

STUART CROSSING

COMMUNITY DEVELOPMENT

DISTRICT

August 4, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Stuart Crossing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 28, 2025

Board of Supervisors
Stuart Crossing Community Development District

Dear Board Members:

The Board of Supervisors of the Stuart Crossing Community Development District will hold a Public Hearing and Regular Meeting on August 4, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); 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
5. Consideration of Fiscal Year 2026 Deficit Funding Agreement
6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
7. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

8. Ratification of Danielle Fence Mfg. Co., Inc. Estimate [Wood Fence Repair]
9. Acceptance of Unaudited Financial Statements as of June 30, 2025
10. Approval of June 2, 2025 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Kimely-Horn*
 - C. Field Operations: *Folio Association Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 6, 2025 at 1:00 PM

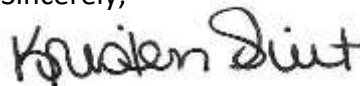
○ QUORUM CHECK

SEAT 1	TYLER WOODY	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	AMBER SWEENEY	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	MARTHA SCHIFFER	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	MEGAN GERMINO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	HARRIET STONE	☐	IN PERSON	☐	PHONE	☐	NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-01010K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

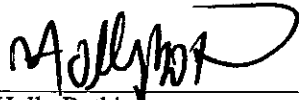
being a Notice of Public Hearing

in the matter of Notice of public hearing to consider adoption of fiscal year 2026 proposed budgets et al on 8/4/25 at 1:00PM

in the Court, was published in said newspaper by print in the issues of 7/11/2025, 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

**STUART CROSSING COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR
2026 PROPOSED BUDGET(S);
AND NOTICE OF
REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Stuart Crossing Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 4, 2025

TIME: 1:00 P.M.

LOCATION:

Holiday Inn Express & Suites

Lakeland North I-4

4500 Lakeland Park Drive

Lakeland, Florida 33809

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://stuartcrossingcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 11, 18, 2025

25-01010K

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-11
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Stuart Crossing Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) 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 on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, 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 Stuart Crossing Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that 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, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[remainder of page intentionally left blank]

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2025.

ATTEST:

**STUART CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 306,685				\$ 289,596
Allowable discounts (4%)	(12,267)				(11,584)
Assessment levy: on-roll - net	294,418	\$ 299,546	\$ -	\$ 299,546	278,012
Assessment levy: off-roll	60,805	45,603	15,202	60,805	74,385
Landowner contribution	359,264	-	359,264	359,264	322,277
Total revenues	714,487	345,149	374,466	719,615	674,674
EXPENDITURES					
Professional & administrative					
Supervisors	-	215	-	215	2,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	5,455	19,545	25,000	25,000
Engineering	2,000	784	1,216	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,500	2,500	-	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	160	90	250	250
Printing & binding	500	250	250	500	500
Legal advertising	2,000	1,213	787	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,857	-	5,857	6,100
Contingencies/bank charges	750	268	482	750	750
Meeting room rental	2,500	-	2,500	2,500	2,000
Website hosting & maintenance	705		705	705	705
Website ADA compliance	210	-	210	210	210
Property tax	-	863	-	863	-
Tax collector and property appraiser	9,201	5,989	3,212	9,201	8,688
Total professional & administrative	111,291	48,329	65,097	113,426	113,578

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations					
Property management (field services)	56,736	-	56,736	56,736	56,736
Landscape maintenance	150,000	25,000	125,000	150,000	150,000
Replacement/extra	20,000	-	20,000	20,000	20,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pond maintenance	35,000	1,625	33,375	35,000	19,500
Wetland maintenance	15,000		15,000	15,000	-
Conservation maintenance	50,000	-	50,000	50,000	-
Monitoring agreement	21,600	-	21,600	21,600	-
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000
Street & sidewalks	2,500	-	2,500	2,500	-
Misc. repairs & replacement	20,000	-	20,000	20,000	27,500
Holiday lights	5,000	3,900	1,100	5,000	5,000
Utilities					
Electricity	25,000	-	25,000	25,000	10,000
Streetlights	35,000	16,605	18,395	35,000	55,000
Electric- amenity	5,000		5,000	5,000	5,000
Amenities: south					
Pool maintenance	10,000	-	10,000	10,000	10,000
Amenty center repair/maintenance	5,000	-	5,000	5,000	5,000
Janitorial	20,000	-	20,000	20,000	20,000
Access control/monitoring	20,000	-	20,000	20,000	20,000
Gym equipment lease	40,000	5,746	34,254	40,000	40,000
Gym equipment repair	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone: pool/clubhouse	1,200	-	1,200	1,200	1,200
Internet	2,000	-	2,000	2,000	2,000
Alarm monitoring	5,160	11	5,149	5,160	5,160
Contingencies	-	-	-	-	10,000
Property insurance	20,000	21,510	-	21,510	45,000
Total field operations	603,196	74,397	473,573	604,706	\$541,096
Total expenditures	714,487	122,726	538,670	718,132	\$654,674
Excess/(deficiency) of revenues over/(under) expenditures	-	222,423	(164,204)	1,483	20,000
Net increase/(decrease) of fund balance	-	222,423	(164,204)	1,483	20,000
Fund balance - beginning (unaudited)	-	-	222,423	-	-
Fund balance - ending (projected)					
Assigned					
Committed capital reserves	-	-	-	-	20,000
Unassigned	-	222,423	58,219	1,483	-
Fund balance - ending	\$ -	\$ 222,423	\$ 58,219	\$ 1,483	\$ 20,000

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	2,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector and property appraiser	8,688
Total professional & administrative	<u>113,578</u>

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (CONTINUED)

Field operations

Property management (field services)	56,736
Landscape maintenance	150,000
Replacement/extra	20,000
Irrigation repairs	5,000
Pond maintenance	19,500
Pressure washing	25,000
Misc. repairs & replacement	27,500
Holiday lights	5,000

Utilities

Electricity	10,000
Streetlights	55,000
Electric- amenity	5,000

Amenities: south

Pool maintenance	10,000
Amenty center repair/maintenance	5,000
Janitorial	20,000
Access control/monitoring	20,000
Gym equipment lease	40,000
Gym equipment repair	2,500
Potable water	1,500
Telephone: pool/clubhouse	1,200
Internet	2,000
Alarm monitoring	5,160
Contingencies	10,000
Property insurance	45,000
Total field operations	<u>541,096</u>
Total expenditures	<u>\$ 654,674</u>

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 (ASSESSMENT AREA ONE)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 315,302				\$ 315,302
Allowable discounts (4%)	(12,612)				(12,612)
Net assessment levy - on-roll	302,690	\$ 307,962	\$ -	\$ 307,962	302,690
Interest	-	4,586	-	4,586	-
Total revenues	302,690	312,548	-	312,548	302,690
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	250,324	136,252	114,072	250,324	225,300
Property Appraiser & Tax collector	9,459	6,157	3,302	9,459	9,459
Total expenditures	324,783	142,409	182,374	324,783	299,759
Excess/(deficiency) of revenues over/(under) expenditures	(22,093)	170,139	(182,374)	(12,235)	2,931
Fund balance:					
Beginning fund balance (unaudited)	284,222	284,476	454,615	284,476	272,241
Ending fund balance (projected)	<u>\$262,129</u>	<u>\$454,615</u>	<u>\$ 272,241</u>	<u>\$ 272,241</u>	<u>275,172</u>
Use of fund balance:					
Debt service reserve account balance (required)					(153,507)
Interest expense - November 1, 2026					(111,228)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 10,437</u>

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (Assessment Area One Project) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			112,650.00	112,650.00	4,260,000.00
05/01/26	65,000.00	4.375%	112,650.00	177,650.00	4,195,000.00
11/01/26			111,228.13	111,228.13	4,195,000.00
05/01/27	70,000.00	4.375%	111,228.13	181,228.13	4,125,000.00
11/01/27			109,696.88	109,696.88	4,125,000.00
05/01/28	75,000.00	4.375%	109,696.88	184,696.88	4,050,000.00
11/01/28			108,056.25	108,056.25	4,050,000.00
05/01/29	75,000.00	4.375%	108,056.25	183,056.25	3,975,000.00
11/01/29			106,415.63	106,415.63	3,975,000.00
05/01/30	80,000.00	4.375%	106,415.63	186,415.63	3,895,000.00
11/01/30			104,665.63	104,665.63	3,895,000.00
05/01/31	85,000.00	4.375%	104,665.63	189,665.63	3,810,000.00
11/01/31			102,806.25	102,806.25	3,810,000.00
05/01/32	85,000.00	5.250%	102,806.25	187,806.25	3,725,000.00
11/01/32			100,575.00	100,575.00	3,725,000.00
05/01/33	90,000.00	5.250%	100,575.00	190,575.00	3,635,000.00
11/01/33			98,212.50	98,212.50	3,635,000.00
05/01/34	95,000.00	5.250%	98,212.50	193,212.50	3,540,000.00
11/01/34			95,718.75	95,718.75	3,540,000.00
05/01/35	100,000.00	5.250%	95,718.75	195,718.75	3,440,000.00
11/01/35			93,093.75	93,093.75	3,440,000.00
05/01/36	105,000.00	5.250%	93,093.75	198,093.75	3,335,000.00
11/01/36			90,337.50	90,337.50	3,335,000.00
05/01/37	115,000.00	5.250%	90,337.50	205,337.50	3,220,000.00
11/01/37			87,318.75	87,318.75	3,220,000.00
05/01/38	120,000.00	5.250%	87,318.75	207,318.75	3,100,000.00
11/01/38			84,168.75	84,168.75	3,100,000.00
05/01/39	125,000.00	5.250%	84,168.75	209,168.75	2,975,000.00
11/01/39			80,887.50	80,887.50	2,975,000.00
05/01/40	135,000.00	5.250%	80,887.50	215,887.50	2,840,000.00
11/01/40			77,343.75	77,343.75	2,840,000.00
05/01/41	140,000.00	5.250%	77,343.75	217,343.75	2,700,000.00
11/01/41			73,668.75	73,668.75	2,700,000.00
05/01/42	145,000.00	5.250%	73,668.75	218,668.75	2,555,000.00
11/01/42			69,862.50	69,862.50	2,555,000.00
05/01/43	155,000.00	5.250%	69,862.50	224,862.50	2,400,000.00
11/01/43			65,793.75	65,793.75	2,400,000.00
05/01/44	165,000.00	5.250%	65,793.75	230,793.75	2,235,000.00
11/01/44			61,462.50	61,462.50	2,235,000.00
05/01/45	170,000.00	5.500%	61,462.50	231,462.50	2,065,000.00
11/01/45			56,787.50	56,787.50	2,065,000.00
05/01/46	180,000.00	5.500%	56,787.50	236,787.50	1,885,000.00
11/01/46			51,837.50	51,837.50	1,885,000.00
05/01/47	190,000.00	5.500%	51,837.50	241,837.50	1,695,000.00
11/01/47			46,612.50	46,612.50	1,695,000.00
05/01/48	205,000.00	5.500%	46,612.50	251,612.50	1,490,000.00
11/01/48			40,975.00	40,975.00	1,490,000.00

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (Assessment Area One Project) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	215,000.00	5.500%	40,975.00	255,975.00	1,275,000.00
11/01/49			35,062.50	35,062.50	1,275,000.00
05/01/50	225,000.00	5.500%	35,062.50	260,062.50	1,050,000.00
11/01/50			28,875.00	28,875.00	1,050,000.00
05/01/51	240,000.00	5.500%	28,875.00	268,875.00	810,000.00
11/01/51			22,275.00	22,275.00	810,000.00
05/01/52	255,000.00	5.500%	22,275.00	277,275.00	555,000.00
11/01/52			15,262.50	15,262.50	555,000.00
05/01/53	270,000.00	5.500%	15,262.50	285,262.50	285,000.00
11/01/53			7,837.50	7,837.50	285,000.00
05/01/54	285,000.00	5.500%	7,837.50	292,837.50	-
11/01/54			-	-	-
Total	4,260,000.00		4,278,975.00	8,538,975.00	

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Phase 1

		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
Single Family 40'	77	\$ 1,211.70	\$ 1,075.20	\$ 2,286.90	\$ 2,358.41
Single Family 50'	107	1,211.70	1,344.00	2,555.70	2,627.20
Single Family 60'	55	1,211.70	1,612.80	2,824.49	2,896.00
Total	239				

Off-Roll Assessments

Future Phases

		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	Assessment
Single Family 40'	148	\$ 211.32	\$ -	\$ 211.32	\$ 211.32
Single Family 50'	132	211.32	-	211.32	211.32
Single Family 60'	72	211.32	-	211.32	211.32
Total	352				

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-12
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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 Stuart Crossing 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, located in City of Bartow, Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**
 - a. **Benefit Findings.** 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 is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1st, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: 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 rate of any bonds secured by the Assessments, or 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.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.
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.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2025.

ATTEST:

**STUART CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

5

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** (“**Agreement**”) is made and entered into this 1st day of October, 2025, by and between:

STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation, the owner and developer of lands within the boundary of the District, whose mailing address is 18655 North Claret Drive, Suite 400, Scottsdale, Arizona 85255 (“**Developer**”).

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 (“**FY 2026 Budget**”), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments (“**O&M Assessments**”) on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any “**Budget Deficit**,” representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies (“**Developer Contributions**”) necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers’ consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among 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.

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) 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.

6. **ENFORCEMENT.** In the event that any 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(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the 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.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among 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.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

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

**STUART CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

**MERITAGE HOMES OF FLORIDA,
INC.**

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

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STUART CROSSING 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 at least two (2) regular Board of Supervisor meetings per year 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) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two 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 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

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 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 (1) 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 ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

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 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 said results 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 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 ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-04

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Stuart Crossing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Bartow, Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

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

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**STUART CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

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July 7, 2025

Stuart Crossing CDD
Sharon Gastelbondo
PO Box 810036
Boca Raton, FL 33481

Job Site: Stuart Crossing – Fence Repair
Earnest M. Smith Blvd and JK Stuart Blvd
Bartow, Fl 33830

Thank you for the opportunity to offer you an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Contract for your review.

Total Estimate: \$830.00

- Replace One Post and 4 Rails for 36" tall Cedar 2 Rail Wood Split Rail Fence



*Price includes tax, materials & installation.
Payment in full required prior to scheduling work*

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: Martha Schiffer CDD Chair Date: 07/07/2025 jenn

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 166,390	\$ -	\$ -	\$ 166,390
Investments				
Revenue	-	128,809	-	128,809
Reserve	-	154,517	-	154,517
Construction	-	-	28	28
Interest	-	14	-	14
Total assets	<u>166,390</u>	<u>283,340</u>	<u>28</u>	<u>449,758</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to other	1,313	-	-	1,313
Accrued taxes payable	30	-	-	30
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>7,343</u>	<u>-</u>	<u>-</u>	<u>7,343</u>
Fund balances:				
Restricted for:				
Debt service	-	283,340	-	283,340
Unassigned	159,047	-	-	159,047
Total fund balances	<u>159,047</u>	<u>283,340</u>	<u>28</u>	<u>442,415</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 166,390</u>	<u>\$283,340</u>	<u>\$ 28</u>	<u>\$ 449,758</u>

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 299,941	\$ 294,418	102%
Assessment levy: off-roll	-	60,804	60,805	100%
Landowner contribution	-	-	359,264	0%
Total revenues	-	360,745	714,487	50%
EXPENDITURES				
Professional & administrative				
Supervisors	215	1,077	-	N/A
Management/accounting/recording**	4,000	36,000	48,000	75%
Legal	609	6,953	25,000	28%
Engineering	-	1,263	2,000	63%
Audit	-	4,900	5,500	89%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	750	1,000	75%
Trustee*	-	4,246	5,500	77%
Telephone	16	150	200	75%
Postage	42	327	250	131%
Printing & binding	42	375	500	75%
Legal advertising	-	1,213	2,000	61%
Annual special district fee	-	175	175	100%
Insurance	-	5,857	5,800	101%
Contingencies/bank charges	81	515	750	69%
Meeting room rental	128	128	2,500	5%
Property taxes	-	863	-	N/A
Website hosting & maintenance	-	705	705	100%
EMMA Software services	-	2,500	1,500	167%
Website ADA compliance	-	-	210	0%
Total professional & administrative	5,216	67,997	102,090	67%
Filed Operations				
Property management (field services)	-	-	56,736	0%
Landscape maintenance	12,500	62,500	150,000	42%
Replacement/extra	-	-	20,000	0%
Irrigation repairs	-	-	5,000	0%
Pond maintenance	1,625	6,500	35,000	19%
Wetland maintenance	-	-	15,000	0%
Conservation maintenance	-	-	50,000	0%
Monitoring agreement	-	-	21,600	0%
Lights, Signs & fences	-	-	5,000	0%
Pressure Washing	-	-	25,000	0%
Street & Sidewalks	-	-	2,500	0%
Misc. repairs & replacement	-	-	20,000	0%
Holiday lights	-	3,900	5,000	78%
Utilities				
Electricity	-	-	25,000	0%

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Streetlights	3,577	27,545	35,000	79%
Electric- amenity	-	-	5,000	0%
Amenities: south				
Pool maintenance	-	-	10,000	0%
Amenty center repair/maintenance	-	-	5,000	0%
Janitorial	-	-	20,000	0%
Access control/monitoring	-	-	20,000	0%
Gym equipment lease	-	5,746	40,000	14%
Gym equipment repair	-	-	2,500	0%
Potable water	-	-	1,500	0%
Telephone: pool/clubhouse	-	-	1,200	0%
Internet	-	-	2,000	0%
Alarm monitoring	-	11	5,160	0%
Property insurance	-	21,510	20,000	108%
Total field operations	17,702	127,712	603,196	21%
Other fees & charges				
Tax collector and Property appraiser	-	5,989	9,201	65%
Total other fees & charges	17,702	133,701	9,201	1453%
Total expenditures	22,918	201,698	714,487	28%
Excess/(deficiency) of revenues over/(under) expenditures	(22,918)	159,047	-	
Fund balances - beginning	181,965	-	-	
Fund balances - ending	\$ 159,047	\$ 159,047	\$ -	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 308,369	\$ 302,690	102%
Developer contribution	-	4,570	-	N/A
Interest	938	7,407	-	N/A
Total revenues	<u>938</u>	<u>320,346</u>	<u>302,690</u>	106%
EXPENDITURES				
Debt service				
Principal	-	65,000	65,000	100%
Interest	-	250,324	250,324	100%
Tax collector	-	-	9,459	0%
Total debt service	<u>-</u>	<u>315,324</u>	<u>324,783</u>	97%
Other fees & charges				
Tax collector	-	6,158	-	N/A
Total other fees and charges	<u>-</u>	<u>6,158</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>321,482</u>	<u>324,783</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	938	(1,136)	(22,093)	5%
Fund balances - beginning	282,402	284,476	284,222	
Fund balances - ending	<u>\$ 283,340</u>	<u>\$ 283,340</u>	<u>\$ 262,129</u>	

**STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 3,526
Interest	11	138
Total revenues	<u>11</u>	<u>3,664</u>
EXPENDITURES		
Construction costs	-	3,690
Total expenditures	<u>-</u>	<u>3,690</u>
Excess/(deficiency) of revenues over/(under) expenditures	11	(26)
Fund balances - beginning	17	54
Fund balances - ending	<u>\$ 28</u>	<u>\$ 28</u>

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
STUART CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stuart Crossing Community Development District held a Regular Meeting on June 2, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Tyler Woody	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Bennett Davenport (via telephone)	District Counsel
Justin Hamm (via telephone)	District Engineer
Kimberly Murphy (via telephone)	Poulos & Bennett

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:04 p.m.

Supervisor Germino, Schiffer and Woody were present. Supervisors Sweeney and Stone were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-07. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-07, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 4, 2025 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-08.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-09.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10,
Electing Jordan Lansford as Assistant
Secretary of the District, and Providing for
an Effective Date**

Ms. Suit presented Resolution 2025-10. The sole purpose of this Resolution is to elect Jordan Lansford to the Board as an Assistant Secretary. All prior appointments by the Board remain unaffected by this Resolution.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
Resolution 2025-10, Electing Jordan Lansford as Assistant Secretary of the
District, and Providing for an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
the Unaudited Financial Statements as of April 30, 2025, were accepted.**

NINTH ORDER OF BUSINESS

**Approval of February 3, 2025 Regular
Meeting Minutes**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
the February 3, 2025 Regular Meeting Minutes, as presented, were approved.**

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Kimley-Horn

C. Field Operations: Home River

Ms. Suit stated that Home River is now Folio Association Management. The name will be updated, going forward.

There were no District Counsel, District Engineer or Field Operations reports.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **71 Registered Voters in District as of April 15, 2025**

- **NEXT MEETING DATE: July 7, 2025 at 1:00 PM**

- **QUORUM CHECK**

The July 7, 2025 meeting will be cancelled. The next meeting will be on August 4, 2025.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
the meeting adjourned at 1:12 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

STUART CROSSING

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn Express & Suites Lakeland North I-4 4500 Lakeland Park Drive, Lakeland, Florida 33809</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025	Regular Meeting	1:00 PM
November 3, 2025	Regular Meeting	1:00 PM
December 1, 2025	Regular Meeting	1:00 PM
January 5, 2026	Regular Meeting	1:00 PM
February 2, 2026	Regular Meeting	1:00 PM
March 2, 2026	Regular Meeting	1:00 PM
April 6, 2026	Regular Meeting	1:00 PM
May 4, 2026	Regular Meeting	1:00 PM
June 1, 2026	Regular Meeting	1:00 PM
July 6, 2026	Regular Meeting	1:00 PM
August 3, 2026	Regular Meeting	1:00 PM