 2 | 34 | 47 | 2 | 49 |
| BLDG 9.1 (RETAIL) | 4,200 | 1 PS PER 200 SF | 20 | 1 | 21 | 116 | 3 | 119 |
| BLDG 10.1 (RETAIL) | 7,000 | 1 PS PER 200 SF | 34 | 1 | 35 | 158 | 4 | 162 |
| STREET PARALLEL PARKING | | | | | | 72 | | 72 |
| PHASE 1 TOTAL PARKING SPACES | | | 1,480 | 44 | 1,524 | 1847 | 67 | 1914 |

F:\BMG1\CAD\Conceptual\2024-05-23 Master Plan\BMG-1 Master Plan 2024-06-12.dwg, 6/14/2024 8:26:13 PM



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

| REVISIONS | | | | | |
|-----------|----|-------------|------|----|-------------|
| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
| | | | | | |
| | | | | | |

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

MASTER PLAN - PHASE 1
CROSSROADS VILLAGE CENTER
HAINES CITY, FLORIDA

DATE: JUNE 2024
 PROJECT NO.: BMG-1
 DRAWN BY: BC
 CHECKED BY: DMS
 SCALE: 1" = 150'
 SHEET: 1 OF 1

SECTION VI

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Crossroads Village Center Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Haines City, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“Fiscal Year 2025”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025 Annual Meeting Schedule

**Exhibit A:
Fiscal Year 2025 Annual Meeting Schedule**

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2025**

The Board of Supervisors of the Crossroads Village Center Community Development District will hold their regular meetings for Fiscal Year 2025 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, on the 4th Wednesday day of every month at 1:30 PM unless otherwise indicated as follows:

**March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524 (“District Manager’s Office”), or may be obtained on the District’s website at: <https://crossroadsvillagecentercdd.com/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at (407) 841-5524, 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

District Manager

SECTION VII

**Crossroads Village Center Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two (2) communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two (2) methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: District Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Crossroads Village Center Community Development District

District Manager: _____

Date: _____

Print Name: _____

Crossroads Village Center Community Development District

SECTION VIII

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICLY ACCESSIBLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICLY ACCESSIBLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLEMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Crossroads Village Center Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, *Florida Statutes*; and

WHEREAS, Chapter 50, *Florida Statutes*, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“**County Regulations**”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“**Publicly Accessible Website**”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), *Florida Statutes*.

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in **Composite Exhibit A**, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as **Composite Exhibit A**.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), *Florida Statutes*.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311, *Florida Statutes*, and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

7. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY 2025.

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Chair/ Vice Chair

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

ATTEST:

By: CROSSROADS VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

CITY CLERK

Print Name

Contractor

Signature

Print/Type Name

Title

Form Participation Agreement for Publication of Legal Notices on County Designated Publicly Accessible Website

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Crossroads Village Center Community Development District, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively, the "Parties").

RECITALS

A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, *Florida Statutes*.

B. Effective January 1, 2023, Section 50.0311, *Florida Statutes*, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.

C. Local Government represents that it is a governmental agency as defined in Section 50.0311, *Florida Statutes*. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.

D. Pursuant to Section 50.0311, *Florida Statutes*, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.

2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, *Florida Statutes*. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment

to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, *Florida Statutes*, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, *Florida Statutes*.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such

services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), *Florida Statutes*. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1 Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice

to the other Party.

10.2 Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3 Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11 Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager
Polk County Board of County Commissioners
P.O. Box 9005
Bartow, Florida 33830

WITH A COPY TO:

County Attorney
Polk County Board of County Commissioners
P.O. Box 9005, Drawer AT01
Bartow, Florida 33830

FOR LOCAL GOVERNMENT:

Crossroads Village Center Community Development District
Attn: District Manager
219 E. Livingston Street
Orlando, Florida 32801

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions

regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY,

INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:
Stacy M. Butterfield
Clerk to the Board

POLK COUNTY
a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT
DISTRICT

Signature

Print Name

Title

Signature

Print Name

Title

SECTION IX

SECTION A



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

2023 Data Sharing and Usage Agreement

CROSSROADS VILLAGE CENTER CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **CROSSWINDS VILLAGE CENTER CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

CROSSROADS VILLAGE CENTER CDD

Signature: Marsha Faux

Signature: Jill Burns

Print: Marsha M. Faux CFA, ASA

Print: Jill Burns

Title: Polk County Property Appraiser

Title: District Manager

Date: December 1, 2022

Date: 1/5/2023

Please email the signed agreement to pataxroll@polk-county.net.

SECTION B

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Crossroads Village Center Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Crossroads Village Center Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Jill Burns

Special District Representative

Jill Burns

Print name

District Manager

Title

1/5/2023

Date

Marsha M. Faux, CFA, ASA

Polk County Property Appraiser

By:

Marsha Faux

Marsha M. Faux, Property Appraiser

SECTION C



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Crossroads Village Center Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
- 2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
- 3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
- 4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
- 5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
- 6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
- 7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: Crossroads Village Center CDD
Signature: Jill Burns
Print: Jill Burns
Title: District Manager
Date: 2-1-24

SECTION D

CONSTITUTIONAL AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Crossroads Village Center Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Crossroads Village Center Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:


Special District Representative

Jill Burns
Print name

District Manager 2/1/2024
Title Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION E



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

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

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION F

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Crossroads Village Center Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Crossroads Village Center Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION X



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

April 4, 2023

Board of Supervisors
 Crossroads Village Center Community Development District
 219 East Livingston Street
 Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Crossroads Village Center Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Crossroads Village Center Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$2,800 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Crossroads Village Center Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Crossroads Village Center Community Development District.

By:  _____

Title: Vice Chairman

Date: 4/4/2023



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION XII

SECTION C

SECTION 1

Crossroads Village Center Community Development District

Summary of Check Register

February 01, 2023 through January 31, 2025

| Fund | Date | Check No.'s | Amount |
|---------------------|----------|-------------|----------------------|
| General Fund | 3/30/23 | 28-29 | \$ 501.35 |
| | 5/22/23 | 30 | \$ 194.00 |
| | 6/28/23 | 31-32 | \$ 2,304.00 |
| | 7/11/23 | 33 | \$ 800.00 |
| | 8/8/23 | 34 | \$ 588.50 |
| | 8/18/23 | 35 | \$ 59.00 |
| | 9/25/23 | 36 | \$ 76.00 |
| | 10/26/23 | 37-38 | \$ 263.50 |
| | 12/13/23 | 39-45 | \$ 153.00 |
| | 5/17/24 | 46-51 | \$ 62,197.74 |
| | 7/2/24 | 52 | \$ 856.00 |
| | 7/17/24 | 53 | \$ 304.00 |
| | 8/23/24 | 54 | \$ 570.00 |
| | 9/18/24 | 55 | \$ 1,241.19 |
| | 10/24/24 | 56 | \$ 175.00 |
| | 1/9/25 | 57-60 | \$ 37,295.86 |
| | 1/13/25 | 61 | 0.00 |
| Total Amount | | | \$ 107,579.14 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------------------------|------------------|-----------------|--------------|------------------------------------|--------|----------|--------------|---------|
| 3/30/23 | 00007 | 2/19/23 | 5703 | 202301 | 310-51300-31500 | | | * | 114.00 | | |
| | | | CONFER / MEETING AGENDA | | | | | | | | |
| | | 3/15/23 | 6171 | 202302 | 310-51300-31500 | | | * | 76.00 | | |
| | | | COUNSEL FEES-FEB21 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 190.00 | 000028 |
| 3/30/23 | 00003 | 2/28/23 | 00053590 | 202302 | 310-51300-48000 | | | * | 311.35 | | |
| | | | NOT BOS MEETING - 2/14/23 | | | | | | | | |
| | | | | | | | CA FLORIDA HOLDINGS LLC | | | 311.35 | 000029 |
| 5/22/23 | 00007 | 5/18/23 | 6532 | 202304 | 310-51300-31500 | | | * | 194.00 | | |
| | | | GENERAL COUNSEL APR 23 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 194.00 | 000030 |
| 6/28/23 | 00008 | 6/02/23 | 24196 | 202306 | 310-51300-32200 | | | * | 2,000.00 | | |
| | | | AUDIT FYE 9/30/2022 | | | | | | | | |
| | | | | | | | GRAU AND ASSOCIATES | | | 2,000.00 | 000031 |
| 6/28/23 | 00007 | 4/14/23 | 6302 | 202303 | 310-51300-31500 | | | * | 114.00 | | |
| | | | GENERAL COUNSEL MAR 23 | | | | | | | | |
| | | 6/06/23 | 6742 | 202305 | 310-51300-31500 | | | * | 190.00 | | |
| | | | GENERAL COUNSEL MAY23 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 304.00 | 000032 |
| 7/11/23 | 00008 | 7/03/23 | 24381 | 202307 | 310-51300-32200 | | | * | 800.00 | | |
| | | | AUDIT FYE 9/30/22 | | | | | | | | |
| | | | | | | | GRAU AND ASSOCIATES | | | 800.00 | 000033 |
| 8/08/23 | 00007 | 7/16/23 | 6922 | 202306 | 310-51300-31500 | | | * | 588.50 | | |
| | | | ATTORNEY SVCS-JUN23 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 588.50 | 000034 |
| 8/18/23 | 00007 | 8/08/23 | 7145 | 202307 | 310-51300-31500 | | | * | 59.00 | | |
| | | | CONFER REG COMPLIANCE | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 59.00 | 000035 |
| 9/25/23 | 00007 | 9/13/23 | 7365 | 202308 | 310-51300-31500 | | | * | 76.00 | | |
| | | | ATTORNEY SVCS-AUG23 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 76.00 | 000036 |
| 10/26/23 | 00002 | 10/02/23 | 89467 | 202310 | 310-51300-54000 | | | * | 175.00 | | |
| | | | SPECIAL DISTRICT FEE FY24 | | | | | | | | |
| | | | | | | | DEPARTMENT OF ECONOMIC OPPORTUNITY | | | 175.00 | 000037 |
| 10/26/23 | 00007 | 10/07/23 | 7603 | 202309 | 310-51300-31500 | | | * | 88.50 | | |
| | | | ATTORNEY SVCS-SEP23 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK, PLLC | | | 88.50 | 000038 |

CVC CROSSROADS VIL BOH

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---------------------------------|-------|--------------|---------|------------------|-----------------|--------------|---------------------------|--------|-----------|--------------|---------|
| 12/13/23 | 00007 | 12/11/23 | 8139 | 202311 | 310-51300-31500 | | KILINSKI VAN WYK, PLLC | * | 153.00 | 153.00 | 000039 |
| 12/13/23 | 99999 | 12/13/23 | VOID | 202312 | 000-00000-00000 | | VOID CHECK | C | .00 | .00 | 000040 |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | |
| 12/13/23 | 99999 | 12/13/23 | VOID | 202312 | 000-00000-00000 | | VOID CHECK | C | .00 | .00 | 000041 |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | |
| 12/13/23 | 99999 | 12/13/23 | VOID | 202312 | 000-00000-00000 | | VOID CHECK | C | .00 | .00 | 000042 |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | |
| 12/13/23 | 99999 | 12/13/23 | VOID | 202312 | 000-00000-00000 | | VOID CHECK | C | .00 | .00 | 000043 |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | |
| 12/13/23 | 00001 | 12/01/22 | 14 | 202212 | 310-51300-34000 | | MANAGEMENT FEES - DEC 22 | * | 3,062.50 | | |
| | | 12/01/22 | 14 | 202212 | 310-51300-35200 | | WEBSITE MANAGEMENT-DEC 22 | * | 100.00 | | |
| | | 12/01/22 | 14 | 202212 | 310-51300-35100 | | INFORMATION TECH - DEC 22 | * | 150.00 | | |
| | | | | | | | | | | 3,312.50 | 000044 |
| 5/17/24 | 00001 | 12/01/22 | 14 | 202212 | 310-51300-34000 | | MANAGEMENT FEES - DEC 22 | V | 3,062.50- | | |
| | | 12/01/22 | 14 | 202212 | 310-51300-35200 | | WEBSITE MANAGEMENT-DEC 22 | V | 100.00- | | |
| | | 12/01/22 | 14 | 202212 | 310-51300-35100 | | INFORMATION TECH - DEC 22 | V | 150.00- | | |
| | | | | | | | | | | 3,312.50- | 000044 |
| 12/13/23 | 00001 | 1/01/23 | 15 | 202301 | 310-51300-34000 | | MANAGEMENT FEES - JAN 23 | * | 3,062.50 | | |
| | | 1/01/23 | 15 | 202301 | 310-51300-35200 | | WEBSITE MANAGEMENT-JAN 23 | * | 100.00 | | |
| | | 1/01/23 | 15 | 202301 | 310-51300-35100 | | INFORMATION TECH - JAN 23 | * | 150.00 | | |
| | | | | | | | | | | 3,312.50 | 000044 |
| 5/17/24 | 00001 | 1/01/23 | 15 | 202301 | 310-51300-34000 | | MANAGEMENT FEES - JAN 23 | V | 3,062.50- | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|---------|------------------|-----------------|--------------|---------------------------|--------|-----------|-----------------|---------|
| 1/01/23 | 15 | 15 | 202301 | 310-51300-35200 | | | WEBSITE MANAGEMENT-JAN 23 | V | 100.00- | | |
| 1/01/23 | 15 | 15 | 202301 | 310-51300-35100 | | | INFORMATION TECH - JAN 23 | V | 150.00- | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | 3,312.50-000044 | |
| 12/13/23 | 00001 | 2/01/23 | 16 | 202302 | 310-51300-34000 | | MANAGEMENT FEES - FEB 23 | * | 3,062.50 | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-35200 | | WEBSITE MANAGEMENT-FEB 23 | * | 100.00 | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-35100 | | INFORMATION TECH - FEB 23 | * | 150.00 | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-51000 | | OFFICE SUPPLIES | * | .15 | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-42000 | | POSTAGE | * | 8.86 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | 3,321.51 | 000044 |
| 5/17/24 | 00001 | 2/01/23 | 16 | 202302 | 310-51300-34000 | | MANAGEMENT FEES - FEB 23 | V | 3,062.50- | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-35200 | | WEBSITE MANAGEMENT-FEB 23 | V | 100.00- | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-35100 | | INFORMATION TECH - FEB 23 | V | 150.00- | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-51000 | | OFFICE SUPPLIES | V | .15- | | |
| | | 2/01/23 | 16 | 202302 | 310-51300-42000 | | POSTAGE | V | 8.86- | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | 3,321.51-000044 | |
| 12/13/23 | 00001 | 3/01/23 | 17 | 202303 | 310-51300-34000 | | MANAGEMENT FEES - MAR 23 | * | 3,062.50 | | |
| | | 3/01/23 | 17 | 202303 | 310-51300-35200 | | WEBSITE MANAGEMENT-MAR 23 | * | 100.00 | | |
| | | 3/01/23 | 17 | 202303 | 310-51300-35100 | | INFORMATION TECH - MAR 23 | * | 150.00 | | |
| | | 3/01/23 | 17 | 202303 | 310-51300-51000 | | OFFICE SUPPLIES | * | 2.50 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | 3,315.00 | 000044 |
| 5/17/24 | 00001 | 3/01/23 | 17 | 202303 | 310-51300-34000 | | MANAGEMENT FEES - MAR 23 | V | 3,062.50- | | |
| | | 3/01/23 | 17 | 202303 | 310-51300-35200 | | WEBSITE MANAGEMENT-MAR 23 | V | 100.00- | | |
| | | 3/01/23 | 17 | 202303 | 310-51300-35100 | | INFORMATION TECH - MAR 23 | V | 150.00- | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------|--|--------------------------|--------|-----------|--------------|---------|
| | | 3/01/23 | 17 | 202303 310-51300-51000 | OFFICE SUPPLIES | V | 2.50- | | |
| | | | | | | | | 3,315.00- | 000044 |
| 12/13/23 | 00001 | 4/01/23 | 18 | 202304 310-51300-34000 | MANAGEMENT FEES APR 23 | * | 3,062.50 | | |
| | | 4/01/23 | 18 | 202304 310-51300-35200 | WEBSITE ADMIN APR 23 | * | 100.00 | | |
| | | 4/01/23 | 18 | 202304 310-51300-35100 | INFORMATION TECH APR 23 | * | 150.00 | | |
| | | 4/01/23 | 18 | 202304 310-51300-51000 | OFFICE SUPPLIES APR 23 | * | .06 | | |
| | | 4/01/23 | 18 | 202304 310-51300-42000 | POSTAGE APR 23 | * | 1.20 | | |
| | | | | | | | | 3,313.76 | 000044 |
| 5/17/24 | 00001 | 4/01/23 | 18 | 202304 310-51300-34000 | MANAGEMENT FEES APR 23 | V | 3,062.50- | | |
| | | 4/01/23 | 18 | 202304 310-51300-35200 | WEBSITE ADMIN APR 23 | V | 100.00- | | |
| | | 4/01/23 | 18 | 202304 310-51300-35100 | INFORMATION TECH APR 23 | V | 150.00- | | |
| | | 4/01/23 | 18 | 202304 310-51300-51000 | OFFICE SUPPLIES APR 23 | V | .06- | | |
| | | 4/01/23 | 18 | 202304 310-51300-42000 | POSTAGE APR 23 | V | 1.20- | | |
| | | | | | | | | 3,313.76- | 000044 |
| 12/13/23 | 00001 | 5/01/23 | 20 | 202305 310-51300-34000 | MANAGEMENT FEES-MAY23 | * | 3,062.50 | | |
| | | 5/01/23 | 20 | 202305 310-51300-35200 | WEBSITE MANAGEMENT-MAY23 | * | 100.00 | | |
| | | 5/01/23 | 20 | 202305 310-51300-35100 | INFORMATION TECH-MAY23 | * | 150.00 | | |
| | | | | | | | | 3,312.50 | 000044 |
| 5/17/24 | 00001 | 5/01/23 | 20 | 202305 310-51300-34000 | MANAGEMENT FEES-MAY23 | V | 3,062.50- | | |
| | | 5/01/23 | 20 | 202305 310-51300-35200 | WEBSITE MANAGEMENT-MAY23 | V | 100.00- | | |
| | | 5/01/23 | 20 | 202305 310-51300-35100 | INFORMATION TECH-MAY23 | V | 150.00- | | |
| | | | | | | | | 3,312.50- | 000044 |
| 12/13/23 | 00001 | 6/01/23 | 21 | 202306 310-51300-34000 | MANAGEMENT FEES-JUN23 | * | 3,062.50 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--------------------------|--------|-----------|----------------------------|
| | | 6/01/23 | 21 | 202306 310-51300-35200 | | 100.00 | |
| | | | | WEBSITE MANAGEMENT-JUN23 | * | | |
| | | 6/01/23 | 21 | 202306 310-51300-35100 | | 150.00 | |
| | | | | INFORMATION TECH-JUN23 | * | | |
| | | | | | | | 3,312.50 000044 |
| ----- | | | | | | | |
| 5/17/24 | 00001 | 6/01/23 | 21 | 202306 310-51300-34000 | V | 3,062.50- | |
| | | | | MANAGEMENT FEES-JUN23 | | | |
| | | 6/01/23 | 21 | 202306 310-51300-35200 | V | 100.00- | |
| | | | | WEBSITE MANAGEMENT-JUN23 | | | |
| | | 6/01/23 | 21 | 202306 310-51300-35100 | V | 150.00- | |
| | | | | INFORMATION TECH-JUN23 | | | |
| | | | | | | | 3,312.50-000044 |
| ----- | | | | | | | |
| 12/13/23 | 00001 | 7/01/23 | 22 | 202307 310-51300-34000 | * | 3,062.50 | |
| | | | | MANAGEMENT FEES-JUL23 | | | |
| | | 7/01/23 | 22 | 202307 310-51300-35200 | * | 100.00 | |
| | | | | WEBSITE MANAGEMENT-JUL23 | | | |
| | | 7/01/23 | 22 | 202307 310-51300-35100 | * | 150.00 | |
| | | | | INFORMATION TECH-JUL23 | | | |
| | | | | | | | 3,312.50 000044 |
| ----- | | | | | | | |
| 5/17/24 | 00001 | 7/01/23 | 22 | 202307 310-51300-34000 | V | 3,062.50- | |
| | | | | MANAGEMENT FEES-JUL23 | | | |
| | | 7/01/23 | 22 | 202307 310-51300-35200 | V | 100.00- | |
| | | | | WEBSITE MANAGEMENT-JUL23 | | | |
| | | 7/01/23 | 22 | 202307 310-51300-35100 | V | 150.00- | |
| | | | | INFORMATION TECH-JUL23 | | | |
| | | | | | | | 3,312.50-000044 |
| ----- | | | | | | | |
| 12/13/23 | 00001 | 8/01/23 | 23 | 202308 310-51300-34000 | * | 3,062.50 | |
| | | | | MANAGEMENT FEES-AUG23 | | | |
| | | 8/01/23 | 23 | 202308 310-51300-35200 | * | 100.00 | |
| | | | | WEBSITE MANAGEMENT-AUG23 | | | |
| | | 8/01/23 | 23 | 202308 310-51300-35100 | * | 150.00 | |
| | | | | INFORMATION TECH-AUG23 | | | |
| | | | | | | | 3,312.50 000044 |
| ----- | | | | | | | |
| 5/17/24 | 00001 | 8/01/23 | 23 | 202308 310-51300-34000 | V | 3,062.50- | |
| | | | | MANAGEMENT FEES-AUG23 | | | |
| | | 8/01/23 | 23 | 202308 310-51300-35200 | V | 100.00- | |
| | | | | WEBSITE MANAGEMENT-AUG23 | | | |
| | | 8/01/23 | 23 | 202308 310-51300-35100 | V | 150.00- | |
| | | | | INFORMATION TECH-AUG23 | | | |
| | | | | | | | 3,312.50-000044 |
| ----- | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | |
|---------------|-------|-----------------------------------|--|--------------------------|--------|-----------|----------------------------|--------|
| 12/13/23 | 00001 | 9/01/23 | 24 202309 310-51300-34000 | MANAGEMENT FEES-SEP23 | * | 3,062.50 | | |
| | | 9/01/23 | 24 202309 310-51300-35200 | WEBSITE MANAGEMENT-SEP23 | * | 100.00 | | |
| | | 9/01/23 | 24 202309 310-51300-35100 | INFORMATION TECH-SEP23 | * | 150.00 | | |
| | | 9/01/23 | 24 202309 310-51300-51000 | OFFICE SUPPLIES | * | .06 | | |
| | | 9/01/23 | 24 202309 310-51300-42000 | POSTAGE | * | 1.27 | | |
| | | | | | | | 3,313.83 | 000044 |
| ----- | | | | | | | | |
| 5/17/24 | 00001 | 9/01/23 | 24 202309 310-51300-34000 | MANAGEMENT FEES-SEP23 | V | 3,062.50- | | |
| | | 9/01/23 | 24 202309 310-51300-35200 | WEBSITE MANAGEMENT-SEP23 | V | 100.00- | | |
| | | 9/01/23 | 24 202309 310-51300-35100 | INFORMATION TECH-SEP23 | V | 150.00- | | |
| | | 9/01/23 | 24 202309 310-51300-51000 | OFFICE SUPPLIES | V | .06- | | |
| | | 9/01/23 | 24 202309 310-51300-42000 | POSTAGE | V | 1.27- | | |
| | | | | | | | 3,313.83- | 000044 |
| ----- | | | | | | | | |
| 12/13/23 | 00001 | 10/01/23 | 25 202310 310-51300-34000 | MANAGEMENT FEES-OCT23 | * | 3,062.50 | | |
| | | 10/01/23 | 25 202310 310-51300-35200 | WEBSITE MANAGEMENT-OCT23 | * | 100.00 | | |
| | | 10/01/23 | 25 202310 310-51300-35100 | INFORMATION TECH-OCT23 | * | 150.00 | | |
| | | | | | | | 3,312.50 | 000044 |
| ----- | | | | | | | | |
| 5/17/24 | 00001 | 10/01/23 | 25 202310 310-51300-34000 | MANAGEMENT FEES-OCT23 | V | 3,062.50- | | |
| | | 10/01/23 | 25 202310 310-51300-35200 | WEBSITE MANAGEMENT-OCT23 | V | 100.00- | | |
| | | 10/01/23 | 25 202310 310-51300-35100 | INFORMATION TECH-OCT23 | V | 150.00- | | |
| | | | | | | | 3,312.50- | 000044 |
| ----- | | | | | | | | |
| 12/13/23 | 00001 | 11/01/23 | 26 202311 310-51300-34000 | MANAGEMENT FEES-NOV23 | * | 3,062.50 | | |
| | | 11/01/23 | 26 202311 310-51300-35200 | WEBSITE MANAGEMENT-NOV23 | * | 100.00 | | |
| | | 11/01/23 | 26 202311 310-51300-35100 | INFORMATION TECH-NOV23 | * | 150.00 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------|-------|-----------------------------------|---|----------|--------------------------|--------|-----------|----------------------------|
| | | 11/01/23 26 | 202311 310-51300-51000 | | OFFICE SUPPLIES | * | .03 | |
| | | 11/01/23 26 | 202311 310-51300-42000 | | POSTAGE | * | .79 | |
| | | | | | | | | 3,313.32 000044 |
| ----- | | | | | | | | |
| 5/17/24 00001 | | 11/01/23 26 | 202311 310-51300-34000 | | MANAGEMENT FEES-NOV23 | V | 3,062.50- | |
| | | 11/01/23 26 | 202311 310-51300-35200 | | WEBSITE MANAGEMENT-NOV23 | V | 100.00- | |
| | | 11/01/23 26 | 202311 310-51300-35100 | | INFORMATION TECH-NOV23 | V | 150.00- | |
| | | 11/01/23 26 | 202311 310-51300-51000 | | OFFICE SUPPLIES | V | .03- | |
| | | 11/01/23 26 | 202311 310-51300-42000 | | POSTAGE | V | .79- | |
| | | | | | | | | 3,313.32-000044 |
| ----- | | | | | | | | |
| 12/13/23 00001 | | 12/01/23 27 | 202312 310-51300-34000 | | MANAGEMENT FEES-DEC23 | * | 3,062.50 | |
| | | 12/01/23 27 | 202312 310-51300-35200 | | WEBSITE MANAGEMENT-DEC23 | * | 100.00 | |
| | | 12/01/23 27 | 202312 310-51300-35100 | | INFORMATION TECH-DEC23 | * | 150.00 | |
| | | 12/01/23 27 | 202312 310-51300-51000 | | OFFICE SUPPLIES | * | .06 | |
| | | 12/01/23 27 | 202312 310-51300-42000 | | POSTAGE | * | 1.27 | |
| | | | | | | | | 3,313.83 000044 |
| ----- | | | | | | | | |
| 5/17/24 00001 | | 12/01/23 27 | 202312 310-51300-34000 | | MANAGEMENT FEES-DEC23 | V | 3,062.50- | |
| | | 12/01/23 27 | 202312 310-51300-35200 | | WEBSITE MANAGEMENT-DEC23 | V | 100.00- | |
| | | 12/01/23 27 | 202312 310-51300-35100 | | INFORMATION TECH-DEC23 | V | 150.00- | |
| | | 12/01/23 27 | 202312 310-51300-51000 | | OFFICE SUPPLIES | V | .06- | |
| | | 12/01/23 27 | 202312 310-51300-42000 | | POSTAGE | V | 1.27- | |
| | | | | | | | | 3,313.83-000044 |
| ----- | | | | | | | | |
| 12/13/23 00001 | | 1/01/24 29 | 202401 310-51300-34000 | | MANAGEMENT FEES-JAN24 | * | 3,062.50 | |
| | | 1/01/24 29 | 202401 310-51300-35200 | | WEBSITE MANAGEMENT-JAN24 | * | 100.00 | |

CVC CROSSROADS VIL BOH

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| | | 1/01/24 29 | 202401 310-51300-35100 | INFORMATION TECH-JAN24 | * | 150.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 3,312.50 000044 |
| 5/17/24 00001 | | 1/01/24 29 | 202401 310-51300-34000 | MANAGEMENT FEES-JAN24 | V | 3,062.50- | |
| | | 1/01/24 29 | 202401 310-51300-35200 | WEBSITE MANAGEMENT-JAN24 | V | 100.00- | |
| | | 1/01/24 29 | 202401 310-51300-35100 | INFORMATION TECH-JAN24 | V | 150.00- | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 3,312.50-000044 |
| 12/13/23 00001 | | 2/01/24 30 | 202402 310-51300-34000 | MANAGEMENT FEES-FEB24 | * | 3,062.50 | |
| | | 2/01/24 30 | 202402 310-51300-35200 | WEBSITE MANAGEMENT-FEB24 | * | 100.00 | |
| | | 2/01/24 30 | 202402 310-51300-35100 | INFORMATION TECH-FEB24 | * | 150.00 | |
| | | 2/01/24 30 | 202402 310-51300-51000 | OFFICE SUPPLIES | * | .06 | |
| | | 2/01/24 30 | 202402 310-51300-42000 | POSTAGE | * | 1.47 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 3,314.03 000044 |
| 5/17/24 00001 | | 2/01/24 30 | 202402 310-51300-34000 | MANAGEMENT FEES-FEB24 | V | 3,062.50- | |
| | | 2/01/24 30 | 202402 310-51300-35200 | WEBSITE MANAGEMENT-FEB24 | V | 100.00- | |
| | | 2/01/24 30 | 202402 310-51300-35100 | INFORMATION TECH-FEB24 | V | 150.00- | |
| | | 2/01/24 30 | 202402 310-51300-51000 | OFFICE SUPPLIES | V | .06- | |
| | | 2/01/24 30 | 202402 310-51300-42000 | POSTAGE | V | 1.47- | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 3,314.03-000044 |
| 12/13/23 00001 | | 3/01/24 31 | 202403 310-51300-34000 | MANAGEMENT FEES-MAR24 | * | 3,062.50 | |
| | | 3/01/24 31 | 202403 310-51300-35200 | WEBSITE MANAGEMENT-MAR24 | * | 100.00 | |
| | | 3/01/24 31 | 202403 310-51300-35100 | INFORMATION TECH-MAR24 | * | 150.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 3,312.50 000044 |
| 5/17/24 00001 | | 3/01/24 31 | 202403 310-51300-34000 | MANAGEMENT FEES-MAR24 | V | 3,062.50- | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|--------------------------|------------------|-----------------|-----|----------|-------------|--------|-----------|-----------------|---------|
| 3/01/24 | | 31 | | 202403 | 310-51300-35200 | | | | V | 100.00- | | |
| | | | WEBSITE MANAGEMENT-MAR24 | | | | | | | | | |
| 3/01/24 | | 31 | | 202403 | 310-51300-35100 | | | | V | 150.00- | | |
| | | | INFORMATION TECH-MAR24 | | | | | | | | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | | 3,312.50-000044 | |
| 12/13/23 | 00007 | 10/11/22 | 4340 | 202405 | 300-13100-10100 | | | | * | 6,960.54 | | |
| | | | BOND VALIDATION-SEP22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 6,960.54 | 000045 |
| 5/09/24 | 00007 | 10/11/22 | 4340 | 202405 | 300-13100-10100 | | | | V | 6,960.54- | | |
| | | | BOND VALIDATION-SEP22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 6,960.54-000045 | |
| 12/13/23 | 00007 | 11/13/22 | 4826 | 202405 | 300-13100-10100 | | | | * | 2,077.66 | | |
| | | | BOND VALIDATION-OCT22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 2,077.66 | 000045 |
| 5/09/24 | 00007 | 11/13/22 | 4826 | 202405 | 300-13100-10100 | | | | V | 2,077.66- | | |
| | | | BOND VALIDATION-OCT22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 2,077.66-000045 | |
| 12/13/23 | 00007 | 11/13/22 | 4827 | 202405 | 300-13100-10100 | | | | * | 76.00 | | |
| | | | CONSTRUCTION-OCT22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 76.00 | 000045 |
| 5/09/24 | 00007 | 11/13/22 | 4827 | 202405 | 300-13100-10100 | | | | V | 76.00- | | |
| | | | CONSTRUCTION-OCT22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 76.00-000045 | |
| 12/13/23 | 00007 | 12/12/22 | 5045 | 202405 | 300-13100-10100 | | | | * | 65.76 | | |
| | | | BOND VALIDATION-NOV22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 65.76 | 000045 |
| 5/09/24 | 00007 | 12/12/22 | 5045 | 202405 | 300-13100-10100 | | | | V | 65.76- | | |
| | | | BOND VALIDATION-NOV22 | | | | | | | | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 65.76-000045 | |
| 5/17/24 | 99999 | 5/17/24 | VOID | 202405 | 000-00000-00000 | | | | C | .00 | | |
| | | | VOID CHECK | | | | | | | | | |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | .00 | 000046 |
| 5/17/24 | 99999 | 5/17/24 | VOID | 202405 | 000-00000-00000 | | | | C | .00 | | |
| | | | VOID CHECK | | | | | | | | | |
| *****INVALID VENDOR NUMBER***** | | | | | | | | | | | .00 | 000047 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|------------|------------------|-----|-------|-------|----------|---------------------------------|--------|----------|--------------|---------|
| 5/17/24 | 99999 | 5/17/24 | VOID | 202405 | 000 | 00000 | 00000 | | | C | .00 | | |
| | | | VOID CHECK | | | | | | | | | | |
| | | | | | | | | | *****INVALID VENDOR NUMBER***** | | | .00 | 000048 |
| 5/17/24 | 99999 | 5/17/24 | VOID | 202405 | 000 | 00000 | 00000 | | | C | .00 | | |
| | | | VOID CHECK | | | | | | | | | | |
| | | | | | | | | | *****INVALID VENDOR NUMBER***** | | | .00 | 000049 |
| 5/17/24 | 00001 | 12/01/22 | 14 | 202212 | 310 | 51300 | 34000 | | MANAGEMENT FEES - DEC 22 | * | 3,062.50 | | |
| | | 12/01/22 | 14 | 202212 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-DEC 22 | * | 100.00 | | |
| | | 12/01/22 | 14 | 202212 | 310 | 51300 | 35100 | | INFORMATION TECH - DEC 22 | * | 150.00 | | |
| | | 1/01/23 | 15 | 202301 | 310 | 51300 | 34000 | | MANAGEMENT FEES - JAN 23 | * | 3,062.50 | | |
| | | 1/01/23 | 15 | 202301 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-JAN 23 | * | 100.00 | | |
| | | 1/01/23 | 15 | 202301 | 310 | 51300 | 35100 | | INFORMATION TECH - JAN 23 | * | 150.00 | | |
| | | 2/01/23 | 16 | 202302 | 310 | 51300 | 34000 | | MANAGEMENT FEES - FEB 23 | * | 3,062.50 | | |
| | | 2/01/23 | 16 | 202302 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-FEB 23 | * | 100.00 | | |
| | | 2/01/23 | 16 | 202302 | 310 | 51300 | 35100 | | INFORMATION TECH - FEB 23 | * | 150.00 | | |
| | | 2/01/23 | 16 | 202302 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .15 | | |
| | | 2/01/23 | 16 | 202302 | 310 | 51300 | 42000 | | POSTAGE | * | 8.86 | | |
| | | 3/01/23 | 17 | 202303 | 310 | 51300 | 34000 | | MANAGEMENT FEES - MAR 23 | * | 3,062.50 | | |
| | | 3/01/23 | 17 | 202303 | 310 | 51300 | 35200 | | WEBSITE MANAGEMENT-MAR 23 | * | 100.00 | | |
| | | 3/01/23 | 17 | 202303 | 310 | 51300 | 35100 | | INFORMATION TECH - MAR 23 | * | 150.00 | | |
| | | 3/01/23 | 17 | 202303 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | 2.50 | | |
| | | 4/01/23 | 18 | 202304 | 310 | 51300 | 34000 | | MANAGEMENT FEES APR 23 | * | 3,062.50 | | |
| | | 4/01/23 | 18 | 202304 | 310 | 51300 | 35200 | | WEBSITE ADMIN APR 23 | * | 100.00 | | |
| | | 4/01/23 | 18 | 202304 | 310 | 51300 | 35100 | | INFORMATION TECH APR 23 | * | 150.00 | | |
| | | 4/01/23 | 18 | 202304 | 310 | 51300 | 51000 | | OFFICE SUPPLIES APR 23 | * | .06 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------|-------|-----------------------------------|--|--------------------------|--------|----------|----------------------------|
| 4/01/23 | 18 | 202304 | 310-51300-42000 | POSTAGE APR 23 | * | 1.20 | |
| 5/01/23 | 20 | 202305 | 310-51300-34000 | MANAGEMENT FEES-MAY23 | * | 3,062.50 | |
| 5/01/23 | 20 | 202305 | 310-51300-35200 | WEBSITE MANAGEMENT-MAY23 | * | 100.00 | |
| 5/01/23 | 20 | 202305 | 310-51300-35100 | INFORMATION TECH-MAY23 | * | 150.00 | |
| 6/01/23 | 21 | 202306 | 310-51300-34000 | MANAGEMENT FEES-JUN23 | * | 3,062.50 | |
| 6/01/23 | 21 | 202306 | 310-51300-35200 | WEBSITE MANAGEMENT-JUN23 | * | 100.00 | |
| 6/01/23 | 21 | 202306 | 310-51300-35100 | INFORMATION TECH-JUN23 | * | 150.00 | |
| 7/01/23 | 22 | 202307 | 310-51300-34000 | MANAGEMENT FEES-JUL23 | * | 3,062.50 | |
| 7/01/23 | 22 | 202307 | 310-51300-35200 | WEBSITE MANAGEMENT-JUL23 | * | 100.00 | |
| 7/01/23 | 22 | 202307 | 310-51300-35100 | INFORMATION TECH-JUL23 | * | 150.00 | |
| 8/01/23 | 23 | 202308 | 310-51300-34000 | MANAGEMENT FEES-AUG23 | * | 3,062.50 | |
| 8/01/23 | 23 | 202308 | 310-51300-35200 | WEBSITE MANAGEMENT-AUG23 | * | 100.00 | |
| 8/01/23 | 23 | 202308 | 310-51300-35100 | INFORMATION TECH-AUG23 | * | 150.00 | |
| 9/01/23 | 24 | 202309 | 310-51300-34000 | MANAGEMENT FEES-SEP23 | * | 3,062.50 | |
| 9/01/23 | 24 | 202309 | 310-51300-35200 | WEBSITE MANAGEMENT-SEP23 | * | 100.00 | |
| 9/01/23 | 24 | 202309 | 310-51300-35100 | INFORMATION TECH-SEP23 | * | 150.00 | |
| 9/01/23 | 24 | 202309 | 310-51300-51000 | OFFICE SUPPLIES | * | .06 | |
| 9/01/23 | 24 | 202309 | 310-51300-42000 | POSTAGE | * | 1.27 | |
| 10/01/23 | 25 | 202310 | 310-51300-34000 | MANAGEMENT FEES-OCT23 | * | 3,062.50 | |
| 10/01/23 | 25 | 202310 | 310-51300-35200 | WEBSITE MANAGEMENT-OCT23 | * | 100.00 | |
| 10/01/23 | 25 | 202310 | 310-51300-35100 | INFORMATION TECH-OCT23 | * | 150.00 | |
| 11/01/23 | 26 | 202311 | 310-51300-34000 | MANAGEMENT FEES-NOV23 | * | 3,062.50 | |
| 11/01/23 | 26 | 202311 | 310-51300-35200 | WEBSITE MANAGEMENT-NOV23 | * | 100.00 | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # | |
|-------------------------------------|-------|-----------------------------------|--|--------------------------|--------|----------|---------------------------|--------|
| 11/01/23 | 26 | 202311 | 310-51300-35100 | INFORMATION TECH-NOV23 | * | 150.00 | | |
| 11/01/23 | 26 | 202311 | 310-51300-51000 | OFFICE SUPPLIES | * | .03 | | |
| 11/01/23 | 26 | 202311 | 310-51300-42000 | POSTAGE | * | .79 | | |
| 12/01/23 | 27 | 202312 | 310-51300-34000 | MANAGEMENT FEES-DEC23 | * | 3,062.50 | | |
| 12/01/23 | 27 | 202312 | 310-51300-35200 | WEBSITE MANAGEMENT-DEC23 | * | 100.00 | | |
| 12/01/23 | 27 | 202312 | 310-51300-35100 | INFORMATION TECH-DEC23 | * | 150.00 | | |
| 12/01/23 | 27 | 202312 | 310-51300-51000 | OFFICE SUPPLIES | * | .06 | | |
| 12/01/23 | 27 | 202312 | 310-51300-42000 | POSTAGE | * | 1.27 | | |
| 1/01/24 | 29 | 202401 | 310-51300-34000 | MANAGEMENT FEES-JAN24 | * | 3,062.50 | | |
| 1/01/24 | 29 | 202401 | 310-51300-35200 | WEBSITE MANAGEMENT-JAN24 | * | 100.00 | | |
| 1/01/24 | 29 | 202401 | 310-51300-35100 | INFORMATION TECH-JAN24 | * | 150.00 | | |
| 2/01/24 | 30 | 202402 | 310-51300-34000 | MANAGEMENT FEES-FEB24 | * | 3,062.50 | | |
| 2/01/24 | 30 | 202402 | 310-51300-35200 | WEBSITE MANAGEMENT-FEB24 | * | 100.00 | | |
| 2/01/24 | 30 | 202402 | 310-51300-35100 | INFORMATION TECH-FEB24 | * | 150.00 | | |
| 2/01/24 | 30 | 202402 | 310-51300-51000 | OFFICE SUPPLIES | * | .06 | | |
| 2/01/24 | 30 | 202402 | 310-51300-42000 | POSTAGE | * | 1.47 | | |
| 3/01/24 | 31 | 202403 | 310-51300-34000 | MANAGEMENT FEES-MAR24 | * | 3,062.50 | | |
| 3/01/24 | 31 | 202403 | 310-51300-35200 | WEBSITE MANAGEMENT-MAR24 | * | 100.00 | | |
| 3/01/24 | 31 | 202403 | 310-51300-35100 | INFORMATION TECH-MAR24 | * | 150.00 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | 53,017.78 | 000050 |
| 5/17/24 | 00007 | 10/11/22 | 4340 | 202405 300-13100-10100 | * | 6,960.54 | | |
| | | 11/13/22 | 4826 | 202405 300-13100-10100 | * | 2,077.66 | | |
| | | 11/13/22 | 4827 | 202405 300-13100-10100 | * | 76.00 | | |

CVC CROSSROADS VIL BOH

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|----------|------------------------------------|--------|----------|----------------------------|
| | | 12/12/22 5045 | 202405 300-13100-10100 | | | * | 65.76 | |
| | | BOND VALIDATION-NOV22 | | | KILINSKI VAN WYK, PLLC | | | 9,179.96 000051 |
| 7/02/24 | 00007 | 10/11/22 4340-A | 202406 310-51300-31500 | | INTEREST SEPTEMBER 2022 | * | 420.90 | |
| | | 11/13/22 4826-A | 202406 310-51300-31500 | | INTEREST OCTOBER 2022 | * | 32.49 | |
| | | 11/13/22 4827-A | 202406 310-51300-31500 | | INTEREST OCTOBER 2022 | * | 1.14 | |
| | | 12/12/22 5045-A | 202406 310-51300-31500 | | INTEREST NOVEMBER 2022 | * | .90 | |
| | | 1/13/24 8347 | 202312 310-51300-31500 | | ATTORNEY SVCS-DEC23 | * | 190.64 | |
| | | 2/11/24 8597 | 202401 310-51300-31500 | | ATTORNEY SVCS-JAN24 | * | 171.93 | |
| | | 6/18/24 9743 | 202405 310-51300-31500 | | ATTORNEY SVCS-MAY24 | * | 38.00 | |
| | | | | | KILINSKI VAN WYK, PLLC | | | 856.00 000052 |
| 7/17/24 | 00007 | 7/16/24 9812 | 202406 310-51300-31500 | | ATTORNEY SVCS-JUN24 | * | 304.00 | |
| | | | | | KILINSKI VAN WYK, PLLC | | | 304.00 000053 |
| 8/23/24 | 00007 | 8/17/24 10091 | 202407 310-51300-31500 | | ATTORNEY SVCS-JUL24 | * | 570.00 | |
| | | | | | KILINSKI VAN WYK, PLLC | | | 570.00 000054 |
| 9/18/24 | 00007 | 9/08/24 10297 | 202408 310-51300-31500 | | ATTORNEY SVCS-AUG24 | * | 1,241.19 | |
| | | | | | KILINSKI VAN WYK, PLLC | | | 1,241.19 000055 |
| 10/24/24 | 00002 | 10/01/24 91495 | 202410 310-51300-54000 | | SPECIAL DISTRICT FEE-FY25 | * | 175.00 | |
| | | | | | DEPARTMENT OF ECONOMIC OPPORTUNITY | | | 175.00 000056 |
| 1/09/25 | 99999 | 1/09/25 VOID | 202501 000-00000-00000 | | VOID CHECK | C | .00 | |
| | | | | | *****INVALID VENDOR NUMBER***** | | | .00 000057 |
| 1/09/25 | 99999 | 1/09/25 VOID | 202501 000-00000-00000 | | VOID CHECK | C | .00 | |
| | | | | | *****INVALID VENDOR NUMBER***** | | | .00 000058 |
| 1/09/25 | 00001 | 4/01/24 32 | 202404 310-51300-34000 | | MANAGEMENT FEES-APR24 | * | 3,062.50 | |

CVC CROSSROADS VIL BOH

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|------------|-------|-----------------------------------|--|--------------------------|--------|----------|----------------------------|
| 4/01/24 | 32 | | 202404 310-51300-35200 | WEBSITE MANAGEMENT-APR24 | * | 100.00 | |
| 4/01/24 | 32 | | 202404 310-51300-35100 | INFORMATION TECH-APR24 | * | 150.00 | |
| 5/01/24 | 33 | | 202405 310-51300-34000 | MANAGEMENT FEES-MAY24 | * | 3,062.50 | |
| 5/01/24 | 33 | | 202405 310-51300-35200 | WEBSITE MANAGEMENT-MAY24 | * | 100.00 | |
| 5/01/24 | 33 | | 202405 310-51300-35100 | INFORMATION TECH-MAY24 | * | 150.00 | |
| 5/01/24 | 33 | | 202405 310-51300-51000 | OFFICE SUPPLIES | * | .03 | |
| 5/01/24 | 33 | | 202405 310-51300-42000 | POSTAGE | * | .17 | |
| 6/01/24 | 35 | | 202406 310-51300-34000 | MANAGEMENT FEES-JUN24 | * | 3,062.50 | |
| 6/01/24 | 35 | | 202406 310-51300-35200 | WEBSITE MANAGEMENT-JUN24 | * | 100.00 | |
| 6/01/24 | 35 | | 202406 310-51300-35100 | INFORMATION TECH-JUN24 | * | 150.00 | |
| 7/01/24 | 36 | | 202407 310-51300-34000 | MANAGEMENT FEES-JUL24 | * | 3,062.50 | |
| 7/01/24 | 36 | | 202407 310-51300-35200 | WEBSITE MANAGEMENT-JUL24 | * | 100.00 | |
| 7/01/24 | 36 | | 202407 310-51300-35100 | INFORMATION TECH-JUL24 | * | 150.00 | |
| 8/01/24 | 37 | | 202408 310-51300-34000 | MANAGEMENT FEES-AUG24 | * | 3,062.50 | |
| 8/01/24 | 37 | | 202408 310-51300-35200 | WEBSITE MANAGEMENT-AUG24 | * | 100.00 | |
| 8/01/24 | 37 | | 202408 310-51300-35100 | INFORMATION TECH-AUG24 | * | 150.00 | |
| 9/01/24 | 38 | | 202409 310-51300-34000 | MANAGEMENT FEES-SEP24 | * | 3,062.50 | |
| 9/01/24 | 38 | | 202409 310-51300-35200 | WEBSITE MANAGEMENT-SEP24 | * | 100.00 | |
| 9/01/24 | 38 | | 202409 310-51300-35100 | INFORMATION TECH-SEP24 | * | 150.00 | |
| 9/01/24 | 38 | | 202409 310-51300-51000 | OFFICE SUPPLIES | * | .03 | |
| 9/01/24 | 38 | | 202409 310-51300-42000 | POSTAGE | * | .69 | |
| 10/01/24 | 39 | | 202410 310-51300-34000 | MANAGEMENT FEES-OCT24 | * | 3,062.50 | |
| 10/01/24 | 39 | | 202410 310-51300-35200 | WEBSITE MANAGEMENT-OCT24 | * | 100.00 | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|----------|--------------|------------------------|------------------|-----|-------|-----|----------|--------------------------|--------|------------|--------------|---------|
| 10/01/24 | 39 | | 202410 310-51300-35100 | | | | | | INFORMATION TECH-OCT24 | * | 150.00 | | |
| 10/01/24 | 39 | | 202410 310-51300-51000 | | | | | | OFFICE SUPPLIES | * | .03 | | |
| 10/01/24 | 39 | | 202410 310-51300-42000 | | | | | | POSTAGE | * | .69 | | |
| 11/01/24 | 41 | | 202411 310-51300-34000 | | | | | | MANAGEMENT FEES-NOV24 | * | 3,062.50 | | |
| 11/01/24 | 41 | | 202411 310-51300-35200 | | | | | | WEBSITE MANAGEMENT-NOV24 | * | 100.00 | | |
| 11/01/24 | 41 | | 202411 310-51300-35100 | | | | | | INFORMATION TECH-NOV24 | * | 150.00 | | |
| 11/01/24 | 41 | | 202411 310-51300-51000 | | | | | | OFFICE SUPPLIES | * | .03 | | |
| 11/01/24 | 41 | | 202411 310-51300-42000 | | | | | | POSTAGE | * | .20 | | |
| 12/01/24 | 42 | | 202412 310-51300-34000 | | | | | | MANAGEMENT FEES-DEC24 | * | 3,062.50 | | |
| 12/01/24 | 42 | | 202412 310-51300-35200 | | | | | | WEBSITE MANAGEMENT-DEC24 | * | 100.00 | | |
| 12/01/24 | 42 | | 202412 310-51300-35100 | | | | | | INFORMATION TECH-DEC24 | * | 150.00 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | | 29,814.37 | 000059 | |
| 1/09/25 00007 | 10/14/24 | 10474 | 202409 310-51300-31500 | | | | | | ATTORNEY SVCS-SEP24 | * | 1,072.00 | | |
| | 10/14/24 | 10474-A | 202409 310-51300-31500 | | | | | | INTEREST FOR INV#10474 | * | .91 | | |
| | 10/14/24 | 10474-B | 202409 310-51300-31500 | | | | | | INTEREST FOR INV#10474 | * | .88 | | |
| | 11/22/24 | 10738 | 202410 310-51300-31500 | | | | | | ATTORNEY SVCS-OCT24 | * | 4,289.20 | | |
| | 12/10/24 | 10918 | 202411 310-51300-31500 | | | | | | ATTORNEY SVCS-NOV24 | * | 2,118.50 | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | 7,481.49 | 000060 | |
| 1/13/25 00007 | 9/08/24 | 10298 | 202501 300-20700-10200 | | | | | | 031 FR#3 | * | 570.00 | | |
| | 9/08/24 | 10298 | 202501 300-20700-10200 | | | | | | 031 FR#3 | V | 570.00- | | |
| KILINSKI VAN WYK, PLLC | | | | | | | | | | | .00 | 000061 | |
| TOTAL FOR BANK A | | | | | | | | | | | 107,579.14 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 107,579.14 | | |
| CVC CROSSROADS VIL BOH | | | | | | | | | | | | | |

Audit Committee Meeting

SECTION III

SECTION A

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2023
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, April 14, 2025 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Crossroads Village Center Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2023, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Crossroads Village Center Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the the City of Haines City, Polk County, Florida. The District currently has an operating budget of approximately \$_____. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Crossroads Village Center Community Development District.**"

Proposals must be received by **5:00 PM on Monday, April 14, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, March 31, 2025**