

*Crossroads Village Center  
Community Development District*

*Meeting Agenda*

*August 27, 2025*

# AGENDA

# ***Crossroads Village Center Community Development District***

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219 E. Livingston St., Orlando, Florida 32801

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

August 20, 2025

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Crossroads Village Center Community Development District** will be held on **Wednesday, August 27, 2025, at 1:30 PM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

**Zoom Video Link:** <https://us06web.zoom.us/j/89110697405>

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

**Meeting ID:** 891 1069 7405

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments are limited to a total of three (3) minutes each)
3. Organizational Matters
  - A. Administration of Oath of Office to Newly Elected Board Member Bill Hardman (Seat #2) (*Appointed at May 28, 2025 Board of Supervisors Meeting*)
  - B. Consideration of Resolution 2025-15 Electing Officers
4. Approval of Minutes of the May 28, 2025 Board of Supervisors Meeting & May 28, 2025 Audit Committee Meeting
5. Public Hearings
  - A. Public Hearing on the Imposition of Special Assessments
    - i. Presentation of Amended and Restated Master Engineer's Report for Capital Improvements dated May 28, 2025
    - ii. Presentation of Amended and Restated Master Assessment Methodology Report dated May 28, 2025
    - iii. Consideration of Resolution 2025-16 Levying Special Assessments
    - iv. Consideration of Amended Notice of Master Special Assessments
  - B. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget & the Fiscal Year 2025/2026 Budget
    - i. Consideration of Resolution 2025-17 Adopting the District's Fiscal Year 2024/2025 Budget & Fiscal Year 2025/2026 Budget and Appropriating Funds
    - ii. Consideration of Fiscal Year 2025/2026 Budget Deficit Funding Agreement

- C. Public Hearing on the Imposition of Operations and Maintenance Special Assessments for Fiscal Year 2025/2026
    - i. Consideration of Resolution 2025-18 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025/2026
- 6. Consideration of Resolution 2025-19 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
- 7. Consideration of Resolution 2025-20 Spending Authorization Resolution
- 8. Ratification of Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2023 Audit + 5 Additional Renewals (through Fiscal Year 2028 Audit)
- 9. Goals and Objectives
  - A. Adoption of Fiscal Year 2026 Goals & Objectives
  - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
- 10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

## SECTION III

## SECTION B

**RESOLUTION 2025-15**

**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>

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

**PASSED AND ADOPTED** this 27th day of August 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 on **Wednesday, May 28, 2025**, at 1:31 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Syed Raza  
Richard Laccabue  
Cindy Steele

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Jennifer Kilinski *via Zoom*  
Stephen Risser *via Zoom*  
Dave Schmitt *via Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Schmitt Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 18, 2025 Board of Supervisors Meeting & February 18, 2025 Audit Committee Meeting**

Ms. Burns presented the minutes from the February 18, 2025 Board of Supervisors meeting and the February 18, 2025 Audit Committee meeting. Ms. Burns asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Minutes of the February 18, 2025 Board of Supervisors Meeting and February 18, 2025 Audit Committee Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Acceptance of the Ranking of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Burns stated this was a recommendation to the Board of the Audit Committee. The audit committee ranked Grau & Associates #1 and Ms. Burns suggested authorizing staff to send the notice of intent to award to Grau.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Acceptance of the Ranking of the Audit Committee with Grau & Associates Ranked #1 and Authorizing Staff to send Notice of Intent to Award, was approved.

**FIFTH ORDER OF BUSINESS****Items Related to District Financing****A. Presentation of Amended and Restated Master Engineer's Report for Capital Improvements dated May 28, 2025**

Mr. Schmitt reviewed the Amended Master Engineer's Report for the Board. He stated that this was how everyone wanted it, with the overall projection information, as well as two assessment areas; Phase One and Assessment Area Two, which includes the hotel, multifamily, assisted living townhomes, and the balance of the commercial, comprising over 87,000 square feet. Mr. Schmidt stated they had updated the permit status. They reallocated dollars between Phases One, Two, and Three based on the total cost. He reiterated that Phase One was the commercial phase, Phase Two was a mix of commercial and residential, and Phase Three consisted of all the residential townhomes on the West side.

Mr. Schmitt reviewed Table D1, which was the assessment area for all commercial activities, and Table D2 was the assessment area for Phases Two and Phase Three combined.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Amended and Restated Master Engineer's Report for Capital Improvements dated May 28, 2025, was approved.

**B. Presentation of Amended and Restated Master Assessment Methodology Report dated May 28, 2025**

Ms. Burns stated that there were only a couple of minor updates that had already been reviewed. Ms. Burns noted that the assessment report allocated debt to the properties within the Districts that benefited from the Capital Improvement Plan. She added that the report would be updated with the actual terms of the bonds in each series. Ms. Burns said that the commercial was allocated per 1,000 square feet: the hotel, the multifamily, the assisted living, and the townhomes. Total accessible units are 1,214.60. Table Two shows the Capital Improvement Plan from the Engineer's report that was broken down to the different assessment areas, Assessment Area One total was \$21,515,413, Assessment Area Two, the commercial and residential are \$31,797,516 and Assessment Area Two residential is \$1,000,000 for the total cost estimate from the Engineer's report was \$54,312,929. Ms. Burns stated that Table Three of the report showed the estimated bond sizing and the total bond sizing, listed at \$71,520,000.

Ms. Burns stated that Table Four showed the improvement costs per unit. Table Five shows the par debt per unit. She added that the commercial debt per unit, per 1,000 square feet, was \$88,474. Assessment Area One was divided into Assessment Area Two, which included the commercial sector, with a hotel valuation of \$41,519 and a multifamily valuation of \$42,950, similar to the assisted living sector. For the townhomes, the maximum amount of debt they could issue is \$64,425. Table Six breaks down the net and gross annual debt assessment per unit. Table Seven showed the preliminary assessment roll. There was one property owner listed, Black Mountain Group LLC owns 120.03 acres.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Amended and Restated Master Assessment Methodology Report dated May 28, 2025, was approved.

**C. Consideration of Resolution 2025-11 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Special Assessments**

Ms. Kilinski stated that this resolution was approved in substantial form. She had reviewed the report and set a public hearing on the master assessment, adding the date and time for August 27<sup>th</sup>.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, Resolution 2025-11 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Special Assessments for August 27, 2025, was approved.

**D. Consideration of Resolution 2025-12 Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing on the Adoption of the Budget**

Ms. Burns stated that they were almost finished with Fiscal Year 2025 and they would be setting a public hearing on the adoption of the 2025 budget. She added they were almost through with that fiscal year. She said that it was admin expenses that were listed, and they had already proved a developer spending agreement.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, Resolution 2025-12 Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing on the Adoption of the Budget for August 27, 2025, was approved.

**E. Consideration of Resolution 2025-13 Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing on the Adoption of the Budget**

Ms. Burns stated that this hearing would be held on August 27<sup>th</sup> at 1:30 p.m. She added that they anticipated incurring field expenses and maintaining property that the CDD would own in 2026. They had discussed the development plan, what was to be conveyed to the CDD, and an estimated timeframe. Ms. Burns stated that this was the version that they had put together and had been reviewed. She added that the only change was that she did not include the \$100,000 capital reserve transfer. Ms. Burns noted that the amount would provide them with flexibility when adopting the budget. Ms. Burns requested a motion to approve Resolution 2025-13, setting the public hearing for the 2026 budget for August 27<sup>th</sup> at 1:30 p.m.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, Resolution 2025-13 Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing on the Adoption of the Budget, for August 27, 2025, was approved.

**F. Consideration of Resolution 2025-14 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**

Ms. Burns stated that they had noted the current year, 2025, was developer funded. She noted that the assessment levied in the budget would require two separate hearings; a hearing on the budget and a hearing on imposing assessments once the budget is approved. These hearings will occur on August 27<sup>th</sup> at 1:30 p.m. There was a discussion on how to allocate operations and maintenance expenses.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, Resolution 2025-14 Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments for Fiscal Year 2025/2026 for August 27, 2025, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Assignment of Construction Contract**

Ms. Burns noted that this would assign the construction contract entered into by Black Mountain Group, which had assigned the contract to the CDD site contractor.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Assignment of Construction Contract, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement**

Ms. Burns stated that this was with Black Mountain Group LLC. This entity would agree to fund the construction and any costs related to construction that are eligible under the engineer's report and can be reimbursed from future bond issuance. Ms. Burns requested a motion to approve.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Construction Funding Agreement, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement**

Ms. Kilinski stated that once the District takes ownership of the assets and the requirement to construct the capital improvement plan before the bond issue, an acquisition deal is appropriate. The acquisition agreement also notes that the District doesn't currently have funds from a tax-

exempt fund issue. Ms. Kilinski added that the District was relying on the developer to aid in the acquisition, construction work, product generation, and the Engineers' reports on the developer's funding, and in consideration of the developer providing that funding to the District.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Acquisition Agreement, was approved.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-15 Revising Remaining Fiscal Year 2025 Meeting Schedule Dates and Time of Meetings**

Ms. Burns stated that they had previously asked to change the meetings to Tuesdays. Ms. Burns noted that they had set the hearing for August 27<sup>th</sup> and the fiscal year would end in September. She added that she did not anticipate holding a meeting other than the one in August.

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Kilinski stated that some Supervisors had questions about a notice received from the Commission on Ethics reminding everyone to file their Form 1. She noted that many assumed the notice was a phishing email and deleted it. She added that if they had something from the Commission, they should not delete it. A 4-hour ethics training is required that everyone is expected to complete by the end of 2025.

##### **B. Engineer**

Mr. Schmitt had nothing to report.

##### **C. District Manager's Report**

###### **i. Approval of Check Register**

###### **ii. Balance Sheet & Income Statement**

Ms. Burns noted that she had approved the check register from February 1<sup>st</sup> to May 23<sup>rd</sup> totaling \$28,940.34, which is included in the agenda package for review. She stated that she was happy to answer any questions.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Check Register, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns stated that Seat #2 was vacant. If the Board wanted to appoint someone to that seat they could do so at that time or let it remain vacant. There was a motion to appoint Mr. Bill Hardman.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, Appointing Bill Hardman to Fulfill the Board Vacancy, was approved.
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**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience  
Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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

The Audit Committee meeting of the Crossroads Village Center Community Development District was held **Tuesday, May 28, 2025**, at 1:31 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present for the Audit Committee were:

Syed Raza  
Richard Laccabue  
Cindy Steele

Also present were:

Jill Burns  
Jennifer Kilinski *via Zoom*  
Stephen Risser *via Zoom*  
Dave Schmitt *via Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Schmitt Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

**A. DiBartolomeo, McBee, Hartley & Barnes**

**B. Grau & Associates**

Ms. Burns stated that she had already reviewed these proposals and could make recommendations; then the Board could choose to accept those or conduct their ranking and scoring. Ms. Burns said that they had previously worked with both firms. She explained there would be 20 points assigned to both proposers' experience, 20 points to each for understanding the scope of work, and 20 points to both for the ability to furnish the required services.



Ms. Burns noted that the only difference between the firms was the pricing. She said that Grau & Associates's pricing was less over a 5-year proposal period, so they assigned Grau & Associates 20 points for a total of 100, and 19 points to DiBartolomeo, McBee, Hartley & Barnes for a total of 99.

On MOTION by Mr. Raza, seconded by Ms. Steele, with all in favor, the Review of Proposals and Tally of Audit Committee Members Rankings with Grau & Associates Ranked #1, was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

**AMENDED AND RESTATED  
MASTER ENGINEER'S  
REPORT FOR CAPITAL  
IMPROVEMENTS**

**Prepared for:**

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

**Prepared by:**

**DAVE SCHMITT ENGINEERING, INC  
12301 LAKE UNDERHILL ROAD  
ORLANDO, FL 32828**

**May 28, 2025**

# **CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary

Map EXHIBIT 4- Land Use

Map EXHIBIT 5- Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Infrastructure Costs

EXHIBIT 8- Summary of Proposed Infrastructure

EXHIBIT 9- Overall Site Plan

**AMENDED AND RESTATED MASTER ENGINEER’S REPORT  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

This Amended and Restated Master Engineer’s Report for Capital Improvements (the “Report”) amends the Master Engineer’s Report for Capital Improvements, dated February 16, 2022 to update costs and the revised site plan for the Crossroads Village Center development (“Development”). The Crossroads Village Center Community Development District (the “District” or the “CDD”) is located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road within Haines City, Florida (the “City”), in Polk County (the “County”). The District currently contains approximately 120.03 acres and the anticipated land uses within the District consist of a mix of commercial and residential development. These land uses, which are subject to change based on a number of factors, are described in **Table A**:

**Table A**

<b>Land Use</b>	<b>Units / Sq.ft.</b>
Commercial – Per 1k Sq Feet	409,600 sq/ft
Hotel	90 Room
Multifamily	350 Units
Assisted Living Facility (“ALF”)	140 Room
Townhomes	225 Units

The currently proposed development program for the District is presented in **Table B**:

**Table B**

<b>Category</b>	<b>Description</b>
Assessment Area 1	Commercial (321,734 sq/ft)
Assessment Area 2	Hotel, Multifamily, ALF, Townhomes, Commercial (87,866 sq/ft)

The CDD was established by City Ordinance No. 21-1767. The District is anticipated to own and operate the internal roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will



be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), Florida Department of Transportation (FDOT) and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in **Tables D, D1, and D2** of this Report.

This “Capital Improvement Plan” or Report reflects the present intentions of the District. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to this Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Estimated costs outlined in this Report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated by the District to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to outline the District’s master infrastructure plan and provide engineering support for the financing of construction, installation, and/or acquisition of public infrastructure improvements necessary to support development within the District. This

Report will identify the proposed public infrastructure improvements to be constructed, installed, and/or acquired by the District, provide an opinion of probable infrastructure cost, and identify anticipated future ownership and maintenance responsibilities.

Contained within this Report is a brief description of the public infrastructure improvements anticipated to be constructed, installed, and/or acquired by the District. The District will finance, construct, install, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

### **III. THE DEVELOPMENT**

The Development is a mixed use planned development located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road. The property has a land use of RMU (Regional Mixed Use) and a zoning of MUPUD (Mixed Use Planned Unit Development). The Development will be constructed in multiple phases. The Development is currently anticipated to consist of 225 townhome lots, 350 multi-family units, 140 room assisted living facility, 90 hotel rooms (together, “Assessment Area Two Units”) and 321,734 square feet of commercial property (“Assessment Area One Units”), along with recreation/amenity areas, parks and open space, landscaping and hardscaping, and associated infrastructure – all as is more specifically described herein and in **Table A**.

For purposes of construction phasing in the Development, the following is assumed:

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
<b><i>Assessment Area One</i></b>				
Commercial (sq. ft)	321,734	0	0	<b>321,734</b>
<b><i>Assessment Area Two</i></b>				
Commercial (sq. ft)		87,866	0	<b>87,866</b>
Hotel (rooms)	0	90	0	<b>90</b>
Multi-family (units)	0	350	0	<b>350</b>
Townhomes (units)	0	0	225	<b>225</b>
Assisted Living (rooms)	0	140	0	<b>140</b>

#### **IV. THE CAPITAL IMPROVEMENT PLAN**

The Capital Improvement Plan (“CIP”) consists of public infrastructure improvements necessary to support the development of the various unit types and uses within the Development. The primary portions of the CIP will entail master stormwater management facility construction and the mass grading, roadways built to an "urban" typical section, water and sewer facilities, and off-site improvements required by development approvals to support development (including, but not necessarily limited to, roadway improvements and extension of water and sewer mains to serve the Development). The CIP also includes stormwater management structures which will outfall into an on-site stormwater management retention pond. These stormwater management structures, and retention pond areas comprise the overall stormwater facilities of the CIP. There will also be master infrastructure improvements associated with the remaining phases of the Development as provided in this Report.

Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur but will not be funded by the District. Installation of streetlights and power conduits within the right of way or easements is anticipated to be funded by the District. Only undergrounding of wire within right-of-way areas and on District land is included. As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other

phases via sidewalks to the other portions of sidewalk and will be accessible by both sidewalks as well as roadways within the District.

## **V. CAPITAL IMPROVEMENT PLAN INFRASTRUCTURE COMPONENTS**

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will run off via roadway curb and gutter to storm inlets and then convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, SWFWMD and FDOT. There are no known natural surface waters within the Development other than the on-site wetlands. The project site is in the Peace Creek basin. Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0357G effective 12/22/2016, demonstrates that more than half of the property is located within Flood Zone AE (BFE's: 124.6 & 125 FT) while the rest is in Zone X and a small portion in the 500-year floodplain. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Internal Roadways and Parking Facility**

The proposed internal roadway sections vary in the Development.

- 48' & 50' rights-of-way with 24' of asphalt and Miami curb and gutter on both sides for the single family and townhome residential units.
- 100' right-of-way with 48' of asphalt, a 24' median and Type F curb and gutter on both sides for the main streets.

The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and providing stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights- of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. Parking facilities, including surface lots and a parking garage, are anticipated to be constructed as well. As stated above, the District's anticipated funding of roadway construction will be limited only to those internal roadways within the Development which will be accessible for use by the public (i.e. any portions of roadway which may be constructed behind hard-gates will not be financed by the District).

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District. Phase 1 will tie into the existing 16" WM on HWY 27. Phase 2 will have a new connection and tie into the 12" WM on HWY 17-92. Phase 3 will have a new connection on Watt's Dairy Road with an 8" WM. Reclaimed water is not available for this site. A connection to the potable water system is anticipated to be constructed and funded by the District and to be installed onsite to provide irrigation within the right of way or irrigation water service shall be provided as part of the domestic water system design.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual residential and commercial lots. Phase 1 lift station will serve Phases 1, 2 & 3. The 6" force main ("FM") will tie into an existing 6" FM on Florida Avenue. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District anticipates providing financing for the HWY 27 and HWY 17-92 roadway improvements, associated signals, Watts Dairy drainage improvements and the off-site water and sewer improvements currently planned. The site construction activities associated with the CIP are anticipated for completion in Phase 1 & 2 and are anticipated to include 2 driveway connections on HWY 27 and HWY 17-92. Upon completion of these improvements, inspection/certifications will be obtained from the FDOT, SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection), and the City/County.

There is 1 proposed FM to be built to serve the entire Development. The FM will tie into an existing City's FM on Florida Ave and will cross under HWY 27. At this time, there are no impact fee credits associated with the beforementioned off-site improvements; however, the developer is currently in negotiation with various governmental entities for said credits. Should improvements give rise to impact fees at a later date, this Report will be amended accordingly or will be addressed under separate financing documents. These improvements benefit both assessment areas.

### **Amenities and Parks**

The District currently plans to provide funding for an Amenity Center anticipated to include the following: parking area, clubhouse and pavilion with restroom facilities, pool, tot lot, all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph and anticipated to be

financed by the District will be available to the general public. The Amenity Center will be available to the general public if financed by the District, subject to a reasonable fee. The Assessment Area One Units have a de minimis benefit from the District's amenity and park improvements and will be permitted to purchase access to the same with payment of a reasonable fee as the rest of the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by DUKE. Electric facilities which are funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase and install the street lighting along the internal roadways within the CDD or enter into a lease with DUKE. These lights will either be owned, operated and maintained by the District or if leased by DUKE after dedication, with the District financing the differential cost of undergrounding of the electric utilities.

### **Entry Features, Landscaping, Hardscaping, and Irrigation**

Landscaping, irrigation, and hardscaping, including entry features and walls at the entrances and along the outside boundary of the Development are planned to be provided by the District. The irrigation system will connect to the potable water system. The irrigation water mains to the various phases of the Development are anticipated to be financed and constructed or acquired by the District and to be operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items are also anticipated to be funded, owned and maintained by the District.

### **Wetland Mitigation**

Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD permit for the development.

## **Miscellaneous**

The stormwater improvements, wetland mitigation, off-site improvements, traffic signals, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional and legal, district maintenance fees as described in this report, are currently planned to be financed by the District with the intention of benefiting all or a portion, as further described herein and in any supplements to this report, of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended mixed residential and commercial uses as further detailed in this Report. The costs included in this Report include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.

## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **Overall**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
City Zoning Approval	Approved
City Preliminary Plat	Approved
City Master Utility	Approved
City Master Drainage	Approved
SWFWMD ERP (Mass Grading)	Approved
ACOE	N/A



### PHASE 1

Permits / Approvals	Approval / Expected Date
SWFWMD ERP (Phase 1 MOD)	Approved
Construction Plans Haines City (Phase 1)	Approved
Construction Plans Haines City (Off-Site)	Approved
Polk County Health Department Water (Phase 1)	Approved
Polk County Health Department Water (Off-Site)	TBD
FDEP Sewer (Phase 1)	Approved
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	Approved
FDOT Utility – US 27 & US 17	Approved
FDOT Driveway & Drainage	Pending

### PHASE 2

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 2 (MOD)	TBD
Construction Plans Haines City (Phase 2)	TBD
Polk County Health Department Water (Phase 2)	TBD
Polk County Health Department Water (Offsite)	TBD
FDEP Sewer (Phase 2)	TBD
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	TBD

### PHASE 3

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 3 (MOD)	TBD
Construction Plans Haines City (Phase 3)	TBD
FDEP Sewer (Phase 3)	TBD
Polk County Health Department Water (Phase 3)	TBD
NPDES (FDEP NOI)	TBD

## **VII. RECOMMENDATION**

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation of the District as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this Report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements, listed in Tables D, D1, and D2, is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the

regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built-in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

**Crossroads Village Center Community Development District**  
**Summary of Proposed Infrastructure**  
**Table C**

<b><u>Infrastructure</u></b>	<b><u>Construction Entity</u></b>	<b><u>Ownership Entity</u></b>	<b><u>Capital Financing</u><sup>1</sup></b>	<b><u>Operation &amp; Maintenance Entity</u></b>
Stormwater Management Facilities	District	District	District	District
Water and Wastewater Utilities (Lift Stations, Water, & Sewer) <sup>2</sup>	District	City of Haines City	District	City of Haines City
Electric and Lighting Utilities (Street Lighting & Conduit) <sup>3</sup>	District	District	District	District
Internal Roadway Improvements and Parking <sup>4</sup>	District	District	District	District
Offsite Roadway Improvements <sup>5</sup>	District	Applicable Governmental Entity	District	Applicable Governmental Entity
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	District	District	District	District
Amenities and Park Facilities	District	District	District	District
Offsite Utility Improvements <sup>6</sup>	District	City of Haines City	District	City of Haines City

<sup>1</sup> Infrastructure costs not funded utilizing District bond proceeds are anticipated to be financed by the developer.

<sup>2</sup> Utility improvements constructed by the District shall be constructed in accordance with City specifications and conveyed to the City upon completion.

<sup>3</sup> Undergrounding of conduit for streetlighting is anticipated to be financed and installed by the District; the District anticipates entering into a lighting service agreement with DUKE Energy for the lease of streetlight poles and provision of lighting service.

<sup>4</sup> Internal master roadway improvements are anticipated to be financed, constructed, owned, and maintained by the District.

<sup>5</sup> Offsite master roadway improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.

<sup>6</sup> Offsite utility improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.

**Crossroads Village Center Community Development District**  
**Summary of Probable Infrastructure Costs**  
**Table D**

<b><u>Infrastructure</u><sup>1,2</sup></b>	<b><u>Mass Grading</u></b>	<b><u>Phase 1</u> <u>2025-2026</u> <b>(Commercial)</b></b>	<b><u>Phase 2</u> <u>2025-2026</u> <b>(Commercial/ Residential)</b></b>	<b><u>Phase 3</u> <u>2025-2026</u> <b>(Residential)</b></b>	<b><u>Total</u></b>
Stormwater Management Facilities <sup>3</sup>	N/A	\$6,701,913.80	\$3,350,956.90	\$6,701,913.80	\$16,754,784.50
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	N/A	\$2,244,856.00	\$1,343,819.00	\$617,742.25	\$4,206,417.25
Internal Roadway Improvements <sup>4</sup>	N/A	\$3,839,573.81	\$6,285,695.50	\$852,584.00	10,977,853.31
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	N/A	\$1,334,546.00	\$2,956,327.00	\$2,956,327.00	\$7,247,200.00
Offsite Roadway Improvements <sup>5 6 7</sup>	N/A	\$2,198,060.60	\$1,053,403.50	N/A	\$3,251,464.10
Amenities & Parks	N/A	N/A	\$250,000.00	\$750,000.00	\$1,000,000.00

<sup>1</sup> Master infrastructure improvements consist of stormwater management facilities, utilities including sanitary sewer lift stations, water, sewer, electrical conduit, and streetlighting improvements, offsite utility infrastructure, internal and offsite roadway improvements, parks and recreational facilities, as well as entry features, landscaping, hardscaping, and signage.

<sup>2</sup> Infrastructure cost estimates include master and subdivision infrastructure costs as well as civil/site engineering costs; all costs are based on 2021 costs.

<sup>3</sup> Includes mass grading and stormwater pond excavation; cost estimates do not include grading of individual lots for building pad construction or associated with the transportation and/or placement of fill on private property.

<sup>4</sup> Internal roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs and parking areas.

<sup>5</sup> External roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs.

<sup>6</sup> \$2,000,000.00 added for Four Off-Site Signals (\$500,000.00 Each) 4 signals

<sup>7</sup> \$200,000.00 added for Off-Site Watts Dairy Drainage

Wetland Mitigation <sup>9</sup>	N/A	\$2,000,000.00	\$730,000.00	\$600,000.00	\$3,330,000.00
Offsite Utility Improvements	N/A	\$390,105.00	\$70,810.00	N/A	\$460,915.00
15% Contingency <sup>10</sup>	N/A	\$2,806,358.28	\$2,406,151.79	\$1,871,785.06	\$7,084,295.13
<b>TOTAL</b>	<b>N/A</b>	<b>\$21,515,413.49</b>	<b>\$18,447,163.69</b>	<b>\$14,350,352.11</b>	<b>\$54,312,929.29</b>

<sup>9</sup> Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD permit for the development, please note this has been approved by SWFWMD Permit No. 43041539.039 dated 1/2/25. Final approval of the wetland mitigation plan by the SWFWMD and the United States Army Corps of Engineers & FDEP may require modification to the mitigation plan.

<sup>10</sup> Contingency cost estimate reflected is applicable to overall system of master infrastructure improvements and is therefore effectively shared by all phases of project development plus professional fees and any soft costs. The costs included in this Master Engineer's Report 15% contingency include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, traffic engineers, consultants and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.

A separation of costs into Assessment Areas 1 and 2 can be found in Tables D1 (Assessment Area 1) and Table D2 (Assessment Area 2).

Table D1 provides a summary of the proposed CIP and corresponding cost estimates to Assessment Area 1, which includes the commercial uses. Table D2 provides a summary of the proposed CIP and corresponding cost estimates to Assessment Area 2, which includes the single-family, townhome, multi-family, and hotel.

**Table D1 – Assessment Area 1 Costs (Phase 1)**

<b>Improvement Description</b>	<b>Estimated Cost</b>
Stormwater Management Facilities	\$6,701,913.80
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$2,244,856.00
Internal Roadway Improvements/Parking	\$3,839,573.81
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$1,334,546.00

Amenities and Park Facilities	0
Offsite Roadway Improvements	\$2,198,060.60
Wetland Mitigation	\$2,000,000.00
Offsite Utility Improvements	\$390,105.00
Contingency	2,806,358.28
Total Assessment Area 1 Costs	\$21,515,413.49

**Table D1 A – Assessment Area 1**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
<b>Assessment Area One</b>				
Commercial (sq. ft)	321,734	0	0	321,734

**Table D2 – Assessment Area 2 Costs (Phases 2 & 3)**

<b>Improvement Description</b>	<b>Estimated Cost</b>
Stormwater Management Facilities	\$10,052,870.70
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$1,961,561.25
Internal Roadway Improvements and Parking	\$7,138,279.50
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$5,912,654.00
Amenities and Park Facilities	\$1,000,000.00
Offsite Roadway Improvements	\$1,053,403.50
Wetland Mitigation	\$1,330,000.00
Offsite Utility Improvements	\$70,810.00
Contingency	\$4,277,936.85
Total Assessment Area 2 Costs	\$32,797,515.80

**Table D2 A – Assessment Area 2**

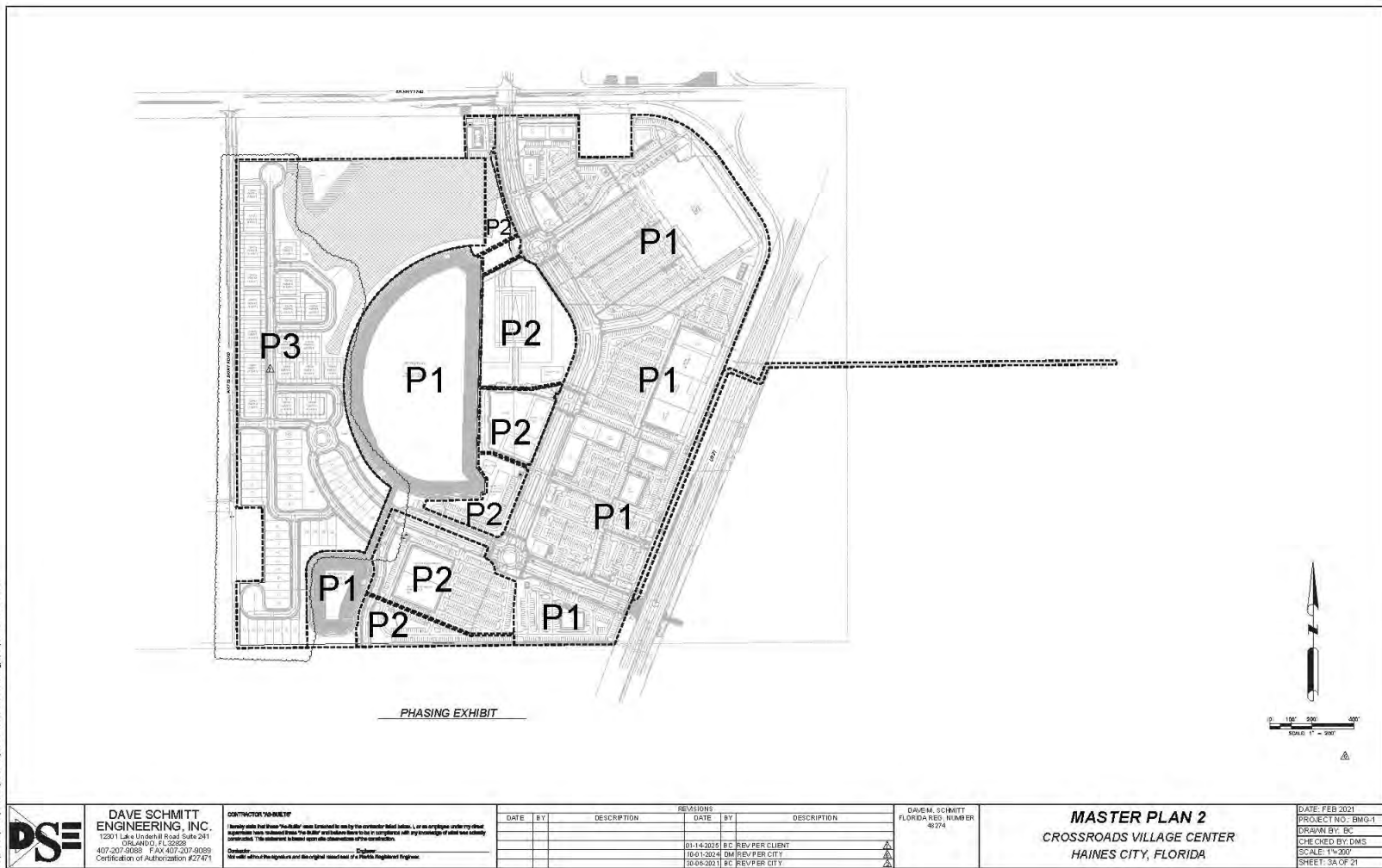
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
<b>Assessment Area Two</b>				
Single Family (units)				
Hotel (rooms)	0	90	0	<b>90</b>
Multi-family (units)	0	350	0	<b>350</b>
Townhomes (units)	0	0	225	<b>225</b>
Assisted Living (rooms)	0	140	0	<b>140</b>



## EXHIBIT 1 – LOCATION MAP



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NTS



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

DATE BY REVISIONS  
DESCRIPTION

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VILLAGE  
CENTER

DATE: JUNE 2021 PROJECT NO.: BMG-1 DRAWN BY: SAM C



CONTRACTOR'S SEAL

I hereby certify that these "As-Built" were furnished to me by the contractor listed below. I, or a representative under my direct supervision, have reviewed these "As-Built" and believe them to be accurate and complete to the best of my knowledge and belief as actually constructed. This statement is valid only if the signature of the contractor is also present.

Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and license number of an active Registered Professional Engineer.


48274

EXHIBIT 1 -  
LOCATION MAP  
CROSSROADS

## EXHIBIT 2 – LEGAL DESCRIPTION

# LEGAL DESCRIPTION

## PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 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 /86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"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, 260.00 feet to the intersection with a curve concaved 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 ore 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, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31" W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, 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 Watts Dairy Road; thence S00°02'22"W, 1650.98 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 N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53" W, 31.36 feet; thence S34°26'36" W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23" E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S2°44'12"E, 102.83 feet; thence N38°48'43" E, 214.22 feet; thence N68°07'DO"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, 837.66 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00" E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

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

Parcel ID Number: 30-27-27-000000-023020 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 89° 29' 23" East, along the South boundary thereof, 395. 72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

## LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 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 21 East, Polk County, Florida; run thence North 89° 29' 23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 296.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 46" East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less



D.S. ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD  
SUITE 201  
UNIVERSITY, FL 32680

### CONTRACTOR'S DECLARATION

I hereby certify that these "As-Built" were prepared to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Florida. I am not aware of any fraud or other illegal activity in connection with this project. This statement is made under penalty of perjury.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Not used without the signature and the original name used on the Florida Registered Engineer

REVISIONS	

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 8/27/2024

EXHIBIT 2 - LEGAL DESCRIPTION  
CROSSROADS VILLAGE CENTER

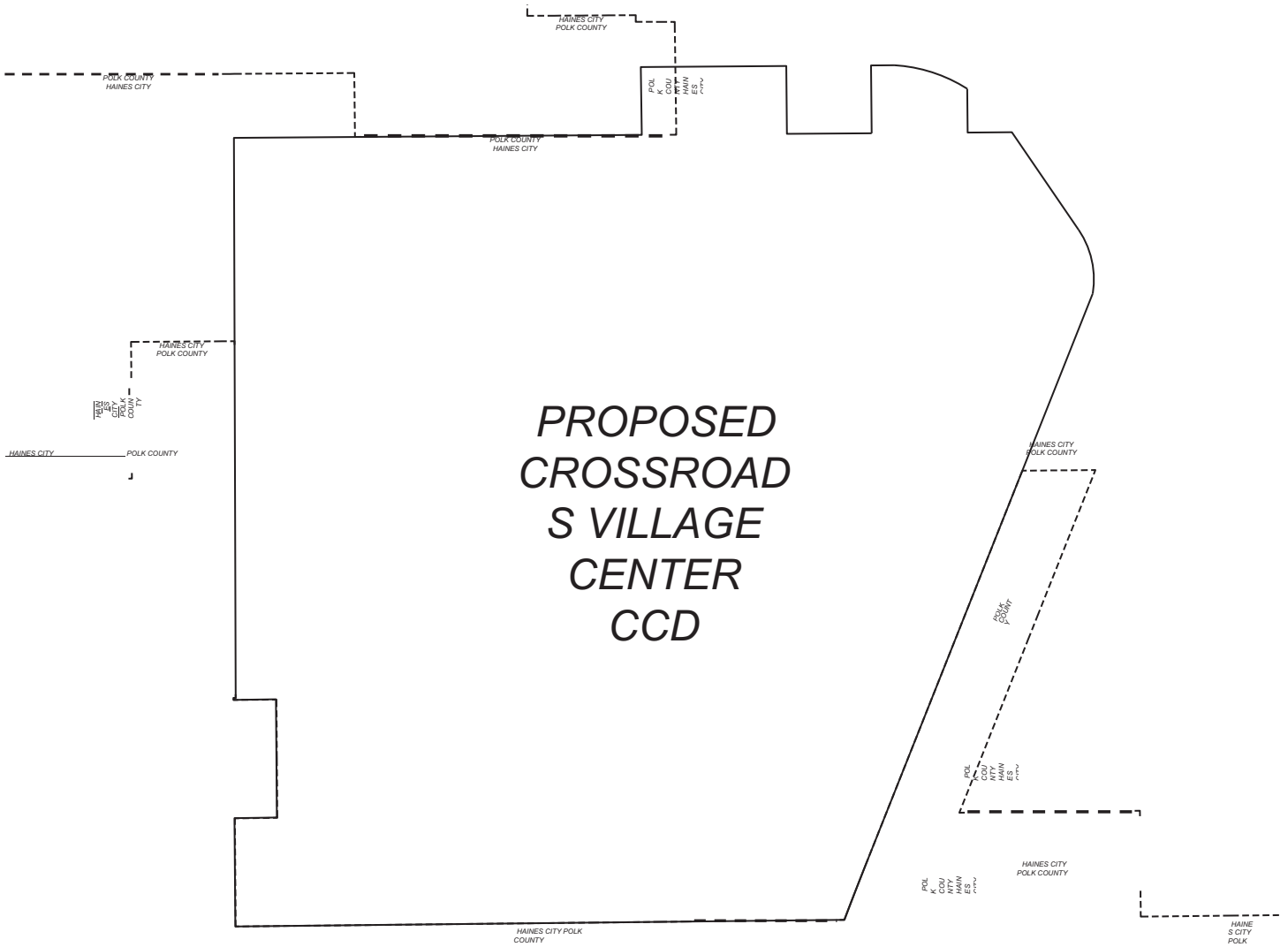
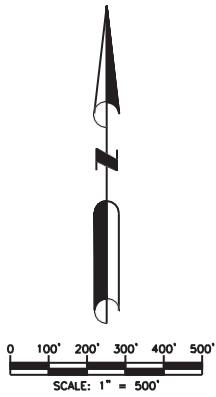
DRAWING INFORMATION	
DRAWN BY: _____	CHECKED BY: _____
DATE: 8/27/2024	



## EXHIBIT 3 – DISTRICT BOUNDARY



DO



PROPOSED  
CROSSROAD  
S VILLAGE  
CENTER  
CCD



DAVE SCHMITT

CONTRACTOR'S SEAL

I hereby state that these "As Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As Built" and believe them to be complete and correct to the best of my knowledge and belief as actually constructed. This statement is made for the purpose of the construction of the project.

ENGINEERING, INC.

12301 LAKE UNDERHILL ROAD SUITE 241

407-207-9088 FAX 407-207-9089  
Certification of Authorization # 27471

REVISIONS	
DATE	DESCRIPTION

DAVE M. SCHMITT

DATE: JUNE 2021

FLORIDA REG. NUMBER  
48274

EXHIBIT 3 - DISTRICT BOUNDARY  
MAP

CROSSROADS VILLAGE CENTER CDD

CHECKED  
BY: DMS

SHEET: 3

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## EXHIBIT 4 – LAND USE

COMMERCIAL ENCLAVE

RL-1

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MEDIUM DENSITY RESIDENTIAL

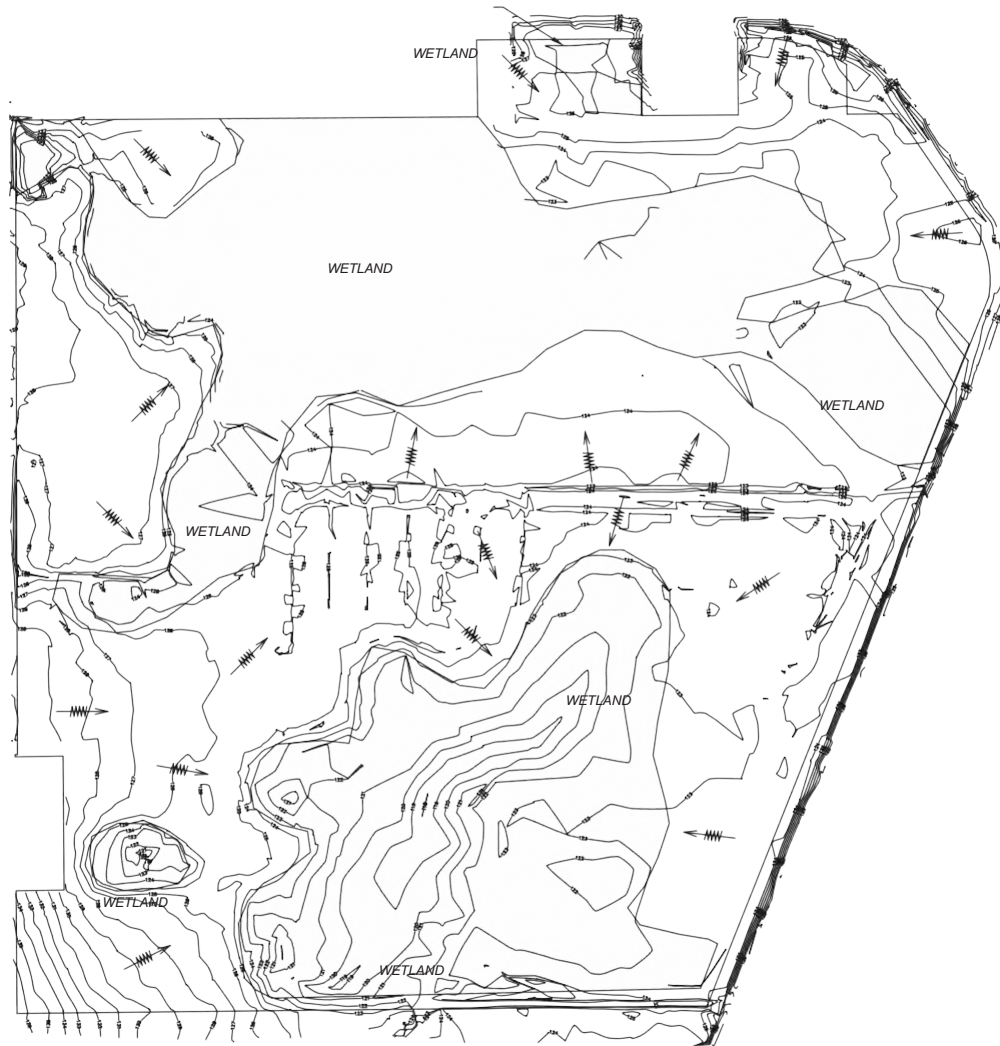
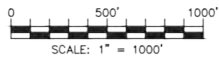
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## EXHIBIT 5 – ZONING MAP



**EXHIBIT 6 – UTILITY MAP & DRAINAGE FLOW  
PATTERN MAP**





0 500 1000  
SCALE: 1" = 1000'



DAVE SCHMITT ENGINEERING, INC.

12345678901234567890

I hereby state that these "As-Built" were furnished to me by the contractor based on DATE BY  
I have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually  
constructed. This statement is based upon site observation of the construction.  
Contributor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and the original seal/stamp of a Florida Registered Engineer.  
— SLATE 241 —

REVISIONS	DESCRIPTION

DAVE M. SCHMITT FLORIDA REG. NUMBER 48274

MAP

EXHIBIT 6 - DRAINAGE FLOW  
PATTERN PROJECT NO.: BMG-1

CHECKED BY: DMS

DRAWN BY: SAM

ORLANDO, FL 32828  
407-207-9080 FAX 407-207-9080  
Certification of Authorization # 27471

CROSSROADS VILLAGE

SHEET: 6

*CENTER CDD*<sup>SCALE</sup>:

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SR HWY 17-92

EXISTING 12" PVC WATER MAIN

EXISTING 6" PVC  
FORCE MAIN

SR HWY 17-92

EXISTING 16" PVC  
WATER MAIN

PROPOSED  
CROSSROADS  
VILLAGE CENTER CDD

US  
HWY  
27

S F S T R E E

WEST FLORIDA AVE

EXISTING 6" PVC  
FORCE MAIN

DAVE SCHMITT  
ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD

DATE BY  
N

REVISIONS  
DESCRIPTION

DAVE M. SCHMITT FLORIDA REG. NUMBER 48274

DATE: JUNE 2021 PROJECT NO.: BMG-1 DRAWN BY:  
SAM

EXHIBIT 6 - UTILITY  
LOCATION MAP



CONTRACTOR'S CERTIFICATE  
I hereby state that these "As Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As Built" and believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the observations of the contractor.  
ORLANDO, FL 32808  
407-207-4900 FAX 407-299-7600  
Certification of Authorization # 2747


CROSSROADS VILLAGE  
CENTER CDD CHECKED BY: DMS

SHEET: 6

## SECTION 2

**AMENDED & RESTATED**  
**MASTER**  
**ASSESSMENT METHODOLOGY**  
  
**FOR**  
  
**CROSSROADS VILLAGE CENTER**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 28, 2025**

**Prepared by**

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



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GMS-CF, LLC does not represent the Crossroads Village Center Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Crossroads Village Center Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Crossroads Village Center Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$71,520,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan” or “CIP”) within the District more specifically described in the Amended & Restated Engineer’s Report dated May 28, 2025, prepared by Dave Schmitt Engineering Inc, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

### **1.1 Purpose**

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology Report dated February 22, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s Capital Improvement Plan. The methodology established by the Master Report allocated debt assessments to planned development units of various product types. Since the adoption of the Master Report, the development program has changed, such that not all of the assumed planned units found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include an additional 432.6 units.

This Amended & Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an assessment methodology that reflects the additional units. This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this

Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 120 acres within Haines City, Florida. The development program for the District currently envisions approximately 225 townhome units, 409.6 commercial units, 90 hotel rooms, 350 multi-family units, and a 140 room Assisted Living Facility ("ALF"). The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

## **1.3 Special Benefits and General Benefits**

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables



properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$54,312,929. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$71,520,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District anticipates issuing up to \$71,520,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a

debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$71,520,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$54,312,929. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$71,520,000. Table 3 shows the breakdown of the Bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. There are five product types within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of

the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0 Assessment Roll**

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessable		Total ERUs
	Units	ERUs per Unit (1)	
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	140.00	0.50	70.00
Townhomes	225.00	0.75	168.75
<b>Total Units</b>	<b>1,214.60</b>		<b>663.55</b>

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Assessment Area One (Phase 1 Commercial)	Assessment Area Two (Commercial & Residential)	Assessment Area Two (Residential Only)	Total Cost Estimate
Stormwater Management Facilities	\$6,701,914	\$10,052,871		\$16,754,785
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$2,244,856	\$1,961,561		\$4,206,417
Internal Roadway Improvements	\$3,839,574	\$7,138,280		\$10,977,853
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$1,334,546	\$5,912,654		\$7,247,200
Offsite Roadway Improvements	\$2,198,061	\$1,053,404		\$3,251,464
Amenities and Park			1,000,000	\$1,000,000
Wetland Mitigation	\$2,000,000	\$1,330,000		\$3,330,000
Offsite Utility Improvements	\$390,105	\$70,810		\$460,915
Contingency	\$2,806,358	\$4,277,937		\$7,084,295
Total	\$21,515,413	\$31,797,516	\$1,000,000	\$54,312,929

(1) A detailed description of these improvements is provided in the Amended & Restated Engineer's Report dated May 28, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Description	Assessment Area One	Assessment Area Two	Combined Total
Construction Funds	\$21,515,413	\$32,797,516	\$54,312,929
Debt Service Reserve	\$2,179,777	\$3,297,042	\$5,476,819
Capitalized Interest	\$3,700,450	\$5,597,150	\$9,297,600
Underwriters Discount	\$569,300	\$861,100	\$1,430,400
Cost of Issuance	\$500,000	\$500,000	\$1,000,000
Contingency	\$60	\$2,192	\$2,252
<b>Par Amount*</b>	<b>\$28,465,000</b>	<b>\$43,055,000</b>	<b>\$71,520,000</b>

Bond Assumptions:

Interest Rate	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 4  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

<b>Assessment Area One (Commercial)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	321.73	0.50	160.87	100.00%	\$21,515,413	\$66,873
Totals	321.73		160.87	100.00%	\$21,515,413	
<b>Assessment Area Two (Residential &amp; Commercial)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	87.866	0.50	43.93	8.74%	\$2,779,008	\$31,628
Hotel	90.00	0.50	45.00	8.95%	\$2,846,502	\$31,628
Multifamily	350.00	0.50	175.00	34.81%	\$11,069,730	\$31,628
Assisted Living	140.00	0.50	70.00	13.93%	\$4,427,892	\$31,628
Townhomes	225.00	0.75	168.75	33.57%	\$10,674,383	\$47,442
Totals	892.87		502.68	100.00%	\$31,797,516	
<b>Assessment Area Two (Residential Only)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	0	0.50	0.00	0.00%	\$0	\$0
Hotel	90.00	0.50	45.00	9.81%	\$98,093	\$1,090
Multifamily	350.00	0.50	175.00	38.15%	\$381,471	\$1,090
Assisted Living	140.00	0.50	70.00	15.26%	\$152,589	\$1,090
Townhomes	225.00	0.75	168.75	36.78%	\$367,847	\$1,635
Totals	805.00		458.75	100.00%	\$1,000,000	
<b>Assessment Area Two Total Benefit</b>						
Land Use	No. of Units *	% of Improvements Per Product Type		Total Improvements Costs Per Product Type		
Commercial - Per 1k Sq Feet	87.87	8.47%		\$2,779,008		
Hotel	90.00	8.98%		\$2,944,595		
Multifamily	350.00	34.91%		\$11,451,202		
Assisted Living	140.00	13.97%		\$4,580,481		
Townhomes	225.00	33.67%		\$11,042,230		
Totals	892.87	100.00%		\$32,797,516		

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

<b>Assessment Area One</b>					
Land Use	No. of Units *	Total Improvements Costs Per Product	Type	Allocation of Par Debt Per Product	Par Debt Per Unit
Commercial - Per 1k Sq Feet	321.73	\$	21,515,413	\$	28,465,000
Totals	321.73	\$	21,515,413	\$	28,465,000
<b>Assessment Area Two</b>					
Land Use	No. of Units *	Total Improvements Costs Per Product	Type	Allocation of Par Debt Per Product	Par Debt Per Unit
Commercial - Per 1k Sq Feet	87.87	\$	2,779,008	\$	3,648,148
Hotel	90.00	\$	2,944,595	\$	3,865,522
Multifamily	350.00	\$	11,451,202	\$	15,032,586
Assisted Living	140.00	\$	4,580,481	\$	6,013,035
Townhomes	225.00	\$	11,042,230	\$	14,495,708
Totals	892.87	\$	32,797,516	\$	43,055,000
Assessment Area One & Two Combined Total	1214.60	\$	54,312,929	\$	71,520,000

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

<b>Assessment Area One</b>						
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Commercial - Per 1k Sq Feet	321.73	\$ 28,465,000	\$88,474	\$ 2,179,777	\$ 6,775	\$ 7,285
Totals	321.73	\$ 28,465,000		\$ 2,179,777		
<b>Assessment Area Two</b>						
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Commercial - Per 1k Sq Feet	87.87	\$ 3,648,148	\$41,519	\$ 279,366	\$ 3,179	\$ 3,419
Hotel	90.00	\$ 3,865,522	\$42,950	\$ 296,012	\$ 3,289	\$ 3,537
Multifamily	350.00	\$ 15,032,586	\$42,950	\$ 1,151,157	\$ 3,289	\$ 3,537
Assisted Living	140.00	\$ 6,013,035	\$42,950	\$ 460,463	\$ 3,289	\$ 3,537
Townhomes	225.00	\$ 14,495,708	\$64,425	\$ 1,110,044	\$ 4,934	\$ 5,305
Totals	892.87	\$ 43,055,000		\$ 3,297,042		
Assessment Area One & Two Combined Total	1,214.60	\$ 71,520,000		\$ 5,476,819		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023010	68.36	\$595,851	\$ 40,732,377	\$ 3,119,181	\$ 3,353,958
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023020	22.85	\$595,851	\$ 13,615,196	\$ 1,042,617	\$ 1,121,093
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023050	21.69	\$595,851	\$ 12,924,009	\$ 989,688	\$ 1,064,180
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023070	7.13	\$595,851	\$ 4,248,418	\$ 325,333	\$ 349,820
Totals		120.03		\$ 71,520,000	\$ 5,476,819	\$ 5,889,052

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.50%
Maximum Annual Debt Service	\$5,476,819

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# LEGAL DESCRIPTION

## PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 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 1/27/86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"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, 260.00 feet to the intersection with a curve concaved 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 ore 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, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31" W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, 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 Watts Dairy Road; thence S00°02'22"W, 1650.98 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 N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53" W, 31.36 feet; thence S34°26'36" W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23" E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S52°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, 837.66 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00" E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

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

Parcel ID Number: 30-27-27-000000-023020 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 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

## LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 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 21 East, Polk County, Florida; run thence North 89° 29' 23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 296.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 46" East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less



DAVE SCHMITT  
ENGINEERING, INC.  
13281 LANE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32839  
407-357-4008 FAX 407-357-4008  
Certification of Authorization # 24741

### CONTRACTOR'S DECLARATION

I hereby state that these "as-built" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have examined these "as-built" and believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.

Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS		
DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

EXHIBIT 2 - LEGAL DESCRIPTION  
CROSSROADS VILLAGE CENTER

DATE: JUNE 2021  
PROJECT NO.: RMG-1  
DRAWN BY: SAM  
CHECKED BY: DMS  
SCALE:  
SHEET: 2

## SECTION 3

## RESOLUTION 2025-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Crossroads Village Center Community Development District (the “**District**”) is a special-purpose government established by ordinance of the City Commission of Haines City, Florida, and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended; and

**WHEREAS**, the District previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the “**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments, and now desires to adopt a resolution imposing and levying assessments as set forth herein.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

- (a) The recitals stated above are incorporated herein.
- (b) The District is a local unit of special-purpose government organized and existing

under and pursuant to Chapter 190, Florida Statutes, as amended.

(c) The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways; stormwater management system; sanitary sewer; force main; lift station; water main; irrigation; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (together, the “**Capital Improvements**”).

(d) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, Florida Statutes.

(e) It is necessary to the public health, safety, and welfare and in the best interests of the District that (i) the District provide the Capital Improvements, the nature and location of which is described in the *Amended and Restated Master Engineer’s Report for Capital Improvements*, dated May 28, 2025 (the “**Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which plans and specifications are on file at the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Offices**”); (ii) the cost of such Capital Improvements be assessed against the lands specially benefited by such Capital Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(f) The provision of said Capital Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(g) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “**Bonds**”).

(h) By Resolution 2022-27, the Board determined to provide the Capital Improvements and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Capital Improvements prior to the collection of such Assessments. Resolution 2022-27 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(i) As directed by Resolution 2022-27, said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(j) As directed by Resolution 2022-27, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.



(k) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-27, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, including the Capital Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, Florida Statutes.

(l) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(m) On April 26, 2022, at the time and place specified in Resolution 2022-27 and the notice referred to in paragraphs (k) and (l) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (k) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(n) Having considered the estimated costs of the Capital Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. That the estimated costs of the Capital Improvements are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- ii. It is reasonable, proper, just and right to assess the cost of such Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in *Amended and Restated Master Assessment Methodology for Crossroads Village Center Community Development District*, dated May 28, 2025 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such **Exhibit B** (the "**Assessments**"); and
- iii. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds; and
- iv. It is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**; and
- v. That the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**; and

- vi. It is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- vii. It is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** The construction of Capital Improvements initially described in Resolution No. 2022-27, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF CAPITAL IMPROVEMENTS.** The total estimated costs of the Capital Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Assessments on the parcels specially benefited by the Capital Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Capital Improvements project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida*

*Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Capital Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

## **SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Capital Improvements and the adoption by the Board of a resolution accepting the Capital Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take, as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem 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. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Assessment Report attached hereto as **Exhibit B**, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with **Exhibit B**, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth (the "**True-Up Methodology**"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner and/or developer that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto, except as may be required by Florida law. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be 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. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 27<sup>th</sup> day of August 2025.

Attest:

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Amended and Restated Master Engineer's Report for Capital Improvements*, dated May 28, 2025

**Exhibit B:** *Amended and Restated Master Assessment Methodology for Crossroads Village Center Community Development District*, dated May 28, 2025

**Exhibit A**

*Amended and Restated Master Engineer's Report for Capital Improvements for Crossroads  
Village Center Community Development District, dated May 28, 2025*

**AMENDED AND RESTATED  
MASTER ENGINEER'S  
REPORT FOR CAPITAL  
IMPROVEMENTS**

**Prepared for:**

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

**Prepared by:**

**DAVE SCHMITT ENGINEERING, INC  
12301 LAKE UNDERHILL ROAD  
ORLANDO, FL 32828**

**May 28, 2025**



# **CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

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Map EXHIBIT 5- Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

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EXHIBIT 8- Summary of Proposed Infrastructure

EXHIBIT 9- Overall Site Plan

**AMENDED AND RESTATED MASTER ENGINEER’S REPORT  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

This Amended and Restated Master Engineer’s Report for Capital Improvements (the “Report”) amends the Master Engineer’s Report for Capital Improvements, dated February 16, 2022 to update costs and the revised site plan for the Crossroads Village Center development (“Development”). The Crossroads Village Center Community Development District (the “District” or the “CDD”) is located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road within Haines City, Florida (the “City”), in Polk County (the “County”). The District currently contains approximately 120.03 acres and the anticipated land uses within the District consist of a mix of commercial and residential development. These land uses, which are subject to change based on a number of factors, are described in **Table A**:

**Table A**

<b>Land Use</b>	<b>Units / Sq.ft.</b>
Commercial – Per 1k Sq Feet	409,600 sq/ft
Hotel	90 Room
Multifamily	350 Units
Assisted Living Facility (“ALF”)	140 Room
Townhomes	225 Units

The currently proposed development program for the District is presented in **Table B**:

**Table B**

<b>Category</b>	<b>Description</b>
Assessment Area 1	Commercial (321,734 sq/ft)
Assessment Area 2	Hotel, Multifamily, ALF, Townhomes, Commercial (87,866 sq/ft)

The CDD was established by City Ordinance No. 21-1767. The District is anticipated to own and operate the internal roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will

be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), Florida Department of Transportation (FDOT) and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in **Tables D, D1, and D2** of this Report.

This “Capital Improvement Plan” or Report reflects the present intentions of the District. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to this Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Estimated costs outlined in this Report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated by the District to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to outline the District’s master infrastructure plan and provide engineering support for the financing of construction, installation, and/or acquisition of public infrastructure improvements necessary to support development within the District. This

Report will identify the proposed public infrastructure improvements to be constructed, installed, and/or acquired by the District, provide an opinion of probable infrastructure cost, and identify anticipated future ownership and maintenance responsibilities.

Contained within this Report is a brief description of the public infrastructure improvements anticipated to be constructed, installed, and/or acquired by the District. The District will finance, construct, install, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

### **III. THE DEVELOPMENT**

The Development is a mixed use planned development located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road. The property has a land use of RMU (Regional Mixed Use) and a zoning of MUPUD (Mixed Use Planned Unit Development). The Development will be constructed in multiple phases. The Development is currently anticipated to consist of 225 townhome lots, 350 multi-family units, 140 room assisted living facility, 90 hotel rooms (together, “Assessment Area Two Units”) and 321,734 square feet of commercial property (“Assessment Area One Units”), along with recreation/amenity areas, parks and open space, landscaping and hardscaping, and associated infrastructure – all as is more specifically described herein and in **Table A**.

For purposes of construction phasing in the Development, the following is assumed:

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
<b><i>Assessment Area One</i></b>				
Commercial (sq. ft)	321,734	0	0	<b>321,734</b>
<b><i>Assessment Area Two</i></b>				
Commercial (sq. ft)		87,866	0	<b>87,866</b>
Hotel (rooms)	0	90	0	<b>90</b>
Multi-family (units)	0	350	0	<b>350</b>
Townhomes (units)	0	0	225	<b>225</b>
Assisted Living (rooms)	0	140	0	<b>140</b>

#### **IV. THE CAPITAL IMPROVEMENT PLAN**

The Capital Improvement Plan (“CIP”) consists of public infrastructure improvements necessary to support the development of the various unit types and uses within the Development. The primary portions of the CIP will entail master stormwater management facility construction and the mass grading, roadways built to an "urban" typical section, water and sewer facilities, and off-site improvements required by development approvals to support development (including, but not necessarily limited to, roadway improvements and extension of water and sewer mains to serve the Development). The CIP also includes stormwater management structures which will outfall into an on-site stormwater management retention pond. These stormwater management structures, and retention pond areas comprise the overall stormwater facilities of the CIP. There will also be master infrastructure improvements associated with the remaining phases of the Development as provided in this Report.

Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur but will not be funded by the District. Installation of streetlights and power conduits within the right of way or easements is anticipated to be funded by the District. Only undergrounding of wire within right-of-way areas and on District land is included. As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other

phases via sidewalks to the other portions of sidewalk and will be accessible by both sidewalks as well as roadways within the District.

## **V. CAPITAL IMPROVEMENT PLAN INFRASTRUCTURE COMPONENTS**

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will run off via roadway curb and gutter to storm inlets and then convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, SWFWMD and FDOT. There are no known natural surface waters within the Development other than the on-site wetlands. The project site is in the Peace Creek basin. Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0357G effective 12/22/2016, demonstrates that more than half of the property is located within Flood Zone AE (BFE's: 124.6 & 125 FT) while the rest is in Zone X and a small portion in the 500-year floodplain. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Internal Roadways and Parking Facility**

The proposed internal roadway sections vary in the Development.

- 48' & 50' rights-of-way with 24' of asphalt and Miami curb and gutter on both sides for the single family and townhome residential units.
- 100' right-of-way with 48' of asphalt, a 24' median and Type F curb and gutter on both sides for the main streets.

The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and providing stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights- of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. Parking facilities, including surface lots and a parking garage, are anticipated to be constructed as well. As stated above, the District's anticipated funding of roadway construction will be limited only to those internal roadways within the Development which will be accessible for use by the public (i.e. any portions of roadway which may be constructed behind hard-gates will not be financed by the District).

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District. Phase 1 will tie into the existing 16" WM on HWY 27. Phase 2 will have a new connection and tie into the 12" WM on HWY 17-92. Phase 3 will have a new connection on Watt's Dairy Road with an 8" WM. Reclaimed water is not available for this site. A connection to the potable water system is anticipated to be constructed and funded by the District and to be installed onsite to provide irrigation within the right of way or irrigation water service shall be provided as part of the domestic water system design.



A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual residential and commercial lots. Phase 1 lift station will serve Phases 1, 2 & 3. The 6" force main ("FM") will tie into an existing 6" FM on Florida Avenue. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District anticipates providing financing for the HWY 27 and HWY 17-92 roadway improvements, associated signals, Watts Dairy drainage improvements and the off-site water and sewer improvements currently planned. The site construction activities associated with the CIP are anticipated for completion in Phase 1 & 2 and are anticipated to include 2 driveway connections on HWY 27 and HWY 17-92. Upon completion of these improvements, inspection/certifications will be obtained from the FDOT, SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection), and the City/County.

There is 1 proposed FM to be built to serve the entire Development. The FM will tie into an existing City's FM on Florida Ave and will cross under HWY 27. At this time, there are no impact fee credits associated with the beforementioned off-site improvements; however, the developer is currently in negotiation with various governmental entities for said credits. Should improvements give rise to impact fees at a later date, this Report will be amended accordingly or will be addressed under separate financing documents. These improvements benefit both assessment areas.

### **Amenities and Parks**

The District currently plans to provide funding for an Amenity Center anticipated to include the following: parking area, clubhouse and pavilion with restroom facilities, pool, tot lot, all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph and anticipated to be

financed by the District will be available to the general public. The Amenity Center will be available to the general public if financed by the District, subject to a reasonable fee. The Assessment Area One Units have a de minimis benefit from the District's amenity and park improvements and will be permitted to purchase access to the same with payment of a reasonable fee as the rest of the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by DUKE. Electric facilities which are funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase and install the street lighting along the internal roadways within the CDD or enter into a lease with DUKE. These lights will either be owned, operated and maintained by the District or if leased by DUKE after dedication, with the District financing the differential cost of undergrounding of the electric utilities.

### **Entry Features, Landscaping, Hardscaping, and Irrigation**

Landscaping, irrigation, and hardscaping, including entry features and walls at the entrances and along the outside boundary of the Development are planned to be provided by the District. The irrigation system will connect to the potable water system. The irrigation water mains to the various phases of the Development are anticipated to be financed and constructed or acquired by the District and to be operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items are also anticipated to be funded, owned and maintained by the District.

### **Wetland Mitigation**

Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD permit for the development.

## **Miscellaneous**

The stormwater improvements, wetland mitigation, off-site improvements, traffic signals, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional and legal, district maintenance fees as described in this report, are currently planned to be financed by the District with the intention of benefiting all or a portion, as further described herein and in any supplements to this report, of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended mixed residential and commercial uses as further detailed in this Report. The costs included in this Report include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.

## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **Overall**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
City Zoning Approval	Approved
City Preliminary Plat	Approved
City Master Utility	Approved
City Master Drainage	Approved
SWFWMD ERP (Mass Grading)	Approved
ACOE	N/A

### PHASE 1

Permits / Approvals	Approval / Expected Date
SWFWMD ERP (Phase 1 MOD)	Approved
Construction Plans Haines City (Phase 1)	Approved
Construction Plans Haines City (Off-Site)	Approved
Polk County Health Department Water (Phase 1)	Approved
Polk County Health Department Water (Off-Site)	TBD
FDEP Sewer (Phase 1)	Approved
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	Approved
FDOT Utility – US 27 & US 17	Approved
FDOT Driveway & Drainage	Pending

### PHASE 2

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 2 (MOD)	TBD
Construction Plans Haines City (Phase 2)	TBD
Polk County Health Department Water (Phase 2)	TBD
Polk County Health Department Water (Offsite)	TBD
FDEP Sewer (Phase 2)	TBD
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	TBD

### PHASE 3

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 3 (MOD)	TBD
Construction Plans Haines City (Phase 3)	TBD
FDEP Sewer (Phase 3)	TBD
Polk County Health Department Water (Phase 3)	TBD
NPDES (FDEP NOI)	TBD

## **VII. RECOMMENDATION**

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation of the District as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this Report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements, listed in Tables D, D1, and D2, is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the

regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built-in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

**Crossroads Village Center Community Development District**  
**Summary of Proposed Infrastructure**  
**Table C**

<b><u>Infrastructure</u></b>	<b><u>Construction Entity</u></b>	<b><u>Ownership Entity</u></b>	<b><u>Capital Financing</u><sup>1</sup></b>	<b><u>Operation &amp; Maintenance Entity</u></b>
Stormwater Management Facilities	District	District	District	District
Water and Wastewater Utilities (Lift Stations, Water, & Sewer) <sup>2</sup>	District	City of Haines City	District	City of Haines City
Electric and Lighting Utilities (Street Lighting & Conduit) <sup>3</sup>	District	District	District	District
Internal Roadway Improvements and Parking <sup>4</sup>	District	District	District	District
Offsite Roadway Improvements <sup>5</sup>	District	Applicable Governmental Entity	District	Applicable Governmental Entity
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	District	District	District	District
Amenities and Park Facilities	District	District	District	District
Offsite Utility Improvements <sup>6</sup>	District	City of Haines City	District	City of Haines City

<sup>1</sup> Infrastructure costs not funded utilizing District bond proceeds are anticipated to be financed by the developer.

<sup>2</sup> Utility improvements constructed by the District shall be constructed in accordance with City specifications and conveyed to the City upon completion.

<sup>3</sup> Undergrounding of conduit for streetlighting is anticipated to be financed and installed by the District; the District anticipates entering into a lighting service agreement with DUKE Energy for the lease of streetlight poles and provision of lighting service.

<sup>4</sup> Internal master roadway improvements are anticipated to be financed, constructed, owned, and maintained by the District.

<sup>5</sup> Offsite master roadway improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.

<sup>6</sup> Offsite utility improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.

**Crossroads Village Center Community Development District**  
**Summary of Probable Infrastructure Costs**  
**Table D**

<b><u>Infrastructure</u><sup>1,2</sup></b>	<b><u>Mass Grading</u></b>	<b><u>Phase 1</u> <u>2025-2026</u> <b>(Commercial)</b></b>	<b><u>Phase 2</u> <u>2025-2026</u> <b>(Commercial/ Residential)</b></b>	<b><u>Phase 3</u> <u>2025-2026</u> <b>(Residential)</b></b>	<b><u>Total</u></b>
Stormwater Management Facilities <sup>3</sup>	N/A	\$6,701,913.80	\$3,350,956.90	\$6,701,913.80	\$16,754,784.50
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	N/A	\$2,244,856.00	\$1,343,819.00	\$617,742.25	\$4,206,417.25
Internal Roadway Improvements <sup>4</sup>	N/A	\$3,839,573.81	\$6,285,695.50	\$852,584.00	10,977,853.31
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	N/A	\$1,334,546.00	\$2,956,327.00	\$2,956,327.00	\$7,247,200.00
Offsite Roadway Improvements <sup>5 6 7</sup>	N/A	\$2,198,060.60	\$1,053,403.50	N/A	\$3,251,464.10
Amenities & Parks	N/A	N/A	\$250,000.00	\$750,000.00	\$1,000,000.00

<sup>1</sup> Master infrastructure improvements consist of stormwater management facilities, utilities including sanitary sewer lift stations, water, sewer, electrical conduit, and streetlighting improvements, offsite utility infrastructure, internal and offsite roadway improvements, parks and recreational facilities, as well as entry features, landscaping, hardscaping, and signage.

<sup>2</sup> Infrastructure cost estimates include master and subdivision infrastructure costs as well as civil/site engineering costs; all costs are based on 2021 costs.

<sup>3</sup> Includes mass grading and stormwater pond excavation; cost estimates do not include grading of individual lots for building pad construction or associated with the transportation and/or placement of fill on private property.

<sup>4</sup> Internal roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs and parking areas.

<sup>5</sup> External roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs.

<sup>6</sup> \$2,000,000.00 added for Four Off-Site Signals (\$500,000.00 Each) 4 signals

<sup>7</sup> \$200,000.00 added for Off-Site Watts Dairy Drainage



Wetland Mitigation <sup>9</sup>	N/A	\$2,000,000.00	\$730,000.00	\$600,000.00	\$3,330,000.00
Offsite Utility Improvements	N/A	\$390,105.00	\$70,810.00	N/A	\$460,915.00
15% Contingency <sup>10</sup>	N/A	\$2,806,358.28	\$2,406,151.79	\$1,871,785.06	\$7,084,295.13
<b>TOTAL</b>	<b>N/A</b>	<b>\$21,515,413.49</b>	<b>\$18,447,163.69</b>	<b>\$14,350,352.11</b>	<b>\$54,312,929.29</b>

<sup>9</sup> Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD permit for the development, please note this has been approved by SWFWMD Permit No. 43041539.039 dated 1/2/25. Final approval of the wetland mitigation plan by the SWFWMD and the United States Army Corps of Engineers & FDEP may require modification to the mitigation plan.

<sup>10</sup> Contingency cost estimate reflected is applicable to overall system of master infrastructure improvements and is therefore effectively shared by all phases of project development plus professional fees and any soft costs. The costs included in this Master Engineer's Report 15% contingency include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, traffic engineers, consultants and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.

A separation of costs into Assessment Areas 1 and 2 can be found in Tables D1 (Assessment Area 1) and Table D2 (Assessment Area 2).

Table D1 provides a summary of the proposed CIP and corresponding cost estimates to Assessment Area 1, which includes the commercial uses. Table D2 provides a summary of the proposed CIP and corresponding cost estimates to Assessment Area 2, which includes the single-family, townhome, multi-family, and hotel.

**Table D1 – Assessment Area 1 Costs (Phase 1)**

<b>Improvement Description</b>	<b>Estimated Cost</b>
Stormwater Management Facilities	\$6,701,913.80
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$2,244,856.00
Internal Roadway Improvements/Parking	\$3,839,573.81
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$1,334,546.00

Amenities and Park Facilities	0
Offsite Roadway Improvements	\$2,198,060.60
Wetland Mitigation	\$2,000,000.00
Offsite Utility Improvements	\$390,105.00
Contingency	2,806,358.28
Total Assessment Area 1 Costs	\$21,515,413.49

**Table D1 A – Assessment Area 1**

	Phase 1	Phase 2	Phase 3	Total
<b>Assessment Area One</b>				
Commercial (sq. ft)	321,734	0	0	321,734

**Table D2 – Assessment Area 2 Costs (Phases 2 & 3)**

<b>Improvement Description</b>	<b>Estimated Cost</b>
Stormwater Management Facilities	\$10,052,870.70
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$1,961,561.25
Internal Roadway Improvements and Parking	\$7,138,279.50
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$5,912,654.00
Amenities and Park Facilities	\$1,000,000.00
Offsite Roadway Improvements	\$1,053,403.50
Wetland Mitigation	\$1,330,000.00
Offsite Utility Improvements	\$70,810.00
Contingency	\$4,277,936.85
Total Assessment Area 2 Costs	\$32,797,515.80

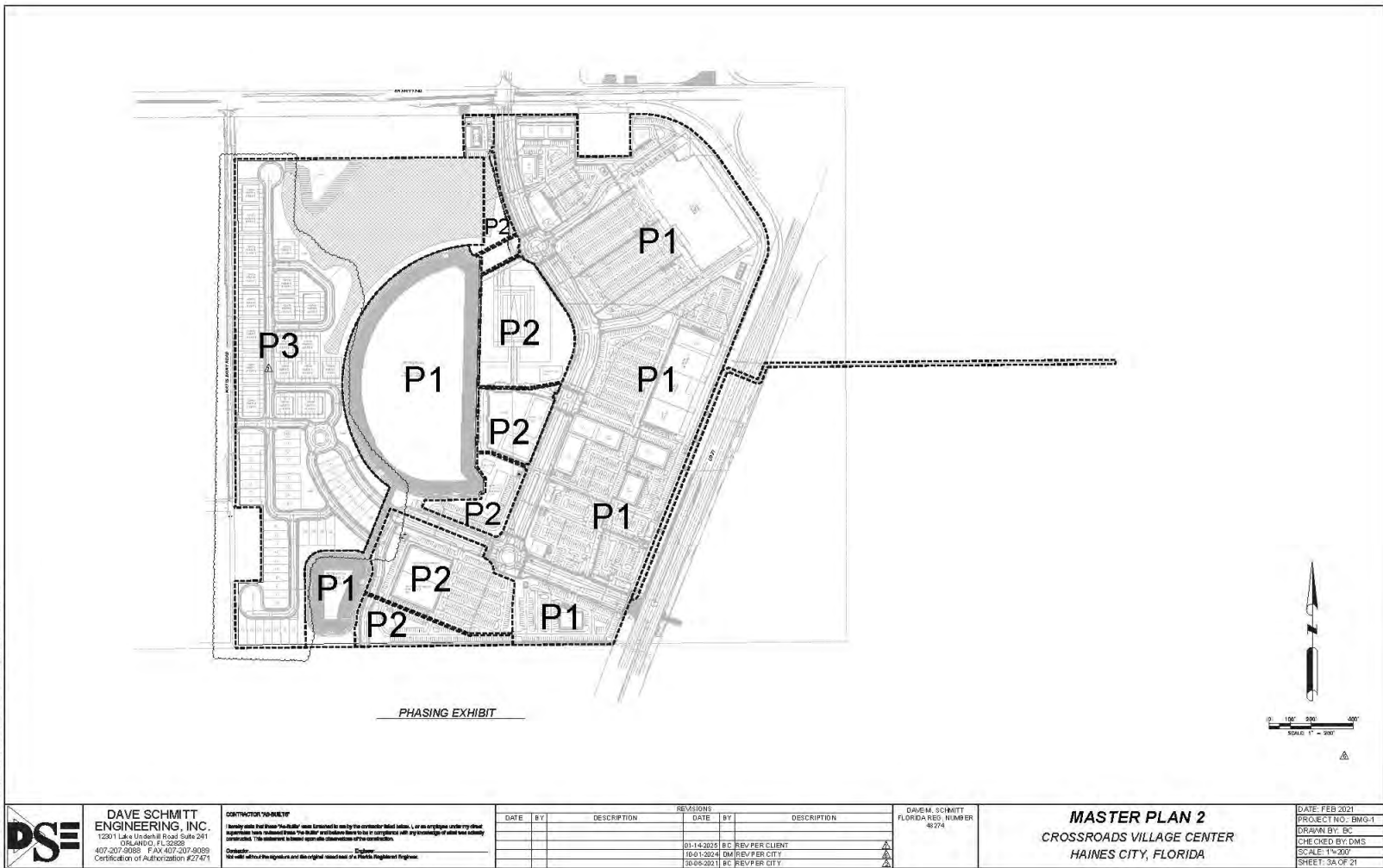
**Table D2 A – Assessment Area 2**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
<b>Assessment Area Two</b>				
Single Family (units)				
Hotel (rooms)	0	90	0	<b>90</b>
Multi-family (units)	0	350	0	<b>350</b>
Townhomes (units)	0	0	225	<b>225</b>
Assisted Living (rooms)	0	140	0	<b>140</b>

## EXHIBIT 1 – LOCATION MAP



F:\BAGG\CAD\PLANS\MASTER PLAN 2\dwg\1757205 4 08-44.dwg







DATE: JUNE 2021 PROJECT NO.: BMG-1 DRAWN BY: SAM C



## EXHIBIT 2 – LEGAL DESCRIPTION



# LEGAL DESCRIPTION

## PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 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 /86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"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, 260.00 feet to the intersection with a curve concaved 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 ore 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, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31" W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, 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 Watts Dairy Road; thence S00°02'22"W, 1650.98 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 N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76; thence N31°58'21"W, 244.0D feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53" W, 31.36 feet; thence S34°26'36" W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23" E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S2°44'12"E, 102.83 feet; thence N38°48'43" E, 214.22 feet; thence N68°07'DO"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, 837.66 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00" E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

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

Parcel ID Number: 30-27-27-000000-023020 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 89° 29' 23" East, along the South boundary thereof, 395. 72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

## LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 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 21 East, Polk County, Florida; run thence North 89° 29' 23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 296.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 46" East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less



D.S. ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD  
SUITE 201  
UNIVERSITY, FL 32680

### CONTRACTOR'S DECLARATION

I hereby certify that these "As-Built" were prepared to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Florida. I am not aware of any fraud or other illegal activity in connection with this project. This statement is made under penalty of perjury.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Not used without the signature and the original name used on the Florida Registered Engineer

REVISIONS	

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

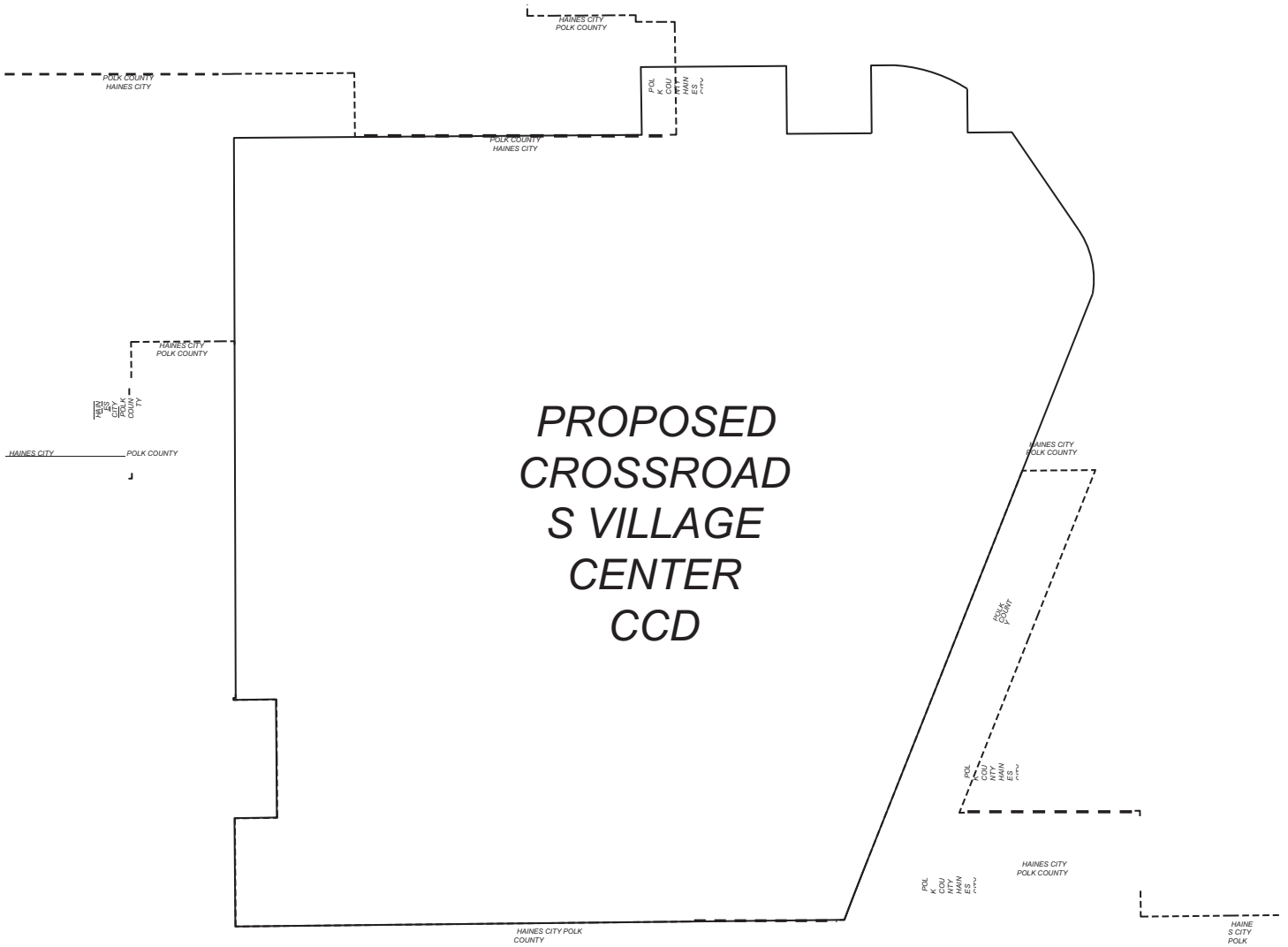
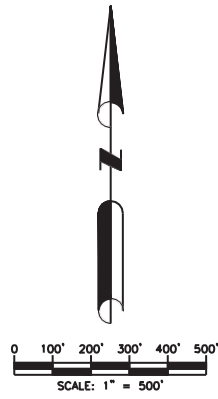
EXHIBIT 2 - LEGAL DESCRIPTION  
CROSSROADS VILLAGE CENTER

DRAWING INFORMATION	
DRAWN BY: _____	
CHECKED BY: _____	
DATE: _____	



## EXHIBIT 3 – DISTRICT BOUNDARY

DO



PROPOSED  
CROSSROAD  
S VILLAGE  
CENTER  
CCD



DAVE SCHMITT

CONTRACTOR'S SEAL

I hereby state that these "As Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As Built" and believe them to be complete and correct to the best of my knowledge and belief as actually constructed. This statement is made for the purpose of the construction of the project.

ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD SUITE 241

407-207-9088  
407-207-9088 FAX 407-207-9089  
Certification of Authorization # 27471

REVISIONS	
DATE	DESCRIPTION

DAVE M. SCHMITT

DATE: JUNE 2021

FLORIDA REG. NUMBER  
48274

EXHIBIT 3 - DISTRICT BOUNDARY  
MAP

CROSSROADS VILLAGE CENTER CDD

CHECKED  
BY: DMS

SHEET: 3

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COMMERCIAL CORRIDOR

MEDIUM DENSITY RESIDENTIAL

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RL-4

WETLAND

PUBLIC

WETLAND

## EXHIBIT 4 – LAND USE

COMMERCIAL ENCLAVE

RL-1

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LOW DENSITY RESIDENTIAL

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COMMERCIAL ENCLAVE

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SUBURBAN

COMMERCIAL CORRIDOR

MEDIUM DENSITY RESIDENTIAL

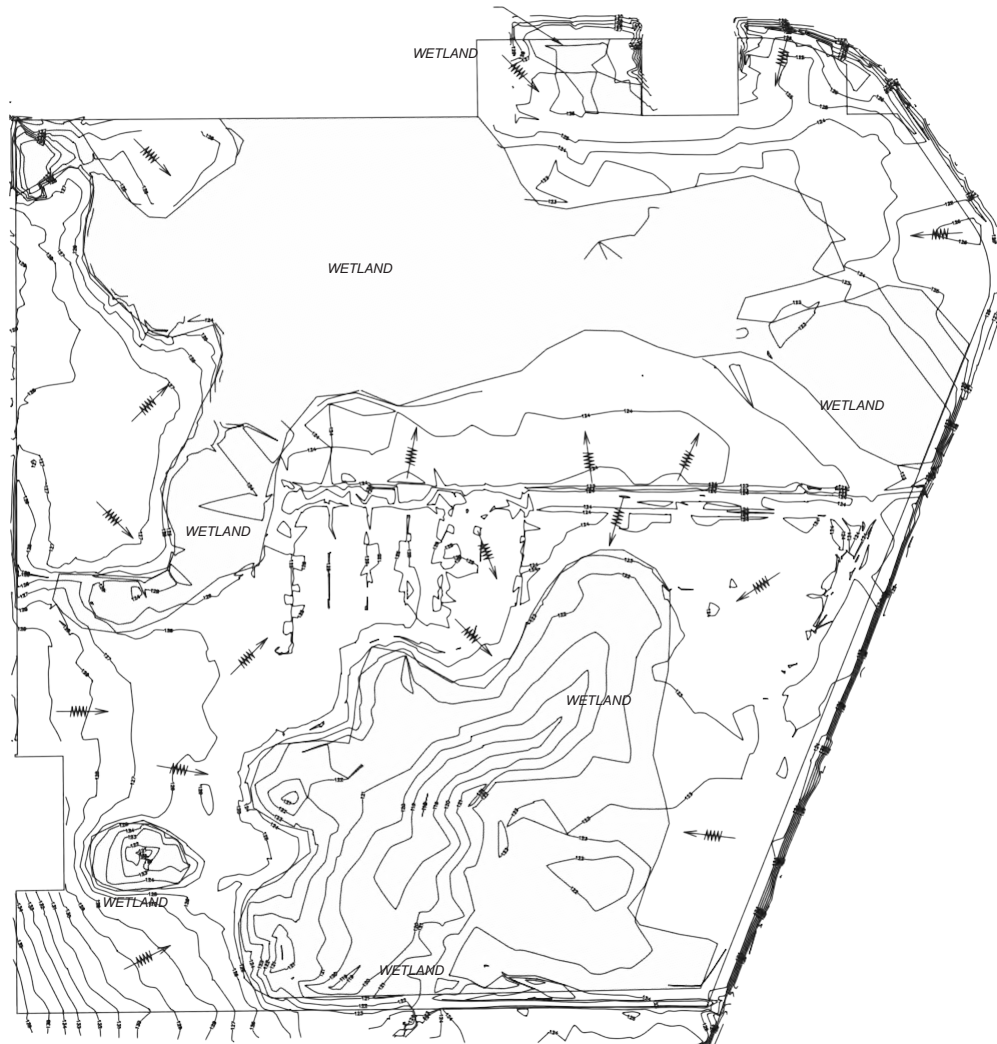
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## EXHIBIT 5 – ZONING MAP



**EXHIBIT 6 – UTILITY MAP & DRAINAGE FLOW  
PATTERN MAP**



*CENTER CDD*<sup>SCALE</sup>:

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SR HWY 17-92

EXISTING 12" PVC WATER MAIN

EXISTING 6" PVC  
FORCE MAIN

SR HWY 17-92

EXISTING 16" PVC  
WATER MAIN

PROPOSED  
CROSSROADS  
VILLAGE CENTER CDD

US  
HWY  
27

S F S T R E E

WEST FLORIDA AVE

EXISTING 6" PVC  
FORCE MAIN

DAVE SCHMITT  
ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD

DATE BY  
N

REVISIONS  
DESCRIPTION

DAVE M. SCHMITT FLORIDA REG. NUMBER 48274

DATE: JUNE 2021 PROJECT NO.: BMG-1 DRAWN BY:  
SAM

EXHIBIT 6 - UTILITY  
LOCATION MAP



CONTRACTOR'S CERTIFICATE  
I hereby state that these "As Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As Built" and believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the observations of the contractor.  
ORLANDO, FL 32808  
407-207-4000 FAX 407-207-9999  
Certification of Authorization # 2747


CROSSROADS VILLAGE  
CENTER CDD

SHEET: 6

**Exhibit B**

*Amended and Restated Master Assessment Methodology for Crossroads Village Center  
Community Development District, dated May 28, 2025*

**AMENDED & RESTATED**  
**MASTER**  
**ASSESSMENT METHODOLOGY**  
  
**FOR**  
  
**CROSSROADS VILLAGE CENTER**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 28, 2025**

**Prepared by**

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





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GMS-CF, LLC does not represent the Crossroads Village Center Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Crossroads Village Center Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Crossroads Village Center Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$71,520,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan” or “CIP”) within the District more specifically described in the Amended & Restated Engineer’s Report dated May 28, 2025, prepared by Dave Schmitt Engineering Inc, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

### **1.1 Purpose**

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology Report dated February 22, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s Capital Improvement Plan. The methodology established by the Master Report allocated debt assessments to planned development units of various product types. Since the adoption of the Master Report, the development program has changed, such that not all of the assumed planned units found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include an additional 432.6 units.

This Amended & Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an assessment methodology that reflects the additional units. This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this

Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 120 acres within Haines City, Florida. The development program for the District currently envisions approximately 225 townhome units, 409.6 commercial units, 90 hotel rooms, 350 multi-family units, and a 140 room Assisted Living Facility ("ALF"). The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

## **1.3 Special Benefits and General Benefits**

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables

properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$54,312,929. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$71,520,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District anticipates issuing up to \$71,520,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a

debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$71,520,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$54,312,929. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$71,520,000. Table 3 shows the breakdown of the Bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. There are five product types within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include stormwater management facilities, utilities (lift stations, water, sewer, street lighting, & conduit), internal roadway improvements, entry feature & signage, landscaping, hardscaping, & fencing, offsite roadway improvements, amenities & parks, wetland mitigation, offsite utility improvements, and contingency. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of

the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0     Assessment Roll**

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.



TABLE 1  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessable		Total ERUs
	Units	ERUs per Unit (1)	
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	140.00	0.50	70.00
Townhomes	225.00	0.75	168.75
<b>Total Units</b>	<b>1,214.60</b>		<b>663.55</b>

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Assessment Area One (Phase 1 Commercial)	Assessment Area Two (Commercial & Residential)	Assessment Area Two (Residential Only)	Total Cost Estimate
Stormwater Management Facilities	\$6,701,914	\$10,052,871		\$16,754,785
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	\$2,244,856	\$1,961,561		\$4,206,417
Internal Roadway Improvements	\$3,839,574	\$7,138,280		\$10,977,853
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	\$1,334,546	\$5,912,654		\$7,247,200
Offsite Roadway Improvements	\$2,198,061	\$1,053,404		\$3,251,464
Amenities and Park			1,000,000	\$1,000,000
Wetland Mitigation	\$2,000,000	\$1,330,000		\$3,330,000
Offsite Utility Improvements	\$390,105	\$70,810		\$460,915
Contingency	\$2,806,358	\$4,277,937		\$7,084,295
Total	\$21,515,413	\$31,797,516	\$1,000,000	\$54,312,929

(1) A detailed description of these improvements is provided in the Amended & Restated Engineer's Report dated May 28, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Description	Assessment Area One	Assessment Area Two	Combined Total
Construction Funds	\$21,515,413	\$32,797,516	\$54,312,929
Debt Service Reserve	\$2,179,777	\$3,297,042	\$5,476,819
Capitalized Interest	\$3,700,450	\$5,597,150	\$9,297,600
Underwriters Discount	\$569,300	\$861,100	\$1,430,400
Cost of Issuance	\$500,000	\$500,000	\$1,000,000
Contingency	\$60	\$2,192	\$2,252
<b>Par Amount*</b>	<b>\$28,465,000</b>	<b>\$43,055,000</b>	<b>\$71,520,000</b>

Bond Assumptions:

Interest Rate	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

<b>Assessment Area One (Commercial)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	321.73	0.50	160.87	100.00%	\$21,515,413	\$66,873
Totals	321.73		160.87	100.00%	\$21,515,413	
<b>Assessment Area Two (Residential &amp; Commercial)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	87.866	0.50	43.93	8.74%	\$2,779,008	\$31,628
Hotel	90.00	0.50	45.00	8.95%	\$2,846,502	\$31,628
Multifamily	350.00	0.50	175.00	34.81%	\$11,069,730	\$31,628
Assisted Living	140.00	0.50	70.00	13.93%	\$4,427,892	\$31,628
Townhomes	225.00	0.75	168.75	33.57%	\$10,674,383	\$47,442
Totals	892.87		502.68	100.00%	\$31,797,516	
<b>Assessment Area Two (Residential Only)</b>						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Commercial - Per 1k Sq Feet	0	0.50	0.00	0.00%	\$0	\$0
Hotel	90.00	0.50	45.00	9.81%	\$98,093	\$1,090
Multifamily	350.00	0.50	175.00	38.15%	\$381,471	\$1,090
Assisted Living	140.00	0.50	70.00	15.26%	\$152,589	\$1,090
Townhomes	225.00	0.75	168.75	36.78%	\$367,847	\$1,635
Totals	805.00		458.75	100.00%	\$1,000,000	
<b>Assessment Area Two Total Benefit</b>						
Land Use	No. of Units *	% of Improvements Per Product Type		Total Improvements Costs Per Product Type      Improvement Cost Per Unit		
Commercial - Per 1k Sq Feet	87.87	8.47%		\$2,779,008      \$31,627.80		
Hotel	90.00	8.98%		\$2,944,595      \$32,717.72		
Multifamily	350.00	34.91%		\$11,451,202      \$32,717.72		
Assisted Living	140.00	13.97%		\$4,580,481      \$32,717.72		
Townhomes	225.00	33.67%		\$11,042,230      \$49,076.58		
Totals	892.87	100.00%		\$32,797,516		

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

Assessment Area One					
		Total Improvements Costs Per Product		Allocation of Par Debt Per Product	
Land Use	No. of Units *	Type		Type	Par Debt Per Unit
Commercial - Per 1k Sq Feet	321.73	\$	21,515,413	\$	28,465,000
Totals	321.73	\$	21,515,413	\$	28,465,000
Assessment Area Two					
		Total Improvements Costs Per Product		Allocation of Par Debt Per Product	
Land Use	No. of Units *	Type		Type	Par Debt Per Unit
Commercial - Per 1k Sq Feet	87.87	\$	2,779,008	\$	3,648,148
Hotel	90.00	\$	2,944,595	\$	3,865,522
Multifamily	350.00	\$	11,451,202	\$	15,032,586
Assisted Living	140.00	\$	4,580,481	\$	6,013,035
Townhomes	225.00	\$	11,042,230	\$	14,495,708
Totals	892.87	\$	32,797,516	\$	43,055,000
Assessment Area One & Two Combined Total	1214.60	\$	54,312,929	\$	71,520,000

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

<b>Assessment Area One</b>						
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Commercial - Per 1k Sq Feet	321.73	\$ 28,465,000	\$88,474	\$ 2,179,777	\$ 6,775	\$ 7,285
Totals	321.73	\$ 28,465,000		\$ 2,179,777		
<b>Assessment Area Two</b>						
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Commercial - Per 1k Sq Feet	87.87	\$ 3,648,148	\$41,519	\$ 279,366	\$ 3,179	\$ 3,419
Hotel	90.00	\$ 3,865,522	\$42,950	\$ 296,012	\$ 3,289	\$ 3,537
Multifamily	350.00	\$ 15,032,586	\$42,950	\$ 1,151,157	\$ 3,289	\$ 3,537
Assisted Living	140.00	\$ 6,013,035	\$42,950	\$ 460,463	\$ 3,289	\$ 3,537
Townhomes	225.00	\$ 14,495,708	\$64,425	\$ 1,110,044	\$ 4,934	\$ 5,305
Totals	892.87	\$ 43,055,000		\$ 3,297,042		
Assessment Area One & Two Combined Total	1,214.60	\$ 71,520,000		\$ 5,476,819		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023010	68.36	\$595,851	\$ 40,732,377	\$ 3,119,181	\$ 3,353,958
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023020	22.85	\$595,851	\$ 13,615,196	\$ 1,042,617	\$ 1,121,093
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023050	21.69	\$595,851	\$ 12,924,009	\$ 989,688	\$ 1,064,180
BLACK MOUNTAIN GROUP LLC	27-27-30-000000-023070	7.13	\$595,851	\$ 4,248,418	\$ 325,333	\$ 349,820
Totals		120.03		\$ 71,520,000	\$ 5,476,819	\$ 5,889,052

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.50%
Maximum Annual Debt Service	\$5,476,819

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# LEGAL DESCRIPTION

## PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 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 1/27/86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"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, 260.00 feet to the intersection with a curve concaved 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 ore 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, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31" W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, 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 Watts Dairy Road; thence S00°02'22"W, 1650.98 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 N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53" W, 31.36 feet; thence S34°26'36" W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23" E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S52°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, 837.66 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00" E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

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

Parcel ID Number: 30-27-27-000000-023020 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 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

## LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 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 21 East, Polk County, Florida; run thence North 89° 29' 23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 296.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 46" East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less



DAVE SCHMITT  
ENGINEERING, INC.  
13281 LANE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32839  
407-357-4008 FAX 407-357-4008  
Certification of Authorization # 24741

### CONTRACTOR'S DECLARATION

I hereby state that these "as-built" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have examined these "as-built" and believe them to be in accordance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.

Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS		
DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

EXHIBIT 2 - LEGAL DESCRIPTION  
CROSSROADS VILLAGE CENTER

DATE: JUNE 2021  
PROJECT NO.: RMG-1  
DRAWN BY: SAM  
CHECKED BY: DMS  
SCALE:  
SHEET: 2



## SECTION 4

This Instrument Prepared by  
and return to:

Jennifer Kilinski, Esq.  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

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**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
AMENDED NOTICE OF MASTER SPECIAL ASSESSMENTS /  
GOVERNMENTAL LIEN OF RECORD  
(Master Assessments)<sup>1</sup>**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Crossroads Village Center Community Development District (the “**District**”), in accordance with Chapters 170, 190, and 197, Florida Statutes, previously adopted Resolutions 2022-27, 2022-37, 2025-11 and 2025-16 (collectively, the “**Master Assessment Resolutions**”). The Master Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) (“**Master Assessments**”), which are levied on the property described in **Exhibit A** (“**Master Assessment Area**”) and are intended to secure the District’s repayment of debt service on future special assessment revenue bonds (“**Master Bonds**”). Such Master Bonds are intended to finance all or a portion of the District’s capital improvement plan, which is defined in the Master Assessment Resolutions and described in the *Amended and Restated Master Engineer’s Report for Capital Improvements for the Crossroads Village Center Community Development District*, dated May 28, 2025 (“**Master Engineer’s Report**”). The Master Assessments are further described in the *Amended and Restated Master Assessment Methodology for Crossroads Village Center*, dated May 28, 2025 (“**Master Assessment Report**”).

A copy of the Master Engineer’s Report, Master Assessment Report, and Master Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Manager by mail at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801, or by phone at (407) 841-5524.

The Master Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Master Assessments, the Master Assessment Resolutions require that certain “True-Up Payments” be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger,

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<sup>1</sup> The intent of this Notice is to amend and replace the following to reflect a revised assessment lien imposed on August 27, 2025: *Crossroads Village Center Community Development District Notice of Master Special Assessments / Governmental Lien of Record (Master Assessments)*, dated April 26, 2022, recorded in the Official Records Book 12232, Pages 1636-1638, inclusive, of the Official Records of Polk County, Florida. This lien shall amend and replace such lien.

boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS MASTER ASSESSMENT AREA. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed to be effective as of the 27th day of August 2025, and recorded in the Official Records of Polk County, Florida.

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of August 2025, by Syed Raza as Chairperson of the Board of Supervisors for the Crossroads Village Center Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**Exhibit A**  
**Legal Description of Master Assessment Area (District Boundaries)**

**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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 607.50 feet; thence S21°53'00"W, 1113.22 feet to point on the South boundary of the Southwest 1/4 of said Section 30; thence N89°30'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

**Parcel 4 (Revised 1/27/80):** 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, 404.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11450.19 feet; thence on a chord bearing of N21°22'25"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, 200.00 feet to the intersection with a curve concaved Westerly, having a radius of 200.00 feet, a chord bearing of N12°17'40"W, a chord distance of 103.82 feet; thence Northwesterly along the arc of said curve through a central angle of 43°40'02", an arc distance of 198.02 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.10 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31"W, 120.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°50'53"W, a chord distance of 220.77 feet; thence Northwesterly along the arc of said curve through a central angle of 20°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 07.01 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S08°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

**Parcel 3:** Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, run thence S89°30'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1700.98 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 Watts Dairy Road; thence S00°02'22"W, 1050.98 feet to the end of said right-of-way; thence N89°57'38"W, 0.25 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°30'23"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 2-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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 619.50 feet to the POINT OF BEGINNING; thence N21°53'00"E, 080.70 feet; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 290.79 feet; thence S 00°45'32"W, 177.40 feet; thence N07°20'41"W, 124.02 feet; thence S89°27'38"W, 07.19 feet; thence S45°35'50"W, 202.95 feet; thence S89°47'53"W, 31.30 feet; thence S34°20'30"W, 380.15 feet; thence S00°02'22"W, 290.00 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23"E, 135.79 feet; thence N70°17'35"E, 120.01 feet; thence N23°00'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'40"E, 199.42 feet; thence S52°44'12"E, 102.83 feet; thence N38°48'43"E, 214.22 feet; thence N08°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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 509.30 feet to the POINT OF BEGINNING; thence continue N08°07'00"W, 70.20 feet; thence N21°53'00"E, 080.70 feet; thence N31°58'21"W, 702.40 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 080.70 feet to the POINT OF BEGINNING.

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

**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 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11450.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly 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 08° 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' 00" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 080.70 feet; thence South 08° 07' 00" East, 549.30 feet; thence South 23° 07' 00" East, 20.08 feet; thence South 21° 53' 00" West, 837.40 feet to the Point of Beginning. Containing 22.08 acres MORE OR LESS.

**LEGAL #2A Revised**

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.40 feet; thence North 23° 07' 00" West, 20.08 feet; thence North 08° 07' 00" West, 549.30 feet to the Point of Beginning; thence continue North 08° 07' 00" West, 70.20 feet; thence North 21° 53' 00" East, 080.70 feet; thence North 31° 58' 21" West, 702.40 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West 080.70 feet to the Point of Beginning. Containing 1.47 Acres.

**Legal description for Parcel 2-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, 837.40 feet; thence North 23° 07' 00" West, 20.08 feet; thence North 08° 07' 00" West, 619.50 feet to the Point of Beginning; thence North 21° 53' 00" East, 080.70 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 290.79 feet; thence South 00° 45' 32" West, 177.40 feet; thence North 07° 20' 41" West, 124.02 feet; thence South 89° 27' 38" West, 07.19 feet; thence South 43° 35' 50" West, 202.95 feet; thence South 89° 47' 53" West, 31.30 feet; thence South 34° 20' 30" West, 380.15 feet; thence South 00° 02' 22" West, 290.00 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 70° 17' 35" East, 120.01 feet; thence North 23° 00' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 40" East, 199.42 feet; thence South 52° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 08° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less

## SECTION B

# SECTION 1

## RESOLUTION 2025-17

**RESOLUTION OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Crossroads Village Center Community Development District (“**District**”) was established by the City Commission of the City of Haines City, Florida on November 4, 2021, which became effective on November 4, 2021; and

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the District a proposed budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025 Proposed Budget**”) and a proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026 Proposed Budget**”) and along with the Fiscal Year 2024/2025 Proposed Budget, the “**Proposed Budgets**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budgets, attached hereto as **Exhibit A** and **B**, as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budgets**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budgets, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Crossroads Village Center Community Development District for the Fiscal Year Ending September 30, 2025" and "The Budget for the Crossroads Village Center Community Development District for the Fiscal Year Ending September 30, 2026", respectively.
- d. The Adopted Budgets shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

- a. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$

TOTAL ALL FUNDS \$

- b. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$

TOTAL ALL FUNDS \$



### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016(6), *Florida Statutes*, the District at any time within the applicable fiscal year, or within 60 days following the end of the fiscal year, may amend its Adopted Budget for that same fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, whichever is greater, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED** this 27th day of August 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Budget

**Exhibit B:** Fiscal Year 2025/2026 Budget

***Crossroads Village Center***  
***Community Development District***

***Proposed Budget***  
***FY2025***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
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<b>3-5</b>	<u>General Fund Narrative</u>
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# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025
<b><u>Revenues</u></b>	
Developer Contributions	\$ 457,281
<b>Total Revenues</b>	<b>\$ 457,281</b>
<b><u>Expenditures</u></b>	
<i><u>General &amp; Administrative</u></i>	
Supervisor Fees	\$ 12,000
FICA Expenditures	\$ 900
Engineering	\$ 15,000
Attorney	\$ 25,000
Annual Audit	\$ 5,500
Assessment Administration	\$ 5,000
Arbitrage	\$ 900
Dissemination	\$ 6,000
Trustee Fees	\$ 10,000
Management Fees	\$ 40,000
Information Technology	\$ 1,800
Website Maintenance	\$ 1,200
Postage & Delivery	\$ 1,000
Insurance	\$ 5,913
Copies	\$ 1,000
Legal Advertising	\$ 10,000
Other Current Charges	\$ 5,268
Office Supplies	\$ 625
Dues, Licenses & Subscriptions	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 147,281</b>

# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025
<i><u>Operations &amp; Maintenance</u></i>	
<b>Assessment Area 1 Field Expenditures</b>	
Field Management	\$ 25,000
Property Insurance	\$ 20,000
Landscape Maintenance	\$ 150,000
Landscape Replacement	\$ 50,000
Lake Maintenance	\$ 10,000
Streetlights	\$ 10,000
Irrigation Repairs	\$ 2,500
Road Repairs	\$ 1,000
Sidewalk Repairs & Maintenance	\$ 1,500
Holiday Decorations	\$ 25,000
Field Contingency	\$ 15,000
<b>Total Assessment Area 1 Expenditures</b>	<b>\$ 310,000</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 310,000</b>
<b>Total Expenditures</b>	<b>\$ 457,281</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>

# **Crossroads Village Center**

## **Community Development District**

### **General Fund Budget**

#### **Revenues:**

##### *Developer Contributions*

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

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#### **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.

#### **Operations & Maintenance:**

##### **Assessment Area One Field Expenditures**

#### 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.

#### 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

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.

#### Streetlights

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

#### Irrigation Repairs

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



**Crossroads Village Center**  
**Community Development District**  
General Fund Budget

Road Repairs

The estimated amount for potentials cost related to repairs 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.

Field Contingency

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

***Crossroads Village Center***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**1-2** General Fund

**3-5** General Fund Narrative

# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 557,281
Developer Contributions	\$ 457,281	\$ 85,575	\$ 6,377	\$ 91,952	\$ -

<b>Total Revenues</b>	<b>\$ 457,281</b>	<b>\$ 85,575</b>	<b>\$ 6,377</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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#### **Expenditures**

##### *General & Administrative*

Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expenditures	\$ 900	\$ -	\$ -	\$ -	\$ 900
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 32,031	\$ 7,000	\$ 39,031	\$ 25,000
Annual Audit	\$ 5,500	\$ -	\$ 5,700	\$ 5,700	\$ 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	\$ 30,625	\$ 6,125	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 28	\$ 40	\$ 68	\$ 1,000
Insurance	\$ 5,913	\$ -	\$ -	\$ -	\$ 5,913
Copies	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,801	\$ 1,200	\$ 4,001	\$ 10,000
Other Current Charges	\$ 5,268	\$ 401	\$ 144	\$ 545	\$ 5,268
Office Supplies	\$ 625	\$ 6	\$ 10	\$ 16	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative</b>	<b>\$ 147,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 147,281</b>
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# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### Operations & Maintenance

##### Assessment Area 1 Field Expenditures

Field Management	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Property Insurance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Landscape Maintenance	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Landscape Replacement	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Road Repairs	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Sidewalk Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Holiday Decorations	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Field Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000

<b>Total Assessment Area 1 Expenditures</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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<b>Total Operations &amp; Maintenance</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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##### Other Financing Uses

Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 100,000
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<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
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<b>Total Expenditures</b>	<b>\$ 457,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 17,009</b>	<b>\$ (17,009)</b>	<b>\$ -</b>	<b>\$ -</b>
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Net Assessments	\$ 557,281
Less: Discount (7%)	\$ 41,946
Gross Assessment	\$ 599,227

Product	Units	ERU Factor	ERU/Units	Net Assessment	Net Per Unit	Gross Per Unit
<b>Residential</b>						
Multifamily	350	0.50	175	\$ 146,973.43	\$ 419.92	\$ 451.53
Townhome	225	0.75	169	\$ 141,724.38	\$ 629.89	\$ 677.30
<b>Assisted Living Facility</b>	140	0.50	70	\$ 58,789.37	\$ 419.92	\$ 451.53
<b>Commercial</b>	410	0.50	205	\$ 172,000.90	\$ 419.92	\$ 451.53
<b>Hotel</b>	90	0.50	45	\$ 37,793.17	\$ 419.92	\$ 451.53
	1215		664	<b>\$ 557,281.25</b>		

\*\* Each Commercial Unit represents 1,000 Square Feet of Commercial Property.

# **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.

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#### **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.

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##### *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.

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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**

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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.

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#### Postage & Delivery

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#### 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.

#### **Operations & Maintenance:**

##### **Assessment Area One Field Expenditures**

#### 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.

#### Property Insurance

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

#### Irrigation Repairs

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



**Crossroads Village Center**  
**Community Development District**  
General Fund Budget

Road Repairs

The estimated amount for potentials cost related to repairs 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.

Field Contingency

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

**Other Financing Uses:**

Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

## SECTION 2

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT**

THIS AGREEMENT (“**Agreement**”), is entered into this 1st day of October 2025, by and between:

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address 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 conduct business in the State of Florida, the owner and developer of lands within the District, with a mailing address of 1540 International Parkway Suite 2000, Lake Mary, Florida 32746, and its successors and assigns (the “**Developer**”, together with the District, the “**Parties**”, and separately, the “**Party**”).

**RECITALS**

**WHEREAS**, the District was established by Ordinance No. 2021-1676, adopted by the Board of City Commissioners of the City of Haines City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; 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**, the District has adopted its general fund budget and its operations and maintenance budget (“**O&M Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Developer presently owns and/or is developing certain real property within the District and presently owns a majority of the real property identified in the District’s Fiscal Year 2026 Assessment Roll (“**Assessment Roll**”), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real 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 (“**Property**”); and

**WHEREAS**, following the adoption of the Fiscal Year 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District's activities, operations and services set forth in the Fiscal Year 2026 O&M Budget; and

**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2026 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 O&M Budget (hereinafter referred to as the "**O&M Budget Payment**") which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

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

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. PAYMENT OF DISTRICT'S O&M BUDGET.**

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager's written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2026 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general operating account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Fiscal Year 2026 O&M Budget or otherwise.
- ii. ***Consent to Funding of Fiscal Year 2026 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Developer agrees to pay, or cause to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such

imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement, together with interest at the maximum rate allowed by law, 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 of 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 FY 2026 O&M Budget" in the public records of Polk County, Florida, 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 FY 2026 O&M 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 B** 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.

**SECTION 4. ALTERNATIVE COLLECTION METHODS.**

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for Polk County, Florida. 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.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) 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 that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof 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 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 Polk County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

- A. If to District: Crossroads Village CDD  
c/o Governmental Management Services –  
Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager  
[jburns@gmscfl.com](mailto:jburns@gmscfl.com)
- With a copy to: Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel, Crossroads Village Center  
[jennifer@cddlattorneys.com](mailto:jennifer@cddlattorneys.com)
- B. If to Developer: Black Mountain Group, LLC  
1540 International Parkway, Suite 2000  
Lake Mary, Florida 32746  
Attn: Syed Raza  
[sgraza@protonmail.com](mailto:sgraza@protonmail.com)

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notices on behalf of the Party he/she represents. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth herein.

**SECTION 6. AMENDMENT.** 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.

**SECTION 7. AUTHORITY.** 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.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. 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 matter described in Sections 3 and 4 above.

**SECTION 10. 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, including the Property, 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.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** 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.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

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

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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Chairperson, Board of Supervisors

**BLACK MOUNTAIN GROUP, LLC**

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**EXHIBIT A:** Fiscal Year 2026 O&M Budget & Assessment Roll

**EXHIBIT B:** Property Description



**Exhibit A**

Fiscal Year 2026 O&M Budget & Assessment Roll

***Crossroads Village Center***  
***Community Development District***

***Proposed Budget***  
***FY2026***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
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<b>3-5</b>	<u>General Fund Narrative</u>
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# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 557,281
Developer Contributions	\$ 457,281	\$ 85,575	\$ 6,377	\$ 91,952	\$ -

<b>Total Revenues</b>	<b>\$ 457,281</b>	<b>\$ 85,575</b>	<b>\$ 6,377</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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#### **Expenditures**

##### General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expenditures	\$ 900	\$ -	\$ -	\$ -	\$ 900
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 32,031	\$ 7,000	\$ 39,031	\$ 25,000
Annual Audit	\$ 5,500	\$ -	\$ 5,700	\$ 5,700	\$ 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	\$ 30,625	\$ 6,125	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 28	\$ 40	\$ 68	\$ 1,000
Insurance	\$ 5,913	\$ -	\$ -	\$ -	\$ 5,913
Copies	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,801	\$ 1,200	\$ 4,001	\$ 10,000
Other Current Charges	\$ 5,268	\$ 401	\$ 144	\$ 545	\$ 5,268
Office Supplies	\$ 625	\$ 6	\$ 10	\$ 16	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative</b>	<b>\$ 147,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 147,281</b>
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# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### Operations & Maintenance

#### Assessment Area 1 Field Expenditures

Field Management	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Property Insurance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Landscape Maintenance	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Landscape Replacement	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Road Repairs	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Sidewalk Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Holiday Decorations	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Field Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000

<b>Total Assessment Area 1 Expenditures</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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<b>Total Operations &amp; Maintenance</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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#### Other Financing Uses

Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 100,000
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<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
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<b>Total Expenditures</b>	<b>\$ 457,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 17,009</b>	<b>\$ (17,009)</b>	<b>\$ -</b>	<b>\$ -</b>
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Net Assessments	\$ 557,281
Less: Discount (7%)	\$ 41,946
Gross Assessment	\$ 599,227

Product	Units	ERU Factor	ERU/Units	Net Assessment	Net Per Unit	Gross Per Unit
<b>Residential</b>						
Multifamily	350	0.50	175	\$ 146,973.43	\$ 419.92	\$ 451.53
Townhome	225	0.75	169	\$ 141,724.38	\$ 629.89	\$ 677.30
<b>Assisted Living Facility</b>	140	0.50	70	\$ 58,789.37	\$ 419.92	\$ 451.53
<b>Commercial</b>	410	0.50	205	\$ 172,000.90	\$ 419.92	\$ 451.53
<b>Hotel</b>	90	0.50	45	\$ 37,793.17	\$ 419.92	\$ 451.53
	1215		664	<b>\$ 557,281.25</b>		

\*\* Each Commercial Unit represents 1,000 Square Feet of Commercial Property.

# **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.

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#### **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.

#### **Operations & Maintenance:**

##### **Assessment Area One Field Expenditures**

#### 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.

#### 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

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.

#### Streetlights

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

#### Irrigation Repairs

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



**Crossroads Village Center**  
**Community Development District**  
General Fund Budget

Road Repairs

The estimated amount for potentials cost related to repairs 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.

Field Contingency

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

**Other Financing Uses:**

Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

<b>Crossroads Village Center CDD FY 26 Assessment Roll</b>
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**Direct Billing**

<b>PARCEL ID</b>	<b>Acres</b>	<b>O&amp;M</b>
272730000000023010	68.36	\$341,263.76
272730000000023020	22.85	\$114,083.73
272730000000023050	21.69	\$108,284.40
272730000000023070	7.13	\$35,595.26
Total Gross Assessments	120.03	\$599,227.15

Total Net Assessments		\$557,281.25
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## **Exhibit B**

### **Property Description**

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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 607.50 feet; thence S21°53'00"W, 1113.22 feet to point on the South boundary of the Southwest 1/4 of said Section 30; thence N80°30'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

Parcel 4 (Revised 1/27/80): 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, 404.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeast, having a radius of 11450.19 feet; thence on a chord bearing of N21°22'25"E, a chord distance of 170.30 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, 200.00 feet to the intersection with a curve concaved Westerly, having a radius of 200.00 feet, a chord bearing of N12°17'40"W, a chord distance of 193.82 feet; thence Northwest along the arc of said curve through a central angle of 43°46'02", an arc distance of 198.02 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.10 feet; thence S89°47'53"W, 130.41 feet; thence S00°20'31"W, 120.00 feet to a point on a curve concaved Southwest, having a radius of 450.00 feet, a chord bearing of N71°50'53"W, a chord distance of 220.77 feet; thence Northwest along the arc of said curve through a central angle of 20°11'15", an arc distance of 220.24 feet to the end of said curve; thence S89°47'53"W, 07.01 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S08°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, run thence S80°30'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1700.98 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 Watts Dairy Road; thence S00°02'22"W, 1050.98 feet to the end of said right-of-way; thence N89°57'38"W, 0.25 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 N80°30'23"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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 610.50 feet to the POINT OF BEGINNING; thence N21°53'00"E, 080.70 feet; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 200.70 feet; thence S 00°45'32"W, 177.40 feet; thence N07°20'41"W, 124.02 feet; thence S80°27'38"W, 07.10 feet; thence S45°35'58"W, 202.05 feet; thence S89°47'53"W, 31.30 feet; thence S34°20'30"W, 380.15 feet; thence S00°02'22"W, 290.00 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23"E, 135.70 feet; thence N70°17'35"E, 120.01 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'40"E, 190.42 feet; thence S52°44'12"E, 102.83 feet; thence N38°48'43"E, 214.22 feet; thence N08°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, 837.40 feet; thence N23°07'00"W, 20.08 feet; thence N08°07'00"W, 500.30 feet to the POINT OF BEGINNING; thence continue N08°07'00"W, 70.20 feet; thence N21°53'00"E, 080.70 feet; thence N31°58'21"W, 702.40 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 080.70 feet to the POINT OF BEGINNING.

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

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 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeast, having a radius of 11450.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.30 feet; thence Northeast along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.30 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 08° 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 17-02; thence South 89° 47' 53" West along said Southerly right-of-way line, 320.07 feet; thence South 00° 37' 00" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 080.70 feet; thence South 08° 07' 00" East, 540.30 feet; thence South 23° 07' 00" East, 20.08 feet; thence South 21° 53' 00" West, 837.40 feet to the Point of Beginning. Containing 22.06 acres MORE OR LESS.

LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.40 feet; thence North 23° 07' 00" West, 20.08 feet; thence North 08° 07' 00" West, 540.30 feet to the Point of Beginning; thence continue North 08° 07' 00" West, 70.20 feet; thence North 21° 53' 00" East, 080.70 feet; thence North 31° 58' 21" West, 702.40 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West 080.70 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 21 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, 837.40 feet; thence North 23° 07' 00" West, 20.08 feet; thence North 08° 07' 00" West, 610.50 feet to the Point of Beginning; thence North 21° 53' 00" East, 080.70 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 200.70 feet; thence South 00° 45' 32" West, 177.40 feet; thence North 07° 20' 41" West, 124.02 feet; thence South 80° 27' 38" West, 07.10 feet; thence South 43° 35' 58" West, 202.05 feet; thence South 80° 47' 53" West, 31.30 feet; thence South 34° 20' 30" West, 380.15 feet; thence South 00° 02' 22" West, 290.00 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.70 feet; thence North 70° 17' 35" East, 120.01 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 40" East, 190.42 feet; thence South 52° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 08° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less

# SECTION C

# SECTION 1

## RESOLUTION 2025-18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Crossroads Village Center Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Haines City, Polk County, Florida (“**County**”); and

**WHEREAS**, the District intends to construct or acquire various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget(s) (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for operations and maintenance, which the District desires to collect for Fiscal Year 2026; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to directly collect the special assessments as identified in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Direct Bill Assessments.** The operations and maintenance special assessments will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization

by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. Future Collection Methods.** The decision to collect special 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 special 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 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.**

ATTEST:

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit B:** Assessment Roll



***Crossroads Village Center***  
***Community Development District***

***Proposed Budget***  
***FY2026***



# Table of Contents

**1-2** General Fund

**3-5** General Fund Narrative

# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 557,281
Developer Contributions	\$ 457,281	\$ 85,575	\$ 6,377	\$ 91,952	\$ -

<b>Total Revenues</b>	<b>\$ 457,281</b>	<b>\$ 85,575</b>	<b>\$ 6,377</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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#### **Expenditures**

##### *General & Administrative*

Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expenditures	\$ 900	\$ -	\$ -	\$ -	\$ 900
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 32,031	\$ 7,000	\$ 39,031	\$ 25,000
Annual Audit	\$ 5,500	\$ -	\$ 5,700	\$ 5,700	\$ 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	\$ 30,625	\$ 6,125	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 28	\$ 40	\$ 68	\$ 1,000
Insurance	\$ 5,913	\$ -	\$ -	\$ -	\$ 5,913
Copies	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,801	\$ 1,200	\$ 4,001	\$ 10,000
Other Current Charges	\$ 5,268	\$ 401	\$ 144	\$ 545	\$ 5,268
Office Supplies	\$ 625	\$ 6	\$ 10	\$ 16	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative</b>	<b>\$ 147,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 147,281</b>
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# Crossroads Village Center

## Community Development District

### Proposed Budget

### General Fund

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Total Thru 9/30/25	Proposed Budget FY2026
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#### Operations & Maintenance

##### Assessment Area 1 Field Expenditures

Field Management	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Property Insurance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Landscape Maintenance	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Landscape Replacement	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Road Repairs	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Sidewalk Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Holiday Decorations	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Field Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000

<b>Total Assessment Area 1 Expenditures</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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<b>Total Operations &amp; Maintenance</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310,000</b>
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##### Other Financing Uses

Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 100,000
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<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
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<b>Total Expenditures</b>	<b>\$ 457,281</b>	<b>\$ 68,567</b>	<b>\$ 23,386</b>	<b>\$ 91,952</b>	<b>\$ 557,281</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 17,009</b>	<b>\$ (17,009)</b>	<b>\$ -</b>	<b>\$ -</b>
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Net Assessments	\$ 557,281
Less: Discount (7%)	\$ 41,946
Gross Assessment	\$ 599,227

Product	Units	ERU Factor	ERU/Units	Net Assessment	Net Per Unit	Gross Per Unit
<b>Residential</b>						
Multifamily	350	0.50	175	\$ 146,973.43	\$ 419.92	\$ 451.53
Townhome	225	0.75	169	\$ 141,724.38	\$ 629.89	\$ 677.30
<b>Assisted Living Facility</b>	140	0.50	70	\$ 58,789.37	\$ 419.92	\$ 451.53
<b>Commercial</b>	410	0.50	205	\$ 172,000.90	\$ 419.92	\$ 451.53
<b>Hotel</b>	90	0.50	45	\$ 37,793.17	\$ 419.92	\$ 451.53
	1215		664	<b>\$ 557,281.25</b>		

\*\* Each Commercial Unit represents 1,000 Square Feet of Commercial Property.

# **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.

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#### **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.

#### **Operations & Maintenance:**

##### **Assessment Area One Field Expenditures**

#### 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.

#### 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

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.

#### Streetlights

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

#### Irrigation Repairs

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

**Crossroads Village Center**  
**Community Development District**  
General Fund Budget

Road Repairs

The estimated amount for potentials cost related to repairs 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.

Field Contingency

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

**Other Financing Uses:**

Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.



<b>Crossroads Village Center CDD FY 26 Assessment Roll</b>
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**Direct Billing**

<b>PARCEL ID</b>	<b>Acres</b>	<b>O&amp;M</b>
272730000000023010	68.36	\$341,263.76
272730000000023020	22.85	\$114,083.73
272730000000023050	21.69	\$108,284.40
272730000000023070	7.13	\$35,595.26
Total Gross Assessments	120.03	\$599,227.15

Total Net Assessments		\$557,281.25
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## SECTION VI

**RESOLUTION 2025-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR  
FISCAL YEAR 2025/2026; 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 within the City of Haines City, Polk County, 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 the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2025/2026”), 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 2025/2026 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 27th day of August 2025.

ATTEST:

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Annual Meeting Schedule

## **Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule**

### **BOARD OF SUPERVISORS MEETING DATES CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026**

The Board of Supervisors of the Crossroads Village Center Community Development District will hold their regular meetings for Fiscal Year 2025/2026 on the 2<sup>nd</sup> Tuesday of each month, at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850, at 2:00 PM, unless otherwise indicated as follows:

**October 14, 2025**

**November 11, 2025 (Landowners' Meeting & BOS Meeting)(Veteran's Day—will need to re-schedule)**

**December 9, 2025**

**January 13, 2026**

**February 10, 2026**

**March 10, 2026**

**April 14, 2026**

**May 12, 2026**

**June 9, 2026**

**July 14, 2026**

**August 11, 2026**

**September 8, 2026**

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.

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 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

## RESOLUTION 2025-20

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; 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*; and

**WHEREAS**, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

**WHEREAS**, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

**WHEREAS**, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

**WHEREAS**, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
  - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
  - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
  - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF AUGUST 2025.**

ATTEST:

**CROSSROADS VILLAGE CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION VIII





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

June 16, 2025

Board of Supervisors  
Crossroads Village Center Community Development District  
219 East Livingston Street  
Orlando, Florida 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, 2023, with the option of five (5) additional one-year renewals. 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, 2023, with the option of five (5) additional one-year renewals. 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 relaying 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.**

This agreement provides for a contract period of one (1) year with the option of five (5) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$2,800 for the September 30, 2023 audit. The fees for the fiscal years 2024, 2025, 2026, 2027 and 2028 will not exceed \$2,900, \$3,000, \$3,100, \$3,200 and \$3,300, respectively, unless there is a change in activity by the District which results in additional audit work or if 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 2022 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.

Signed by:



By: \_\_\_\_\_

Title: Chairman

Date: 6/19/2025



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



Peer Review  
Program

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

**March 17, 2023**

**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 March 16, 2023, 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, 2025. 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

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## SECTION IX

# SECTION A

**Crossroads Village Center Community Development District  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2025 – September 30, 2026**

**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 B

**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 X

# SECTION C



# SECTION 1

Crossroads Village Center  
Community Development District

Summary of Check Register

May 24, 2024 through August 20, 2025

Fund	Date	Check No.'s	Amount	
General Fund	6/2/25	67-68	\$	13,632.22
	6/9/25	69	\$	661.02
Total Amount			\$	14,293.24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/02/25	00001	4/01/25	47 202504 310-51300-34000	MANAGEMENT FEES-APR25	*	3,062.50	
		4/01/25	47 202504 310-51300-35200	WEBSITE MANAGEMENT-APR25	*	100.00	
		4/01/25	47 202504 310-51300-35100	INFORMATION TECH-APR25	*	150.00	
		5/01/25	48 202505 310-51300-34000	MANAGEMENT FEES-MAY25	*	3,062.50	
		5/01/25	48 202505 310-51300-35200	WEBSITE MANAGEMENT-MAY25	*	100.00	
		5/01/25	48 202505 310-51300-35100	INFORMATION TECH-MAY25	*	150.00	
		5/01/25	48 202505 310-51300-51000	OFFICE SUPPLIES	*	.03	
		5/01/25	48 202505 310-51300-42000	POSTAGE	*	.69	
GOVERNMENTAL MANAGEMENT SERVICES-CF						6,625.72	000067
6/02/25	00007	4/24/25	11870 202503 310-51300-31500	ATTORNEY SVCS-MAR25	*	3,228.50	
		5/15/25	12124 202504 310-51300-31500	ATTORNEY SVCS-APR25	*	3,778.00	
KILINSKI VAN WYK, PLLC						7,006.50	000068
6/09/25	00009	5/31/25	00071447 202505 310-51300-48000	NOT OF BOS MTG 5/6/25	*	330.51	
		5/31/25	00071447 202505 310-51300-48000	NOT OF BOS MTG 5/21/25	*	330.51	
GANNETT MEDIA CORP DBA						661.02	000069
TOTAL FOR BANK A						14,293.24	
TOTAL FOR REGISTER						14,293.24	

## SECTION 2

***Crossroads Village Center***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Capital Projects Fund</u>
4	<u>Month to Month</u>

# Crossroads Village Center

## Community Development District

### Combined Balance Sheet

July 31, 2025

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<u>Cash:</u>			
Operating Account	\$ 8,729	\$ -	\$ 8,729
Due from Developer	\$ 20,000	\$ -	\$ 20,000
<b>Total Assets</b>	<b>\$ 28,729</b>	<b>\$ -</b>	<b>\$ 28,729</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 18,061	\$ -	\$ 18,061
<b>Total Liabilites</b>	<b>\$ 18,061</b>	<b>\$ -</b>	<b>\$ 18,061</b>
<b>Fund Balance:</b>			
Unassigned	\$ 10,668	\$ -	\$ 10,668
<b>Total Fund Balances</b>	<b>\$ 10,668</b>	<b>\$ -</b>	<b>\$ 10,668</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 28,729</b>	<b>\$ -</b>	<b>\$ 28,729</b>

# Crossroads Village Center

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 85,575	\$ 85,575
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,575</b>	<b>\$ 85,575</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Attorney	\$ -	\$ -	\$ 32,031	\$ (32,031)
Management Fees	\$ -	\$ -	\$ 30,625	\$ (30,625)
Information Technology	\$ -	\$ -	\$ 1,500	\$ (1,500)
Website Maintenance	\$ -	\$ -	\$ 1,000	\$ (1,000)
Postage & Delivery	\$ -	\$ -	\$ 28	\$ (28)
Legal Advertising	\$ -	\$ -	\$ 2,801	\$ (2,801)
Other Current Charges	\$ -	\$ -	\$ 401	\$ (401)
Office Supplies	\$ -	\$ -	\$ 6	\$ (6)
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ 175	\$ (175)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,567</b>	<b>\$ (68,567)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,009</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,341)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,668</b>	



# Crossroads Village Center

## Community Development District

### Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,587	\$ (1,587)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,587</b>	<b>\$ (1,587)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (1,587)</b>	
<b>Other Financing Sources/(Uses):</b>				
Developer Advances	\$ -	\$ -	\$ 1,587	\$ 1,587
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,587</b>	<b>\$ 1,587</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**Crossroads Village Center**  
Community Development District  
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<b><u>Revenues:</u></b>																										
Developer Contributions	\$	3,313	\$	-	\$	13,034	\$	-	\$	29,228	\$	20,000	\$	-	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	85,575
<b>Total Revenues</b>	<b>\$</b>	<b>3,313</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>13,034</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>29,228</b>	<b>\$</b>	<b>20,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>20,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>85,575</b>
<b><u>Expenditures:</u></b>																										
<b><u>General &amp; Administrative:</u></b>																										
Attorney	\$	4,289	\$	2,119	\$	1,275	\$	-	\$	5,932	\$	3,229	\$	3,778	\$	7,008	\$	1,603	\$	2,800	\$	-	\$	-	\$	32,031
Management Fees	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	-	\$	-	\$	30,625
Information Technology	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	-	\$	-	\$	1,500
Website Maintenance	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	-	\$	-	\$	1,000
Postage & Delivery	\$	1	\$	0	\$	-	\$	-	\$	2	\$	2	\$	-	\$	1	\$	1	\$	22	\$	-	\$	-	\$	28
Legal Advertising	\$	-	\$	-	\$	-	\$	-	\$	1,072	\$	383	\$	685	\$	661	\$	-	\$	-	\$	-	\$	-	\$	2,801
Other Current Charges	\$	40	\$	40	\$	40	\$	40	\$	48	\$	48	\$	48	\$	48	\$	48	\$	-	\$	-	\$	-	\$	401
Office Supplies	\$	0	\$	0	\$	-	\$	-	\$	0	\$	3	\$	-	\$	0	\$	3	\$	1	\$	-	\$	-	\$	6
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
<b>Total Expenditures</b>	<b>\$</b>	<b>7,817</b>	<b>\$</b>	<b>5,471</b>	<b>\$</b>	<b>4,628</b>	<b>\$</b>	<b>3,353</b>	<b>\$</b>	<b>10,366</b>	<b>\$</b>	<b>6,977</b>	<b>\$</b>	<b>7,823</b>	<b>\$</b>	<b>11,030</b>	<b>\$</b>	<b>4,967</b>	<b>\$</b>	<b>6,135</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>68,567</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>(4,504)</b>	<b>\$</b>	<b>(5,471)</b>	<b>\$</b>	<b>8,406</b>	<b>\$</b>	<b>(3,353)</b>	<b>\$</b>	<b>18,863</b>	<b>\$</b>	<b>13,023</b>	<b>\$</b>	<b>(7,823)</b>	<b>\$</b>	<b>(11,030)</b>	<b>\$</b>	<b>15,033</b>	<b>\$</b>	<b>(6,135)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>17,009</b>