

*Crosswinds East
Community Development District*

Meeting Agenda

August 28, 2024

AGENDA

Crosswinds East

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 21, 2024

Board of Supervisors Meeting Crosswinds East Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Crosswinds East Community Development District** will be held on **Wednesday, Augst 28, 2024**, at **10:00 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/82469611470>

Call-In Information: 1-646-876-9923

Meeting ID: 824 6961 1470

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation of Chuck Cavaretta (*letter to be provided under separate cover*)
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-13 Appointing an Assistant Secretary
4. Approval of Minutes of the July 24, 2024 Board of Supervisors Meeting
5. Presentation and Approval of Supplementary Engineer's Report dated July 24, 2024
6. Presentation and Approval of Supplemental Assessment Methodology for Assessment Area Two with Final Numbers dated August 15, 2024
7. Consideration of Resolution 2024-12 Supplemental Assessment Resolution (Series 2024 Assessment Area Two Project)
8. Ratification of Uniform Collection Agreement with Polk County Tax Collector
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

*Item will be
provided under
separate cover.*

SECTION D

RESOLUTION NO. 2024-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSWINDS
EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, Crosswinds East 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 Board of Supervisors of the District desires to appoint Assistant Secretaries.

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

SECTION 1. _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 28th day of August 2024.

ATTEST:

**CROSSWINDS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crosswinds East Community Development District was held Wednesday, **July 24, 2024**, at 10:04 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Daniel Arnette
Chuck Cavaretta
Jessica Spencer

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Patrick Collins
Joel Blanco
Rey Malave
Joey Duncan
Lisa Kelley

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
Field Manager, GMS
District Engineer, Dewberry
District Engineer, Dewberry
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 26, 2024,
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the June 26, 2024, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Mr. Arnette, with all in favor, the Minutes of the June 26, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns asks for a motion to open the Public Hearing.

On MOTION by Ms. Spencer, seconded by Mr. Cavaretta, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present.

On MOTION by Ms. Schwenk, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-09 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated this resolution is included in the package for review. There was one change. There was a cap with a builder in place for the upcoming year assessments, which was \$900 net. The line items and budget will stay the same. Ms. Burns noted that they do not expect any field costs for any of the future phases, so the gross per unit for the platted townhome lots will reduce from \$1,344.09 to \$900 net, then increase the developer contribution back into that amount.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-09 Adopting the District Fiscal Year 2025 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Fiscal Year 2024/2025 Budget Deficit Funding Agreement

Ms. Burns stated this is with True Realist ate LLC, and they are the entity that will fund the deficit that will be billed as needed.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Fiscal Year 2024/2025 Budget Deficit Funding Agreement, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessment

Ms. Burns asks for a motion to open the public hearing.

On MOTION by Ms. Spencer, seconded by Mr. Arnette, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2024-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that they are certifying their assessments in the Polk County tax bill that are being collected for operations and maintenance.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Ms. Spencer, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-11 Designation of a Regular Meeting, Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns stated their regular monthly meetings will be on the first Tuesday of the month at 10:15 a.m. at the same location.

On MOTION by Ms. Schwenk, seconded by Ms. Spencer, with all in favor, Resolution 2024-11 Designation of a Regular Meeting, Date, Time, and Location for Fiscal Year 2024/2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

On MOTION by Ms. Spencer seconded by Mr. Arnette with all in favor, the Adoption of Goals and Objectives for the District, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns stated the audit report is included in the agenda on page 22. There were no findings or instances of noncompliance.

On MOTION by Mr. Arnette seconded by Mr. Cavaretta with all in favor, the Fiscal Year 2023 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Report

A. Attorney

Mr. Van Wyk did not have anything at this time.

B. Engineer

Mr. Malave stated they were working on a revised supplemental for Phase 2C. The Board sent them an updated cost of how much they want to spend so they are working in the new budget now.

C. Field Manager's Report

Mr. Blanco stated they have been working on statement reviews throughout the roads. They are working for long time mows. They have been doing landscaping reviews throughout the district and believes everything is neat and tidy. They are monitoring one that has grass growing at a faster and higher rate than the other fields.

D. District Manager's Report

i. Approval Check Register

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

ii. Balance Sheet & Income Statement

Ms. Burns stated there is no action necessary

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked the Board for adjournment.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

REFERENCE NO. 50136844

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

Supplementary Engineer's Report

JULY 24, 2024



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Crosswinds East Community
Development District
Attn: Jill Burns
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Crosswinds East Community Development District (the “District” or “CDD”) is located partially within unincorporated Polk County (“County”), and partially within Haines City (“City”), Florida. It is generally located east of US 17-92, south of Adair Road, and north of E Johnson Ave. The District currently contains approximately 779± acres and is expected to consist of 3,807 single family and townhome residential lots of various sizes with recreation/amenity areas, parks, and associated infrastructure for the development. The area being assessed in this report consists of 45.1± acres and is expected to consist of 220 single family residential lots.

The CDD was established under the County Ordinance #2022-051, which was approved by the Board of County Commissioners on July 5, 2022, and became effective July 8, 2022. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The master developer is GLK Real Estate, LLC (“Developer”), which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for Residential Units to be constructed in three (3) phases. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements are provided in Exhibit 7B of this Report.

The Capital Improvement Plan (CIP) set forth in this Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the 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 to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AA2 AREA (AC)
Master Stormwater System	9.8 ac
Residential Land (Single-Family 40-ft and 50-ft Lots)	19.5 ac
Roadways Infrastructure & Public Facilities	6.0 ac
Open Space/Conservation Areas/Parks	9.8 ac
TOTAL	45.1 ac

Table 1.2 Lot Summary

LOT SUMMARY	
LOT TYPE	NUMBER OF LOTS
40-ft	172
50-ft	48
TOTAL	220

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this Report are based on the best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates as final engineering and specific field conditions may affect construction costs, along with market factors and inflation.

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 be dedicated by the District to Haines City for ownership and maintenance upon completion.

2. Purpose and Scope

The purpose of this Report is to provide engineering support for the funding of the proposed improvements within the District. This Report identifies the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, 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 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 to prepare this Report.

3. The Development

The development will consist of 3,807 residential units and associated infrastructure. The development is a planned residential community consisting of 779 acres, located east of US 17-92, south of Adair Road, and north of E. Johnson Avenue. It is located partially within unincorporated Polk County and partially within Haines City. The current uses of the property are tree crops, pastureland/cropland, and other rural open lands. The development is zoned LDR (low density residential) and A/RR (agricultural/rural residential). The development will be constructed in three (3) phases.

4. Capital Improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital Improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the County and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0240G, dated 12/22/2016, demonstrates that the property is located within Flood Zone A. The 100-year flood volumes will be compensated as required the County and FEMA.

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 the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended 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 reports as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity. The District will maintain ownership and maintenance responsibility of the stormwater management facilities once construction is completed.

5.2 Public Roadways

The proposed public roadway sections consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides of 22-foot roadways with 50-foot right-of-way, 40-foot roadways (entrance streets) with 80-foot right-of-way, and 24-foot roadways with 110-foot right-of-way. The proposed roadway sections will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide 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. As stated above, the District is anticipated to own, operate, and maintain all roadways within the District, including sidewalks in the right-of-way and storm drainage collection systems

(from the curb inlets to their connection to the stormwater ponds). The roadways will be open to, and accessible by the public.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The City of Haines City will be the water service provider. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are included within the CIP. Flow from the lift stations shall be connected to a

proposed force main that will pump to an existing force main that will connect to Haines City's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

Haines City will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way and other areas with irrigation needs. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes, to be dedicated by the District and subsequently owned by the County, at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in four (4) years. Upon completion, the required inspections will be performed, and final certifications of completion will be obtained from the County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the District. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenities and parks will be open to residents and the public pursuant to a uniform reasonable fee adopted by the Board of Supervisors pursuant to Florida Law.

5.6 Electric Utilities and Lighting

The electric distribution system throughout the District is currently planned to be underground. The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). The District will retain ownership of the electric distribution system, which will be maintained by Duke after the dedication to the District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters, which will be funded, owned, and maintained by the CDD. The District is not a gated community.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this Report are anticipated to be financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the SWFWMD ERP, Polk County Health Department, FDEP, and City of Haines City construction plan approval.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS			
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE		
	PHASE 1	PHASE 2	FUTURE PHASES
Zoning Approval – Haines City	Residential Planned Unit Development (RPUD) Approved	Residential Planned Unit Development (RPUD) Approved	To be obtained
Preliminary Plat – Haines City	Approved 5/18/23	Approved 12/7/23	To be obtained
SWFWMD ERP	Approved 3/13/2023	Approved 4/4/24	To be obtained
Construction Permits – Haines City	Approved 10/9/2023	Approved 5/21/24	To be obtained
FDEP Sanitary Sewer General Permit	Approved 12/6/2023	Approved 3/7/24	To be obtained
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 11/13/2023	Approved 4/9/24	To be obtained
FDEP NOI	Approved 12/15/23	Approved 5/21/24	To be obtained
Polk County Concurrency (School)	Approved 6/1/2023	Approved 6/1/2023	To be obtained

6. Recommendation

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

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

7. Report Modification

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

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the District and consist of an interrelated system of improvements. The District is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. Engineer's Certification

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 and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the County. However, labor market, future costs

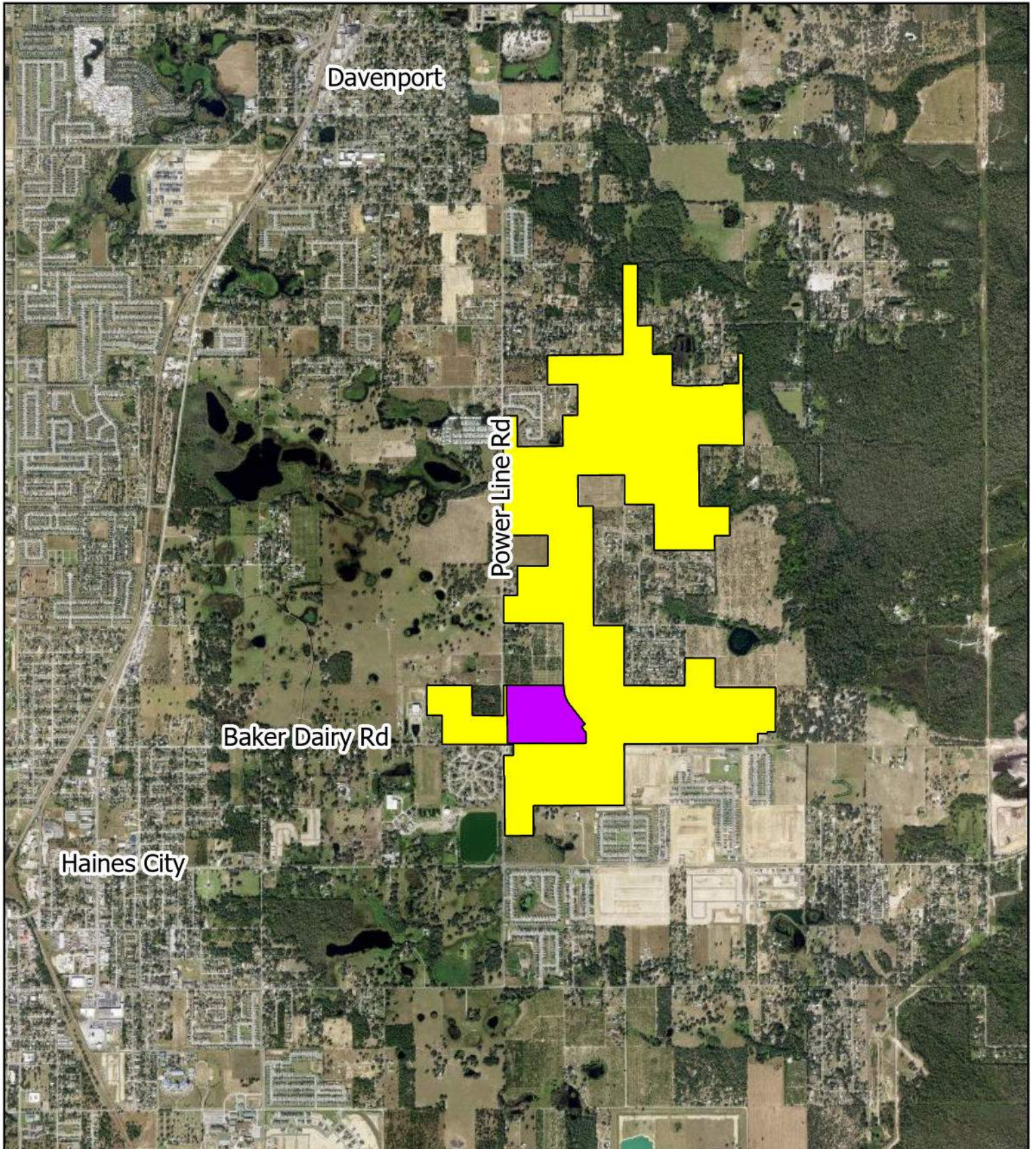
of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final 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 opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this Report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this Report. We believe that the District will be well served by the improvements discussed in this Report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Crosswinds East Community Development District.

A handwritten signature in blue ink, appearing to read 'RM', with a long horizontal flourish extending to the right.

Reinardo Malavé, P.E.
Florida License No. 31588



This map is intended to be used for planning purposes only. It is not a survey.

Legend



-  Crosswinds East AA2
-  Crosswinds East

FIGURE 1
Aerial Location Map
Crosswinds East CDD
Polk County, FL

DESCRIPTION:

A portion of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, lying in Polk County, Florida; being more particularly described as follows:

COMMENCE at the Northwest corner of Section 23, Township 27 South, Range 27 East; thence along the West line of the Northwest 1/4 of said Section 23, South 00°12'03" East, a distance of 1,320.04 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, South 89°51'48" East, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue along said line, South 89°51'48" East, a distance of 1,241.67 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°54'30" East, a distance of 14.26 feet; thence South 00°07'06" East, a distance of 43.76 feet to the point of curvature of a curve to the left having a radius of 625.00 feet and a central angle of 37°59'39"; thence along the arc of said curve a distance of 414.45 feet to the point of tangency; thence South 38°06'45" East, a distance of 536.03 feet; thence South 51°53'15" West, a distance of 99.27 feet; thence South 38°06'45" East, a distance of 160.00 feet; thence South 00°26'45" East, a distance of 256.62 feet to the Northerly maintained right of way line of Baker Dairy Road per Map Book 18, Page 6, Public Records of Polk County, Florida; thence along said Northerly maintained right of way the following fifteen (15) courses and distances, North 89°10'23" West, a distance of 27.77 feet; thence South 89°41'40" West, a distance of 100.01 feet; thence South 89°07'17" West, a distance of 100.01 feet; thence South 89°41'40" West, a distance of 259.19 feet; thence North 89°30'40" West, a distance of 34.33 feet; thence North 89°49'33" West, a distance of 206.59 feet; thence North 89°13'20" West, a distance of 186.53 feet; thence South 89°51'01" West, a distance of 238.68 feet; thence South 81°35'02" West, a distance of 22.35 feet; thence North 85°43'10" West, a distance of 51.70 feet; thence North 88°05'27" West, a distance of 61.46 feet; thence South 87°25'46" West, a distance of 62.46 feet; thence South 88°53'34" West, a distance of 112.94 feet; thence South 89°14'45" West, a distance of 247.68 feet; thence North 89°02'05" West, a distance of 12.05 feet to the East right of way line of Powerline Road per Official Records Book 12904, Page 1029, Public Records of Polk County, Florida; thence along said East right of way line the following three (3) courses and distances, North 00°12'03" West, a distance of 599.37 feet; thence North 09°17'28" West, a distance of 94.94 feet; thence North 00°12'03" West, a distance of 609.24 feet to the POINT OF BEGINNING.

Containing 45.10 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, being South 00°12'03" East, assumed.

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE:	DRAWING:		
	23020	CROSSWINDS EAST PH2C-DS		
	DRAWN BY:	DATE:	SECTION:	
	REJ	05/27/2024	23-27S-27E	
CERTIFIED TO: GLK Real Estate, LLC	REVISION:	DATE:		
SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2				

RESERVE
GEOSPATIAL
Certificate of Authorization Number 8576
221 Edgewood Drive info@reservegeo.com
Clermont, Florida 34711 407-383-8394

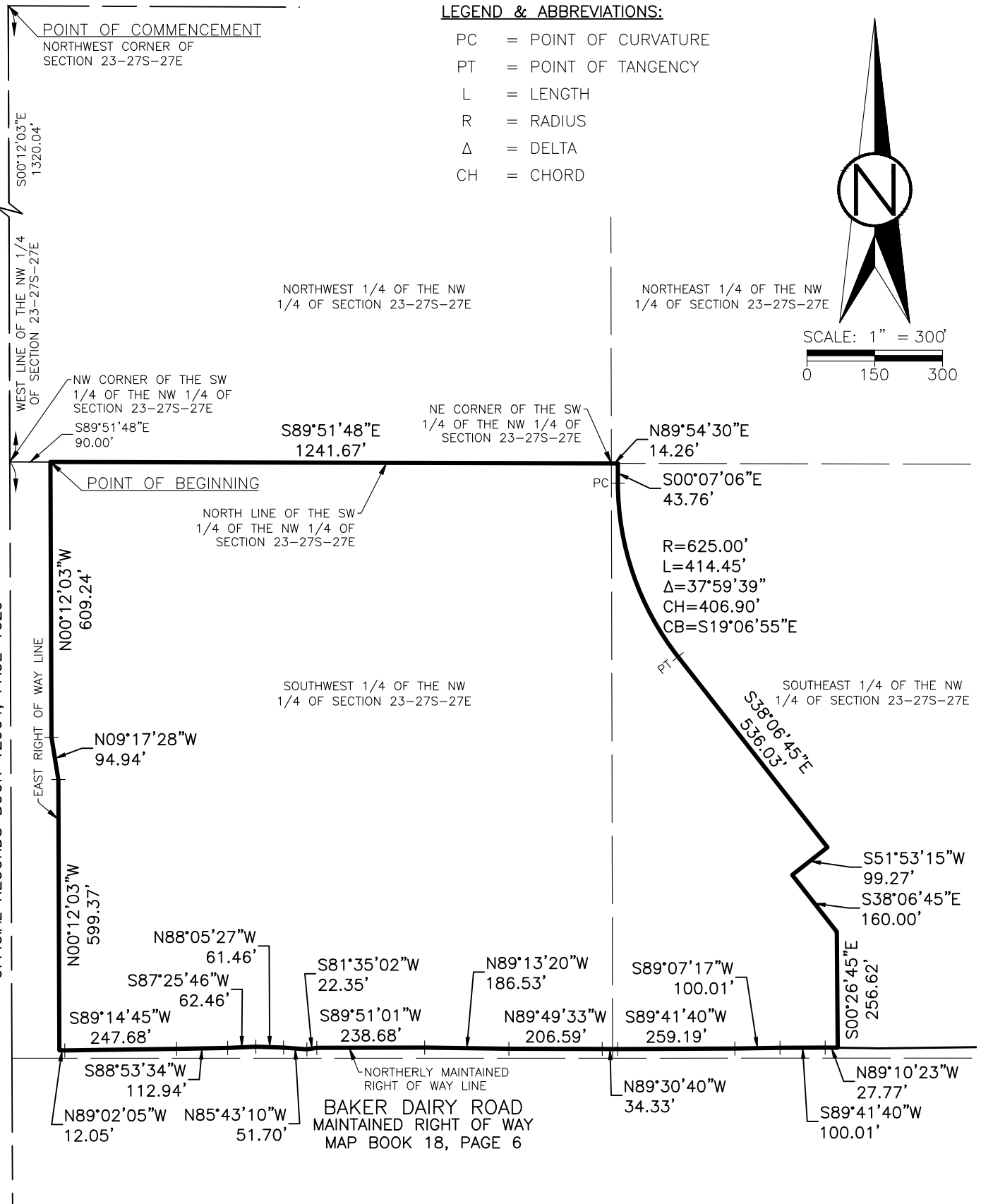
LEGEND & ABBREVIATIONS:

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L = LENGTH
R = RADIUS
 Δ = DELTA
CH = CHORD



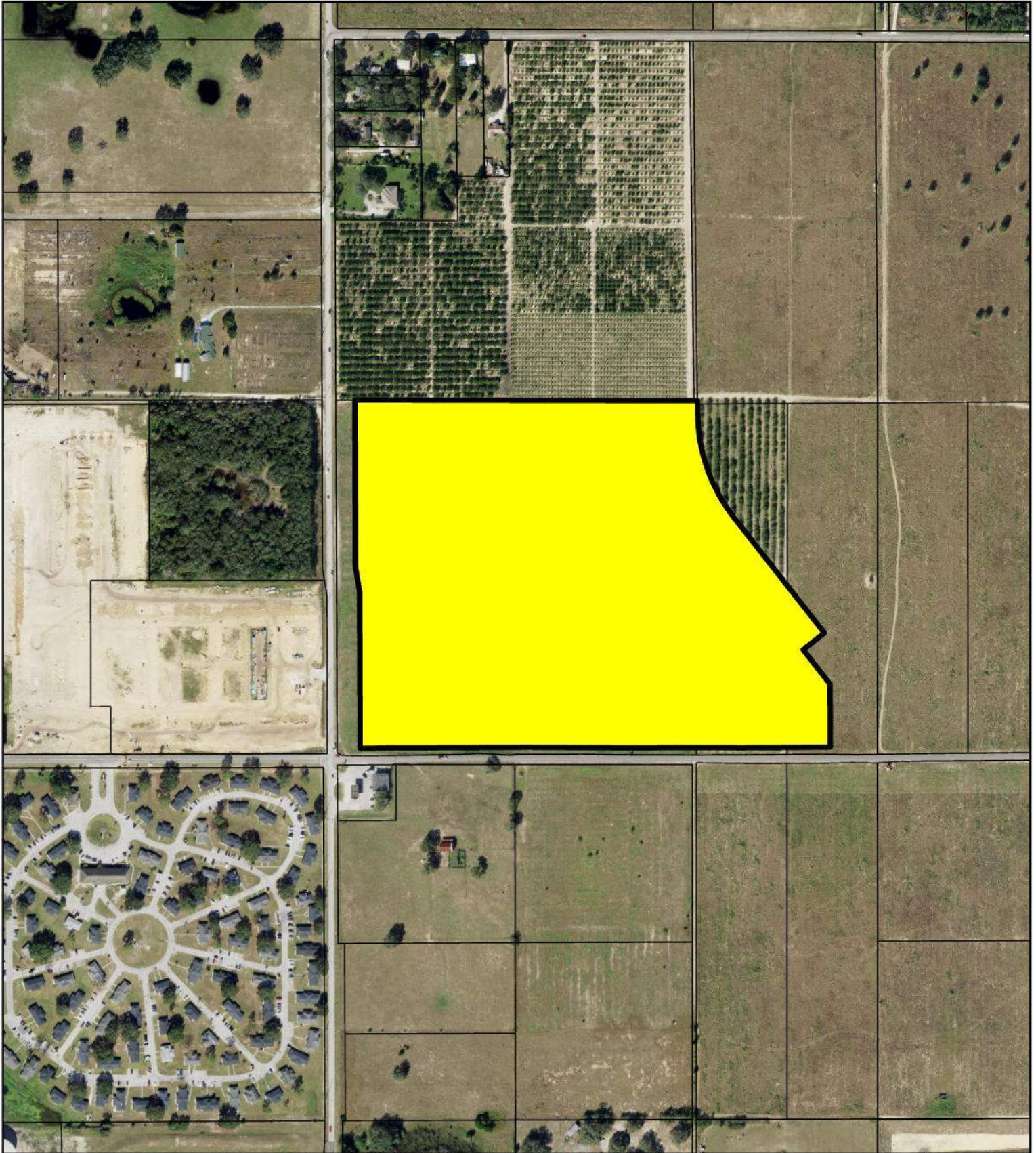
SCALE: 1" = 300'
0 150 300

POWERLINE ROAD
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 1280, PAGE 232
OFFICIAL RECORDS BOOK 12904, PAGE 1029



RESERVE GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

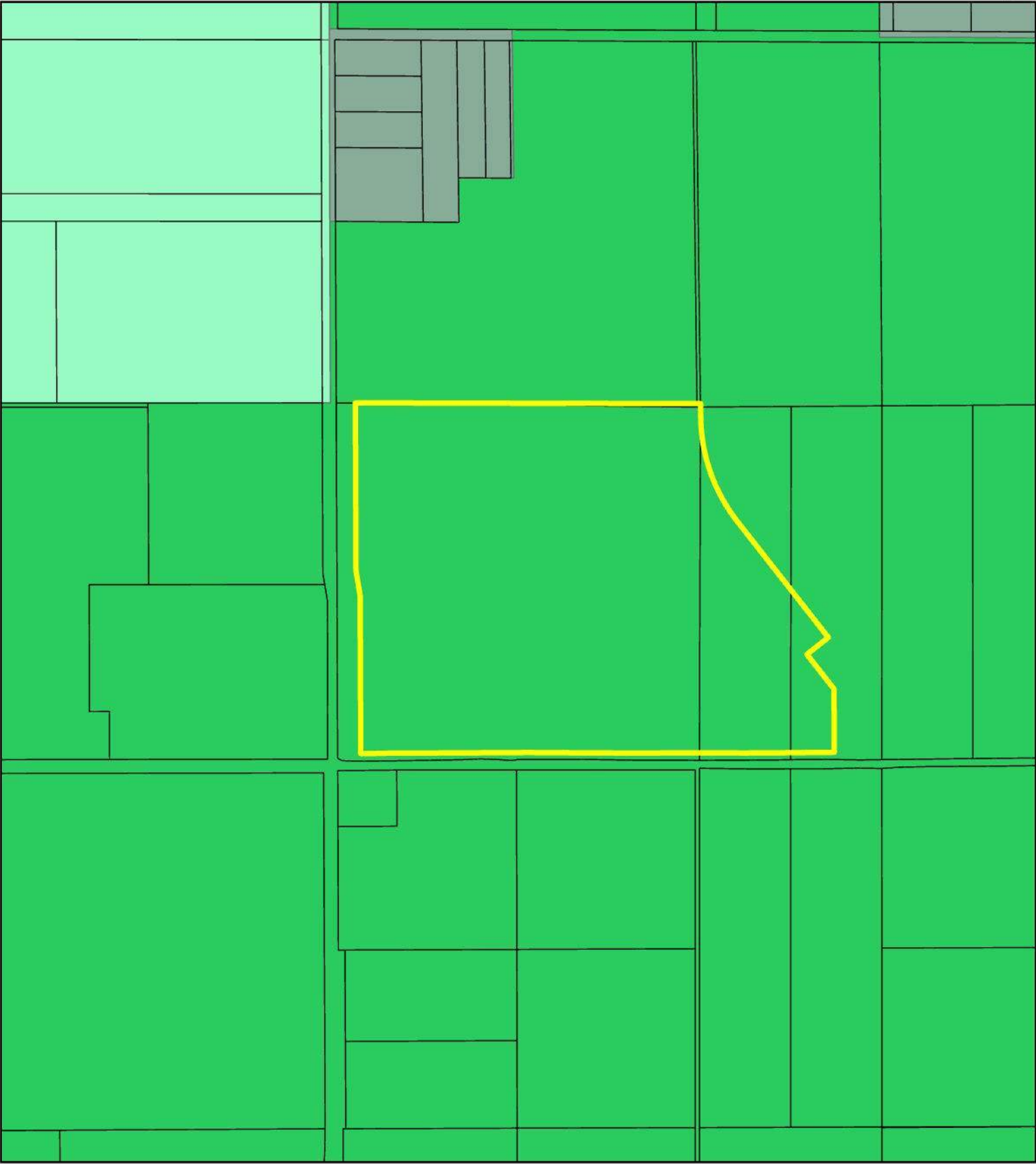


This map is intended to be used for planning purposes only. It is not a survey.

Legend

-  Parcels
-  Crosswinds East AA2

FIGURE 3
Boundary Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.

Legend

-  Parcels
- DEVNAME**
-  CIT




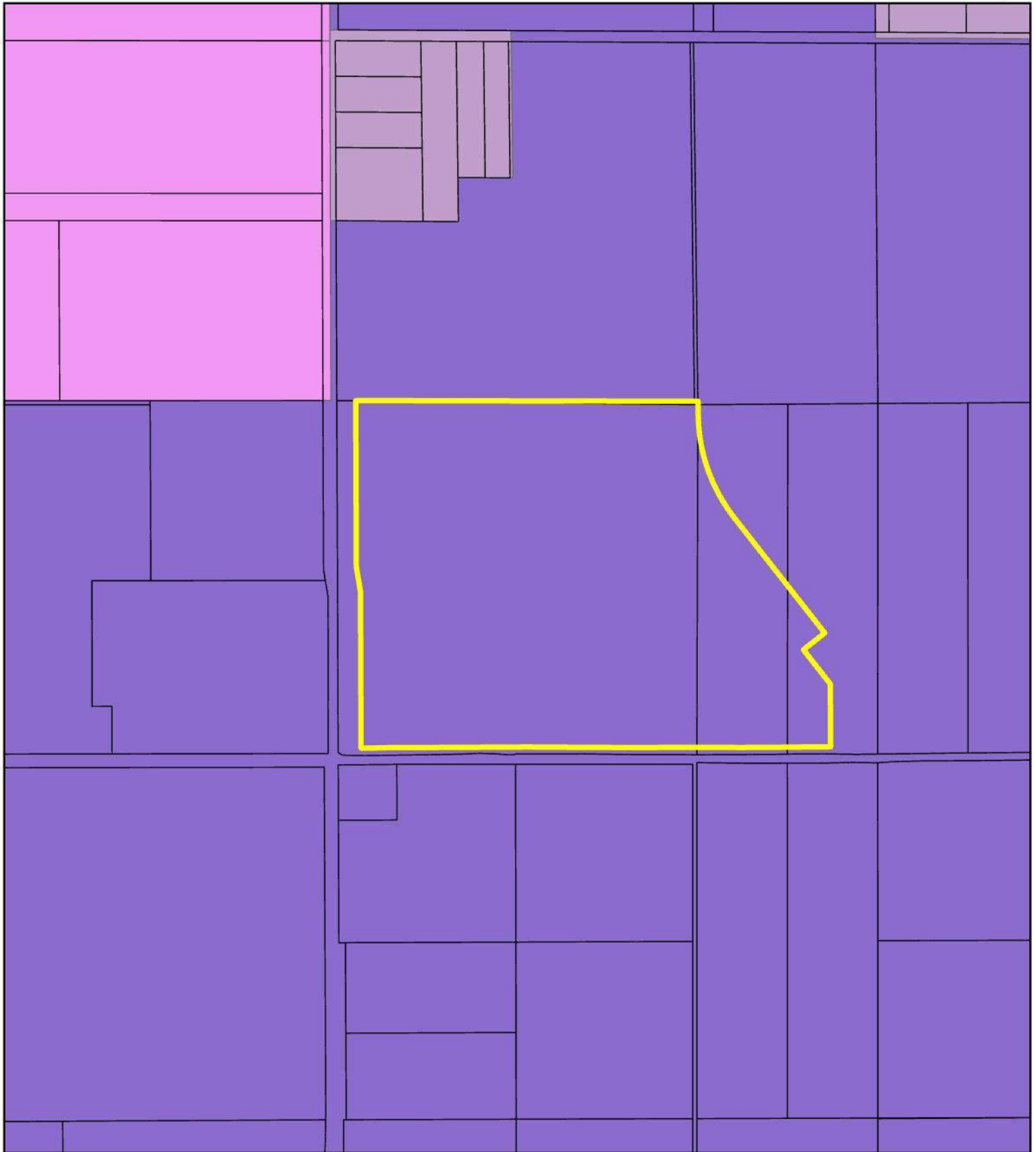

-  RDA
-  SDA
-  Crosswinds East AA2

FIGURE 3
Land Use Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.


Legend

 Parcels

DEV_AREA_D

 City

 Rural Development Area

 Suburban Development Areas


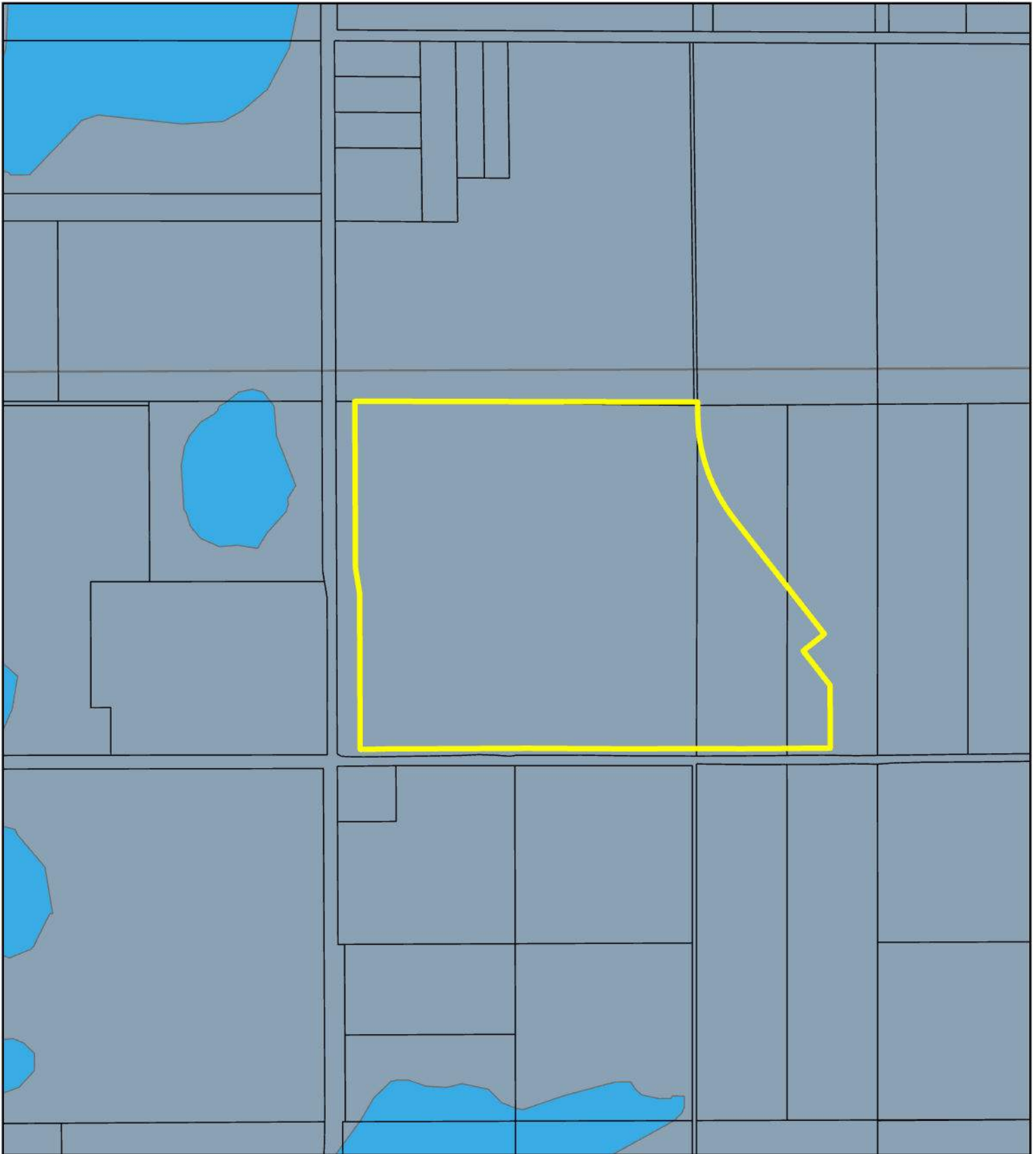
 Crosswinds East AA2

FIGURE 5
Boundary Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.

Legend

Parcels

FLD_ZONE

A

AH

X

Crosswinds East AA2

FIGURE 6
Drainage Map
Crosswinds East CDD
Polk County, FL

Exhibit 7A

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	City of Haines City
Conduit	District	Duke Energy/District**	District Bonds	Duke Energy
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County/City of Haines City

Costs not funded by bonds will be funded by the developer.

*Includes stormwater pond excavation. Excludes grading of each lot in conjunction with lot development and home construction, which will be provided by home builders. Does not include the cost of transportation of fill for use of private lots.

** Only includes the incremental cost of undergrounding the electric conduit.

SUMMARY OF OPINION OF PROBABLE COST EXHIBIT 7B		
	PHASE 2	TOTAL
ASSESSMENT AREA	2	
Infrastructure (1)	Phase 2C	
Lot Type	SF	
Number of Lots	220	220
Earthwork	\$ 1,750,000	\$ 1,750,000
Stormwater Management Systems (2)(3)(6)	\$ 1,450,000	\$ 1,450,000
Utilities (Water, Sewer, & Reuse) (5)(7)(9)(10)	\$ 2,347,578	\$ 2,347,578
Water	\$ 931,812	
Reuse	\$ 295,890	
Sanitary Sewer	\$ 1,075,876	
Other (Dry) Utilities	\$ 44,000	
On-site Roadways/Paving (4)(5)(7)(10)	\$ 1,450,000	\$ 1,450,000
Offsite Roadways/Paving (4)(5)(7)(10)	\$ 470,000	\$ 470,000
Electrical Facilities (Undergrounding only) (11)	\$ 165,000	\$ 165,000
Amenity Facilities	\$ 400,000	\$ 400,000
Entry Features	\$ 350,000	\$ 350,000
Mitigation Costs		
SUBTOTAL CONSTRUCTION	\$ 8,382,578	\$ 8,382,578
General Consulting (Engr, Management Services & Legal)	\$1,675,000	\$1,675,000
Contingency @ 10%	\$ 1,005,758	\$ 1,005,758
TOTAL	\$ 11,063,336	\$ 11,063,336

- Notes:
- 1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station, and utilities, entry feature, and landscaping and signage owned by or subject to a permanent easement in favor of the District or another governmental entity.
 - 2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
 - 3. Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
 - 4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
 - 5. Includes subdivision infrastructure and civil/site engineering.
 - 6. Stormwater does not include grading associated with building pads.
 - 7. Estimates are based on 2024 cost.
 - 8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
 - 9. Estimates based on 220 lots.
 - 10. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).
 - 11. CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the cost of undergrounding.

SECTION VI

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA TWO**

**FOR
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 15, 2024

Prepared by

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



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GMS-CF, LLC does not represent the Crosswinds East 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 Crosswinds East Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Crosswinds East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on August 29, 2024, \$6,400,000 of tax exempt bonds (the “Assessment Area Two Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phase 2C of development (herein “Assessment Area Two”), more specifically described in the Supplemental Engineer’s Report as amended and restated, dated July 24, 2024, prepared by Dewberry Engineers, Inc. (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two of the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area Two (the “Supplemental Assessment Report”) supplements the Master Assessment Methodology dated July 13, 2022, and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Supplemental Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (“CIP”) relating to Assessment Area Two (herein the “AA2 CIP”). This Supplemental Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Supplemental Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Supplemental 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 779 acres of land located partially within unincorporated Polk County and partially within Haines City, Polk County, Florida. Assessment Area Two contains approximately 45.10 acres and is currently planned for a total of 220 residential units (herein the “AA2 Project”). The components of the AA2 Project is depicted in Table 1. It should be noted that the current land use plan may change, and this report is designed to address any changes and may be modified accordingly.

The improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two of the District. The AA2 CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, 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 and services that may be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA2 CIP.
3. A calculation is made to determine the costs to implement the AA2 CIP together with finance costs and costs of issuance of the bonds necessary to acquire and/or construct AA2 CIP.
4. The amount determined in step 3 is initially divided equally among the benefited properties on a gross assessable acreage basis. Ultimately, as land is platted, costs 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

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for lands within the District but outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Supplemental Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area Two of the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District and these improvements, development of the property within Assessment Area Two the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will slightly benefit from the provision of the District's AA2 CIP. However, those benefits will be incidental to the District's AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two within

the District. Properties outside the District boundaries and outside Assessment Area Two do not depend upon the District's AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two.

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 improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Two of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two will cost approximately \$11,063,336. The Assessment Area Two landowner has requested that the District limit the amount of AA2 CIP costs funded by Assessment Area Two Bonds. With this reduction, the District's Underwriter has determined that financing costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Bonds, and the funding of the debt service reserve account will be \$6,400,000. The remaining costs required to complete the AA2 CIP not funded with the proceeds of the Bonds is anticipated to be funded by the Assessment Area Two landowner. Without the AA2 CIP, the property within Assessment Area Two would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue on August 29, 2024, \$6,400,000 in Assessment Area Two Bonds to fund a portion of the District's AA2 CIP for Assessment Area Two, provide for a debt service reserve account and cost of issuance. It is the purpose of this Supplemental Assessment Report to allocate the \$6,400,000 in debt to the properties within Assessment Area Two benefiting from the AA2 CIP.

Table 1 identifies the land uses as identified by the landowner of the land within Assessment Area Two of the District. The District has a proposed Engineer's Report for the AA2 CIP needed to support the AA2 Project, these construction costs relating to are outlined in Table 2. The costs of public improvements needed to support the AA2 Project within Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost \$11,063,336. The portion of the estimated costs to be funded by the Assessment Area Two Bonds under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs was determined by the District's Underwriter to total \$6,400,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of Assessment Area Two Bond debt, as described earlier, will not be finalized until the final number and type of lots is determined and the development plan is completed. The portion of the AA2 CIP funded by Assessment Area Two Bonds benefits all developable and assessable acres within Assessment Area Two.

The apportionment of Assessment Area Two Bond debt determines the initial "Special Assessment" amounts that will be levied initially to the platted properties, and then on an equal basis to the remaining acres within Assessment Area Two of the District. A fair and reasonable methodology allocates Assessment Area Two Bond debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area Two Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 220 residential units within Assessment Area Two within the District, which are the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Two Development Plan, a true up of the Special Assessments will be calculated to determine if a debt reduction or true-up payment from the landowner is required. The process is outlined in Section 3.0

In order for debt service assessment levels to be consistent with market conditions, landowner contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the District will recognize a landowner contribution equal to \$350,000 in eligible infrastructure.

Until all the land within Assessment Area Two within the District has been platted and sold, the Special Assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

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

2.3 Allocation of Benefit

The AA2 CIP consists of earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, and contingency. There are two residential product types within the planned development as reflected in Table 1. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The AA2 CIP for Assessment Area Two is reflected in Table 2. There may be other improvements constructed in Assessment Area Two, but not funded by the bonds. It is contemplated that the landowner will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the AA2 CIP on the particular units exceeds the cost that the units 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 AA2 CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, and contingency. These public improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA2 CIP relating to the Assessment Area Two Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of 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 non-ad valorem special assessment levied for the improvement or the debt 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 Engineer's Report relating to the AA2 Project is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). In lieu of having the District issue a greater amount of bonds, and in order to reduce assessment levels on certain product types, the landowner will be making a contribution to infrastructure in the amount of \$350,000 as delineated in table 5.

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 the District's AA2 CIP relating to the Assessment Area Two Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the Assessment Area Two Bond 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 Assessment Area Two Bond 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 units are built and sold as planned, and the entire proposed AA2 CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the landowner, 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 processed, the District must allocate a portion of its Assessment Area Two Bond debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area Two where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service for the Assessment Area Two Bonds, 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.

4.0 Assessment Roll

The District will initially distribute the Special Assessment liens across the property within Assessment Area Two of the District boundaries on a gross acreage basis. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the Special Assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time all Assigned Properties become known. The current assessment roll is depicted in Table 7.

TABLE 1
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
AA2 PROJECT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 40'	172	172	0.80	137.6
Single Family 50'	48	48	1.00	48.0
Total Units	220	220		185.6

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2</p> <p>CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT</p> <p>INFRASTRUCTURE COST ESTIMATES</p> <p>SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO</p>

Assessment Area Two Capital Improvement Plan ("AA2 CIP") (1)	Total Cost Estimate
Earthwork	\$1,750,000
Stormwater Management	\$1,450,000
Utilities (Water, Sewer, & Reuse)	\$2,347,578
On-site Roadways/Paving	\$1,450,000
Off-site Roadways/Paving	\$470,000
Electrical Undergrounding	\$165,000
Amenity Facilities	\$400,000
Entry Feature	\$350,000
General Consulting	\$1,675,000
Contingency	\$1,005,758
Total AA2 CIP	\$11,063,336

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated July 24, 2024.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two Bonds

Description	Total
Construction Funds	\$5,629,785
Original Issue Discount	\$8,756
Debt Service Reserve	\$428,984
Underwriters Discount	\$128,000
Cost of Issuance	\$204,475
Par Amount	\$6,400,000

Bond Assumptions:

Average Coupon	5.34%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	172	0.80	137.60	74.14%	\$8,202,128	\$47,687
Single Family 50'	48	1.00	48.00	25.86%	\$2,861,208	\$59,608
Totals	220		185.6	100.00%	\$11,063,336	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Potential Allocation of Par Debt Per Product Type	Landowner Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	172	\$8,202,128	\$5,004,310	(\$674)	\$5,003,636	\$29,091
Single Family 50'	48	\$2,861,208	\$1,745,690	(\$349,326)	\$1,396,364	\$29,091
Totals	220	\$11,063,336	\$6,750,000	(\$350,000)	\$6,400,000	

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

** In order for debt service assessment levels to be consistent with market conditions, landowner contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a landowner contribution equal to \$350,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	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)
Single Family 40'	172	\$5,003,636.36	\$29,090.91	\$335,387.30	\$1,949.93	\$2,096.69
Single Family 50'	48	\$1,396,363.64	\$29,090.91	\$93,596.45	\$1,949.93	\$2,096.69
Totals	220	\$6,400,000.00		\$428,983.75		

(1) This amount includes collection fees and early payment discounts when collected on the 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
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Owner	Property*	Acres	Total Par Debt Allocated Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
GLK REAL ESTATE LLC	Phase 2C	45.10	\$141,906.87	\$6,400,000.00	\$428,983.75	\$461,272.85
Total		45.10		\$6,400,000.00	\$428,983.75	\$461,272.85

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

Annual Assessment Periods	30
Average Coupon Rate (%)	5.34%
Maximum Annual Debt Service	\$428,984

* - See Phase 2C Legal Description attached

Prepared by: Governmental Management Services - Central Florida, LLC

DESCRIPTION:

A portion of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, lying in Polk County, Florida; being more particularly described as follows:

COMMENCE at the Northwest corner of Section 23, Township 27 South, Range 27 East; thence along the West line of the Northwest 1/4 of said Section 23, South 00°12'03" East, a distance of 1,320.04 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, South 89°51'48" East, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue along said line, South 89°51'48" East, a distance of 1,241.67 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°54'30" East, a distance of 14.26 feet; thence South 00°07'06" East, a distance of 43.76 feet to the point of curvature of a curve to the left having a radius of 625.00 feet and a central angle of 37°59'39"; thence along the arc of said curve a distance of 414.45 feet to the point of tangency; thence South 38°06'45" East, a distance of 536.03 feet; thence South 51°53'15" West, a distance of 99.27 feet; thence South 38°06'45" East, a distance of 160.00 feet; thence South 00°26'45" East, a distance of 256.62 feet to the Northerly maintained right of way line of Baker Dairy Road per Map Book 18, Page 6, Public Records of Polk County, Florida; thence along said Northerly maintained right of way the following fifteen (15) courses and distances, North 89°10'23" West, a distance of 27.77 feet; thence South 89°41'40" West, a distance of 100.01 feet; thence South 89°07'17" West, a distance of 100.01 feet; thence South 89°41'40" West, a distance of 259.19 feet; thence North 89°30'40" West, a distance of 34.33 feet; thence North 89°49'33" West, a distance of 206.59 feet; thence North 89°13'20" West, a distance of 186.53 feet; thence South 89°51'01" West, a distance of 238.68 feet; thence South 81°35'02" West, a distance of 22.35 feet; thence North 85°43'10" West, a distance of 51.70 feet; thence North 88°05'27" West, a distance of 61.46 feet; thence South 87°25'46" West, a distance of 62.46 feet; thence South 88°53'34" West, a distance of 112.94 feet; thence South 89°14'45" West, a distance of 247.68 feet; thence North 89°02'05" West, a distance of 12.05 feet to the East right of way line of Powerline Road per Official Records Book 12904, Page 1029, Public Records of Polk County, Florida; thence along said East right of way line the following three (3) courses and distances, North 00°12'03" West, a distance of 599.37 feet; thence North 09°17'28" West, a distance of 94.94 feet; thence North 00°12'03" West, a distance of 609.24 feet to the POINT OF BEGINNING.

Containing 45.10 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, being South 00°12'03" East, assumed.

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH		SITE: 23020	DRAWING: CROSSWINDS EAST PH2C-DS		
CERTIFIED TO: GLK Real Estate, LLC	DRAWN BY: REJ	DATE: 05/27/2024	SECTION: 23-27S-27E		
	REVISION:		DATE:		
SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2					

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711

info@reservegeo.com
407-383-8394

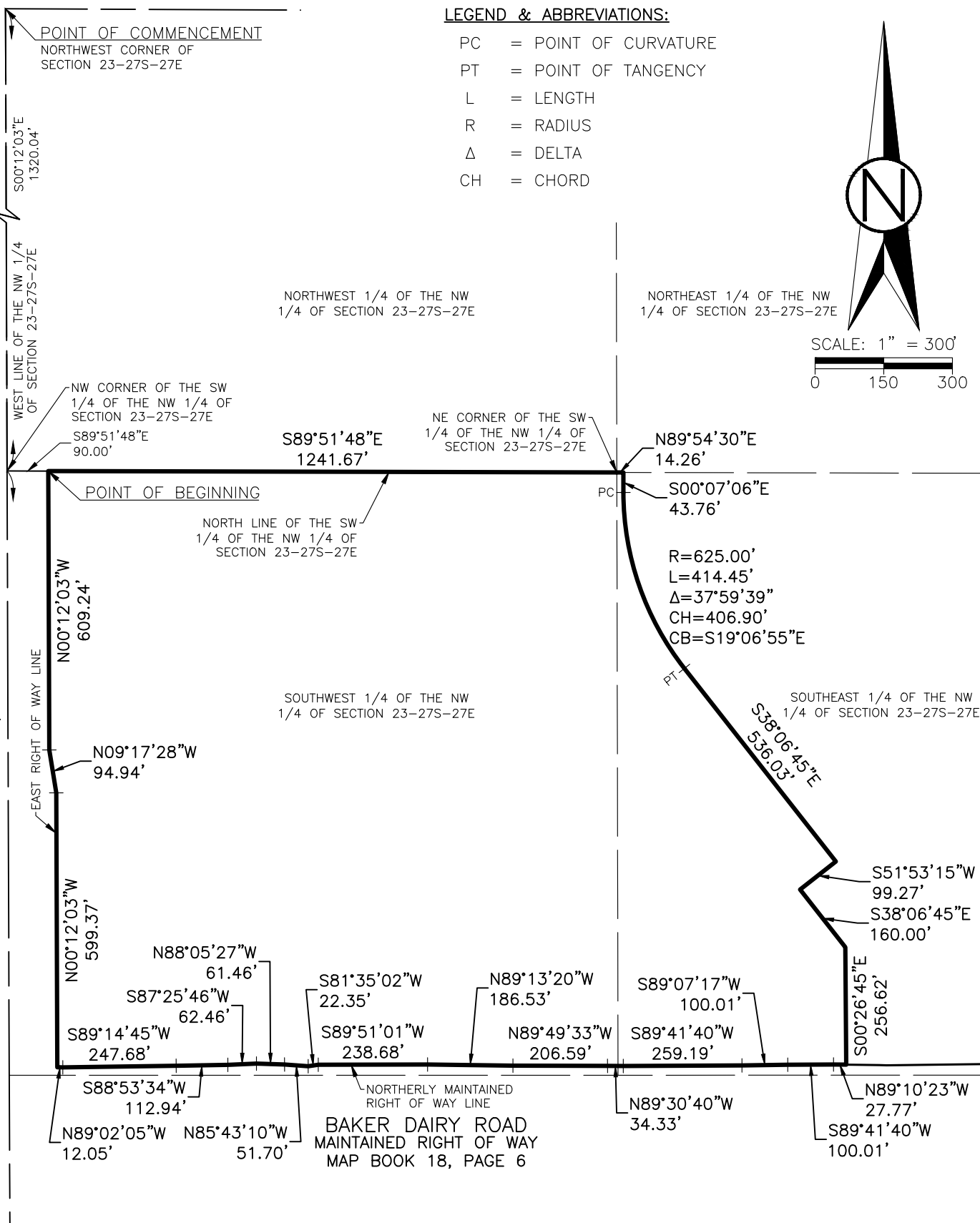
LEGEND & ABBREVIATIONS:

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L = LENGTH
R = RADIUS
 Δ = DELTA
CH = CHORD



SCALE: 1" = 300'
0 150 300

POWERLINE ROAD
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 1280, PAGE 232
OFFICIAL RECORDS BOOK 12904, PAGE 1029



RESERVE GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
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407-383-8394

SECTION VII

RESOLUTION NO. 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO PROJECT); CONFIRMING THE DISTRICT'S PROVISION OF ASSESSMENT AREA TWO IMPROVEMENTS; CONFIRMING THE SUPPLEMENTARY ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO PROJECT); PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENT AREA TWO SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Crosswinds East Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution No. 2022-36 (the "Assessment Resolution"), relating to the imposition, levy, collection, and enforcement of master special assessments on the lands within the District; and

WHEREAS, pursuant to and consistent with the terms of the Assessment Resolution, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue;

WHEREAS, on August 15, 2024, the District entered into a Bond Purchase Contract whereby it agreed to sell \$6,400,000 of its Special Assessment Bonds, Series 2024 (Assessment Area Two Project) (the "Assessment Area Two Bonds"); and

WHEREAS, pursuant to and consistent with the Assessment Resolution, the District desires to set forth the particular terms of the sale of the Assessment Area Two Bonds and to confirm the liens of the levy of special assessments securing the Assessment Area Two Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Assessment Resolution.

SECTION 2. FINDINGS. The Board of Supervisors of the Crosswinds East Community Development District hereby finds and determines as follows:

(a) On August 24, 2022, the District, after due notice and public hearing, adopted the Assessment Resolution, which, among other things, equalized, approved, confirmed and levied master special assessments on property benefiting from the improvements authorized by the District. The Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The District has adopted the *Crosswinds East Community Development District Amended Master Engineer's Report*, dated December 20, 2023 (the "Master Engineer's Report"), as supplemented by the *Crosswinds East Community Development District Supplementary Engineer's Report*, dated July 24, 2024, attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report" and together with the Master Engineer's Report, the "Engineer's Report"), which identifies and describes the presently expected components of the infrastructure improvements for the District's development phases identified as *Phase 2C* (the "Assessment Area Two Project"), to be financed all or in part with the Assessment Area Two Bonds (the "Improvements"), and estimates the costs of the Assessment Area Two Project to be **\$11,063,336**. The District hereby confirms that the Assessment Area Two Project serves a proper, essential, and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Two Bonds.

(c) The District has adopted the *Master Assessment Methodology for Crosswinds East Community Development District*, dated July 13, 2022 (the "Master Report"), as supplemented by the *Supplemental Assessment Methodology for Assessment Area Two for Crosswinds East Community Development*, dated August 15, 2024 (the "Supplemental Report" and together with the Master Report, the "Assessment Report"), attached to this Resolution as **Composite Exhibit B**. The Supplemental Report applies the Master Report to the terms of the Assessment Area Two Bonds. The Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Two Bonds.

(d) The Assessment Area Two Project will specially benefit certain property within the District known as "Assessment Area Two," a legal description of which is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project financed with the Assessment Area Two Bonds to the specially benefited properties within the District as set forth in Resolution No. 2022-36 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA TWO BONDS. As provided in the Assessment Resolution, this Resolution is intended to set forth the terms of the Assessment Area Two Bonds and the final amount of the liens of the special assessments securing those bonds. The Assessment Area Two Bonds, in a par amount of \$6,400,000, shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Assessment Area Two Bonds shall be due on November 1, 2024. The estimated sources and uses of funds of the Assessment Area Two Bonds shall be as set forth in **Exhibit E**. The debt service due on each series of the Assessment Area Two Bonds is set forth on **Exhibit F** attached hereto.

(a) The lien of the special assessments securing the Assessment Area Two Bonds on the Assessment Area Two Lands (the "Assessment Area Two Assessments"), shall be the principal amount due on the Assessment Area Two Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area Two Bonds are secured solely by the lien against the Assessment Area Two lands.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING ASSESSMENT AREA TWO BONDS.

(a) The special assessments for the Assessment Area Two Bonds shall be allocated in accordance with **Composite Exhibit B**, which allocation may initially be on a per-acreage basis on unplatted lands and further allocated as lands are platted and upon individual platted lots. The Supplemental Report is consistent with the District's Master Report. The Assessment Methodology, considered herein, reflects the actual terms of the issuance of the District's Assessment Area Two Bonds. The estimated costs of collection of the special assessments for the Assessment Area Two Bonds are as set forth in the Assessment Report.

(b) The lien of the special assessments securing the Assessment Area Two Bonds includes all property within the Assessment Area Two lands, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Second Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the payment due on November 1, 2024, for the Assessment Area Two Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected in **Exhibit G**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Assessment Area Two Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Assessment Area Two Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

Pursuant to Assessment Resolution there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy or as platted lands may be re-platted, the special assessments securing the Assessment Area Two Bonds shall be allocated as set forth in the

Assessment Resolution, this Resolution, and the Assessment Methodology, including, without limitation, the application of the True-Up process set forth in Section 8 of Assessment Resolution.

(a) Based on the final par amount of \$6,400,000 in Assessment Area Two Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Methodology. The District shall apply all True-Up payments related to the Assessment Area Two Bonds only to the credit of the Assessment Area Two Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Second Supplemental Indenture, dated as of August 1, 2024, governing the Assessment Area Two Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel 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, city, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Assessment Area Two Special Assessments securing the Assessment Area Two Bonds in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. 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 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

{Signature Block and Exhibit List Follow on Next Page}

APPROVED and **ADOPTED** this 28th day of August 2024.

ATTEST:

**CROSSWINDS EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

Exhibit A: *Crosswinds East Community Development District Supplementary Engineer's Report, dated July 24, 2024*

Comp. Exhibit B: *Master Assessment Methodology for Crosswinds East Community Development District, dated July 13, 2022; Supplemental Assessment Methodology for Assessment Area Two for Crosswinds East Community Development, dated August 15, 2024*

Exhibit C: Legal Description of Assessment Area Two

Exhibit D: Maturities and Coupons of Assessment Area Two Bonds

Exhibit E: Sources and Uses of Funds for Assessment Area Two Bonds

Exhibit F: Annual Debt Service Payment Due on Assessment Area Two Bonds

EXHIBIT A
Engineer's Report

REFERENCE NO. 50136844

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

Supplementary Engineer's Report

JULY 24, 2024



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Crosswinds East Community
Development District
Attn: Jill Burns
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Crosswinds East Community Development District (the “District” or “CDD”) is located partially within unincorporated Polk County (“County”), and partially within Haines City (“City”), Florida. It is generally located east of US 17-92, south of Adair Road, and north of E Johnson Ave. The District currently contains approximately 779± acres and is expected to consist of 3,807 single family and townhome residential lots of various sizes with recreation/amenity areas, parks, and associated infrastructure for the development. The area being assessed in this report consists of 45.1± acres and is expected to consist of 220 single family residential lots.

The CDD was established under the County Ordinance #2022-051, which was approved by the Board of County Commissioners on July 5, 2022, and became effective July 8, 2022. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The master developer is GLK Real Estate, LLC (“Developer”), which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for Residential Units to be constructed in three (3) phases. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements are provided in Exhibit 7B of this Report.

The Capital Improvement Plan (CIP) set forth in this Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the 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 to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AA2 AREA (AC)
Master Stormwater System	9.8 ac
Residential Land (Single-Family 40-ft and 50-ft Lots)	19.5 ac
Roadways Infrastructure & Public Facilities	6.0 ac
Open Space/Conservation Areas/Parks	9.8 ac
TOTAL	45.1 ac

Table 1.2 Lot Summary

LOT SUMMARY	
LOT TYPE	NUMBER OF LOTS
40-ft	172
50-ft	48
TOTAL	220

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this Report are based on the best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates as final engineering and specific field conditions may affect construction costs, along with market factors and inflation.

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 be dedicated by the District to Haines City for ownership and maintenance upon completion.

2. Purpose and Scope

The purpose of this Report is to provide engineering support for the funding of the proposed improvements within the District. This Report identifies the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, 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 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 to prepare this Report.

3. The Development

The development will consist of 3,807 residential units and associated infrastructure. The development is a planned residential community consisting of 779 acres, located east of US 17-92, south of Adair Road, and north of E. Johnson Avenue. It is located partially within unincorporated Polk County and partially within Haines City. The current uses of the property are tree crops, pastureland/cropland, and other rural open lands. The development is zoned LDR (low density residential) and A/RR (agricultural/rural residential). The development will be constructed in three (3) phases.

4. Capital Improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital Improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the County and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0240G, dated 12/22/2016, demonstrates that the property is located within Flood Zone A. The 100-year flood volumes will be compensated as required the County and FEMA.

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 the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended 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 reports as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity. The District will maintain ownership and maintenance responsibility of the stormwater management facilities once construction is completed.

5.2 Public Roadways

The proposed public roadway sections consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides of 22-foot roadways with 50-foot right-of-way, 40-foot roadways (entrance streets) with 80-foot right-of-way, and 24-foot roadways with 110-foot right-of-way. The proposed roadway sections will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide 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. As stated above, the District is anticipated to own, operate, and maintain all roadways within the District, including sidewalks in the right-of-way and storm drainage collection systems

(from the curb inlets to their connection to the stormwater ponds). The roadways will be open to, and accessible by the public.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The City of Haines City will be the water service provider. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are included within the CIP. Flow from the lift stations shall be connected to a

proposed force main that will pump to an existing force main that will connect to Haines City's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

Haines City will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way and other areas with irrigation needs. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes, to be dedicated by the District and subsequently owned by the County, at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in four (4) years. Upon completion, the required inspections will be performed, and final certifications of completion will be obtained from the County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the District. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenities and parks will be open to residents and the public pursuant to a uniform reasonable fee adopted by the Board of Supervisors pursuant to Florida Law.

5.6 Electric Utilities and Lighting

The electric distribution system throughout the District is currently planned to be underground. The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). The District will retain ownership of the electric distribution system, which will be maintained by Duke after the dedication to the District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters, which will be funded, owned, and maintained by the CDD. The District is not a gated community.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this Report are anticipated to be financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the SWFWMD ERP, Polk County Health Department, FDEP, and City of Haines City construction plan approval.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS			
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE		
	PHASE 1	PHASE 2	FUTURE PHASES
Zoning Approval – Haines City	Residential Planned Unit Development (RPUD) Approved	Residential Planned Unit Development (RPUD) Approved	To be obtained
Preliminary Plat – Haines City	Approved 5/18/23	Approved 12/7/23	To be obtained
SWFWMD ERP	Approved 3/13/2023	Approved 4/4/24	To be obtained
Construction Permits – Haines City	Approved 10/9/2023	Approved 5/21/24	To be obtained
FDEP Sanitary Sewer General Permit	Approved 12/6/2023	Approved 3/7/24	To be obtained
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 11/13/2023	Approved 4/9/24	To be obtained
FDEP NOI	Approved 12/15/23	Approved 5/21/24	To be obtained
Polk County Concurrency (School)	Approved 6/1/2023	Approved 6/1/2023	To be obtained

6. Recommendation

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

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

7. Report Modification

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

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the District and consist of an interrelated system of improvements. The District is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. Engineer's Certification

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 and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the County. However, labor market, future costs

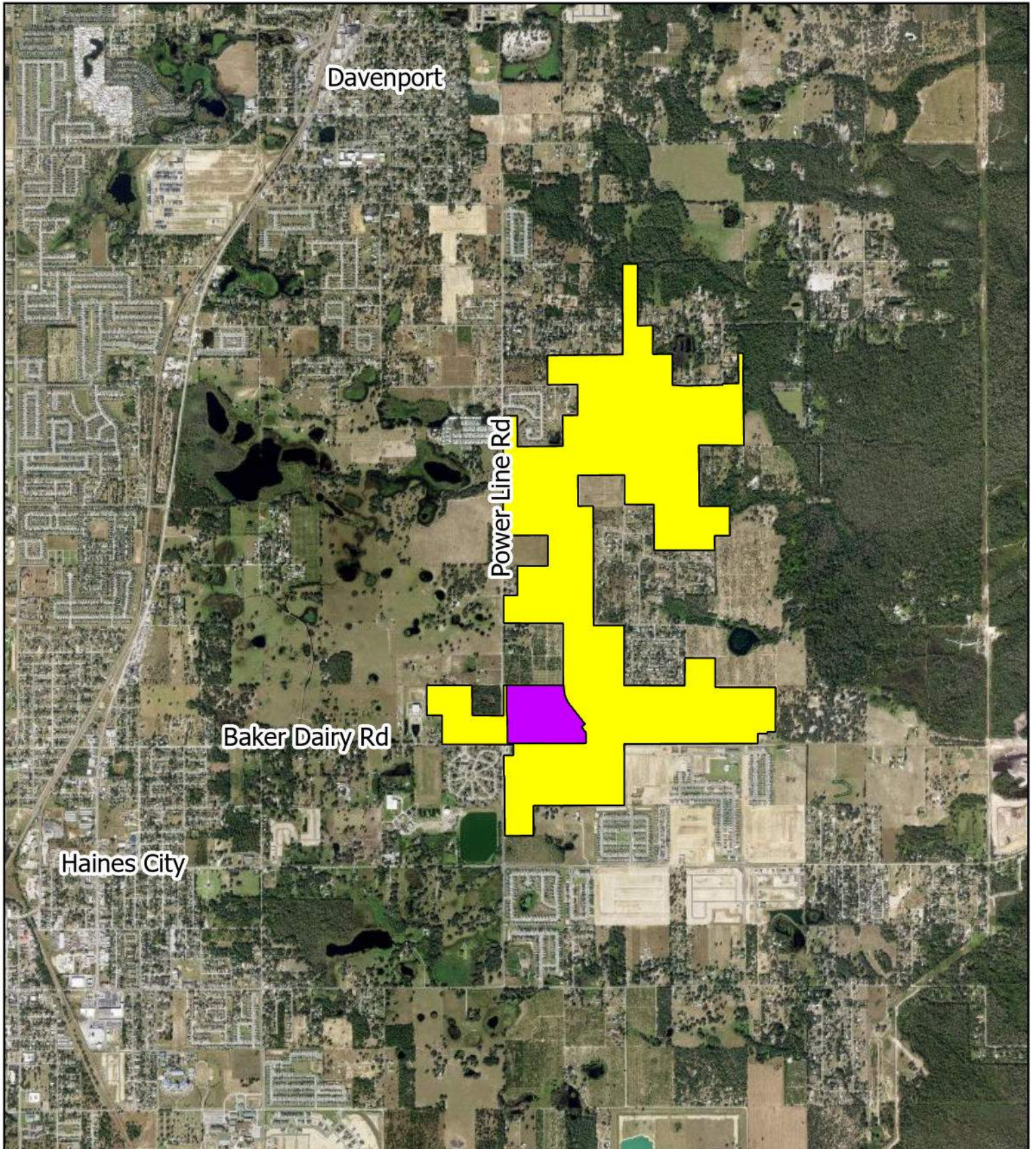
of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final 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 opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this Report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this Report. We believe that the District will be well served by the improvements discussed in this Report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Crosswinds East Community Development District.

A handwritten signature in blue ink, appearing to read 'RM', with a long horizontal flourish extending to the right.

Reinardo Malavé, P.E.
Florida License No. 31588



This map is intended to be used for planning purposes only. It is not a survey.

Legend



-  Crosswinds East AA2
-  Crosswinds East

FIGURE 1
Aerial Location Map
Crosswinds East CDD
Polk County, FL

DESCRIPTION:

A portion of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, lying in Polk County, Florida; being more particularly described as follows:

COMMENCE at the Northwest corner of Section 23, Township 27 South, Range 27 East; thence along the West line of the Northwest 1/4 of said Section 23, South 00°12'03" East, a distance of 1,320.04 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, South 89°51'48" East, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue along said line, South 89°51'48" East, a distance of 1,241.67 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°54'30" East, a distance of 14.26 feet; thence South 00°07'06" East, a distance of 43.76 feet to the point of curvature of a curve to the left having a radius of 625.00 feet and a central angle of 37°59'39"; thence along the arc of said curve a distance of 414.45 feet to the point of tangency; thence South 38°06'45" East, a distance of 536.03 feet; thence South 51°53'15" West, a distance of 99.27 feet; thence South 38°06'45" East, a distance of 160.00 feet; thence South 00°26'45" East, a distance of 256.62 feet to the Northerly maintained right of way line of Baker Dairy Road per Map Book 18, Page 6, Public Records of Polk County, Florida; thence along said Northerly maintained right of way the following fifteen (15) courses and distances, North 89°10'23" West, a distance of 27.77 feet; thence South 89°41'40" West, a distance of 100.01 feet; thence South 89°07'17" West, a distance of 100.01 feet; thence South 89°41'40" West, a distance of 259.19 feet; thence North 89°30'40" West, a distance of 34.33 feet; thence North 89°49'33" West, a distance of 206.59 feet; thence North 89°13'20" West, a distance of 186.53 feet; thence South 89°51'01" West, a distance of 238.68 feet; thence South 81°35'02" West, a distance of 22.35 feet; thence North 85°43'10" West, a distance of 51.70 feet; thence North 88°05'27" West, a distance of 61.46 feet; thence South 87°25'46" West, a distance of 62.46 feet; thence South 88°53'34" West, a distance of 112.94 feet; thence South 89°14'45" West, a distance of 247.68 feet; thence North 89°02'05" West, a distance of 12.05 feet to the East right of way line of Powerline Road per Official Records Book 12904, Page 1029, Public Records of Polk County, Florida; thence along said East right of way line the following three (3) courses and distances, North 00°12'03" West, a distance of 599.37 feet; thence North 09°17'28" West, a distance of 94.94 feet; thence North 00°12'03" West, a distance of 609.24 feet to the POINT OF BEGINNING.

Containing 45.10 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, being South 00°12'03" East, assumed.

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE:	DRAWING:		
	23020	CROSSWINDS EAST PH2C-DS		
	DRAWN BY:	DATE:	SECTION:	
	REJ	05/27/2024	23-27S-27E	
CERTIFIED TO: GLK Real Estate, LLC	REVISION:	DATE:		
SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2				

**RESERVE
GEOSPATIAL**
Certificate of Authorization Number 8576
221 Edgewood Drive info@reservegeo.com
Clermont, Florida 34711 407-383-8394

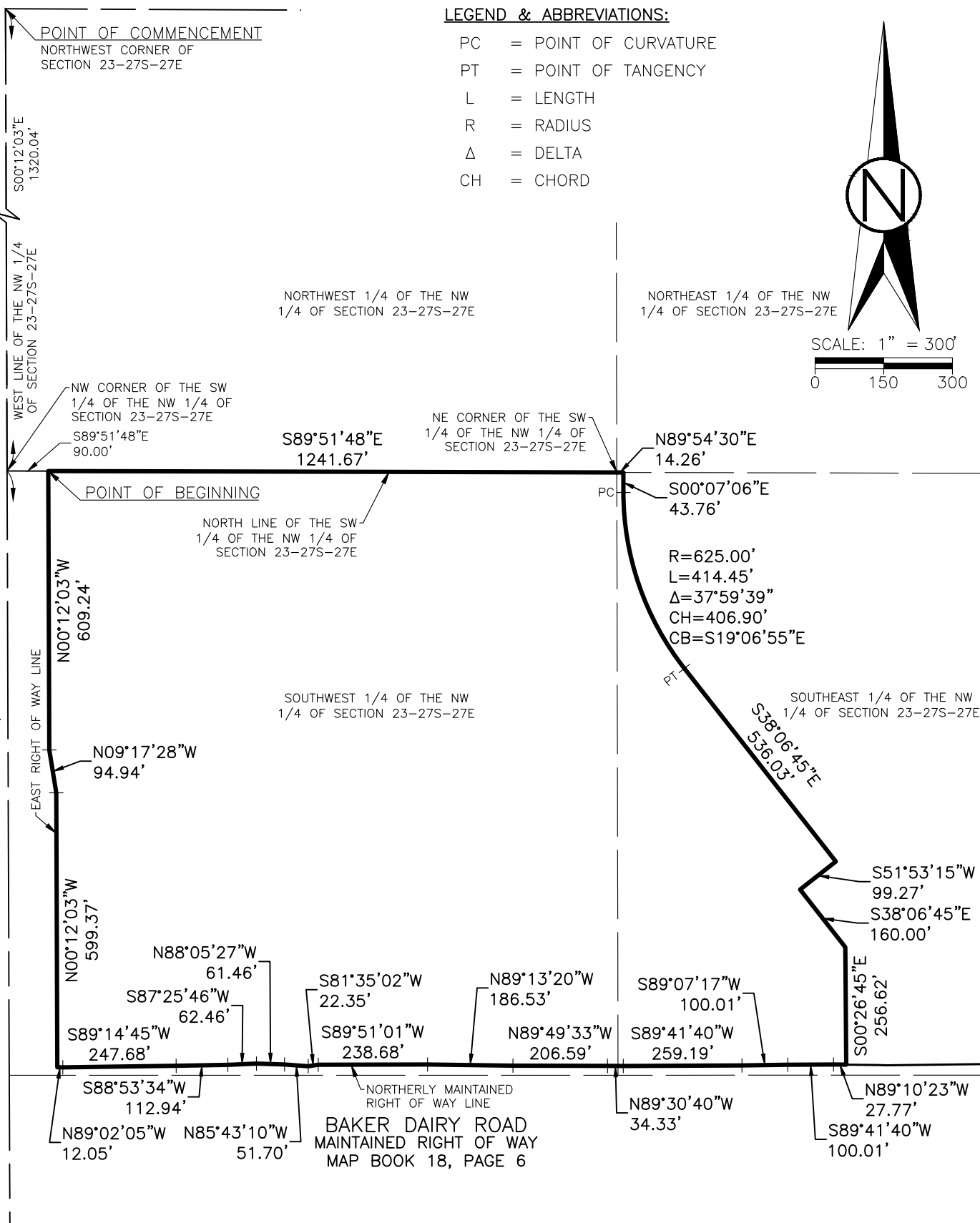
LEGEND & ABBREVIATIONS:

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L = LENGTH
R = RADIUS
 Δ = DELTA
CH = CHORD



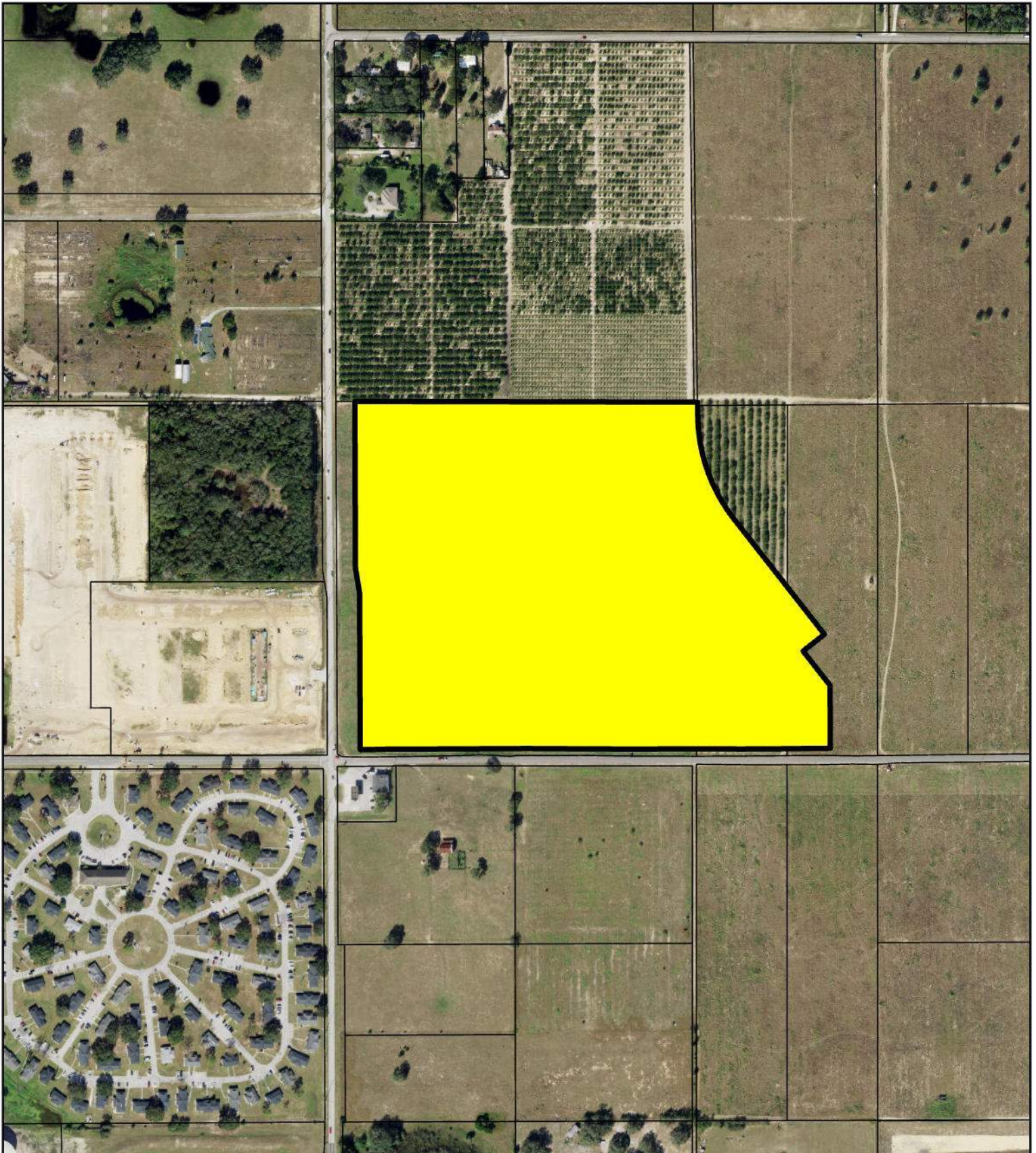
SCALE: 1" = 300'
0 150 300

POWERLINE ROAD
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 1280, PAGE 232
OFFICIAL RECORDS BOOK 12904, PAGE 1029



RESERVE GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

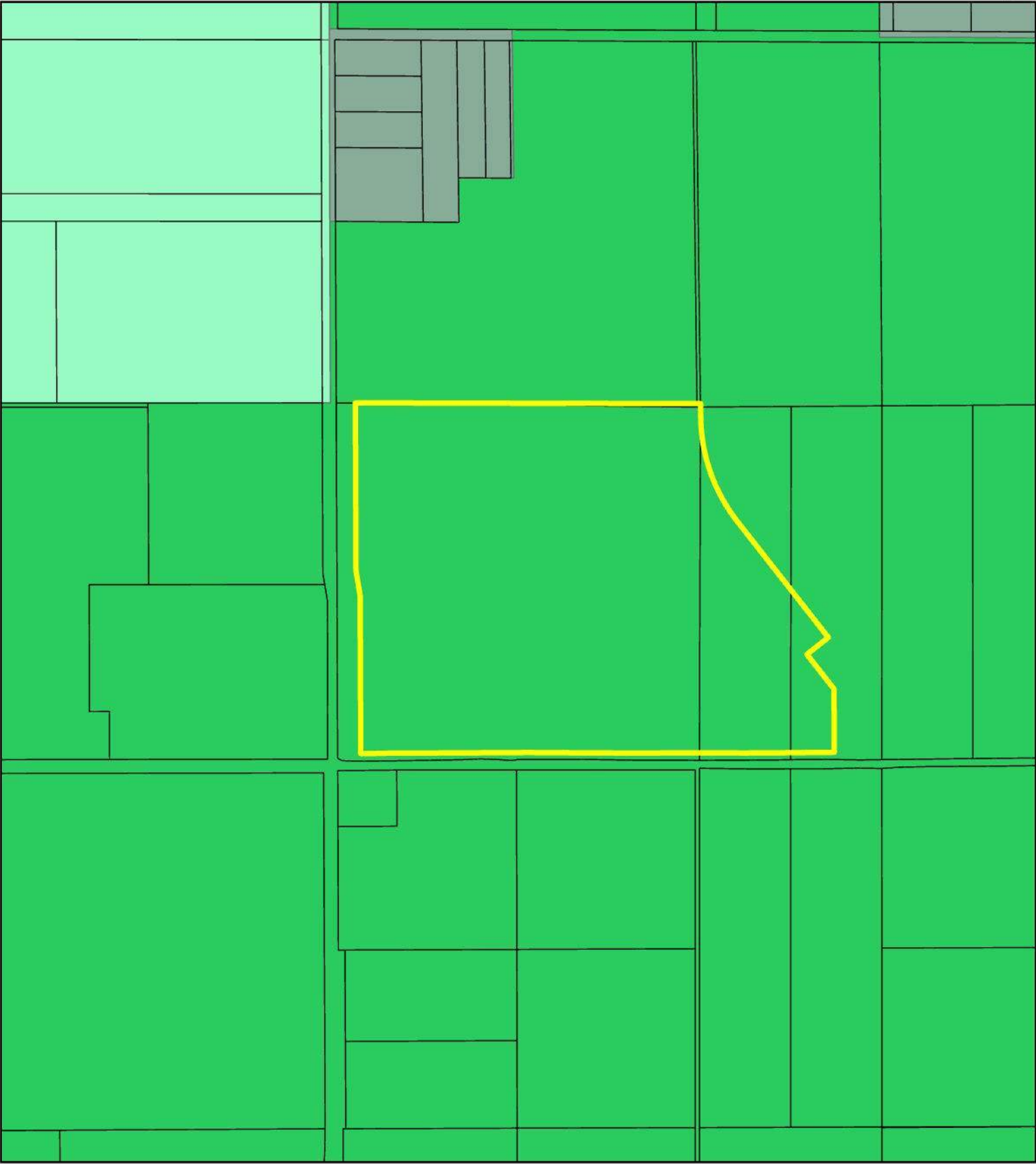


This map is intended to be used for planning purposes only. It is not a survey.

Legend


-  Parcels
-  Crosswinds East AA2

FIGURE 3
Boundary Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.

Legend

-  Parcels
- DEVNAME**
-  CIT




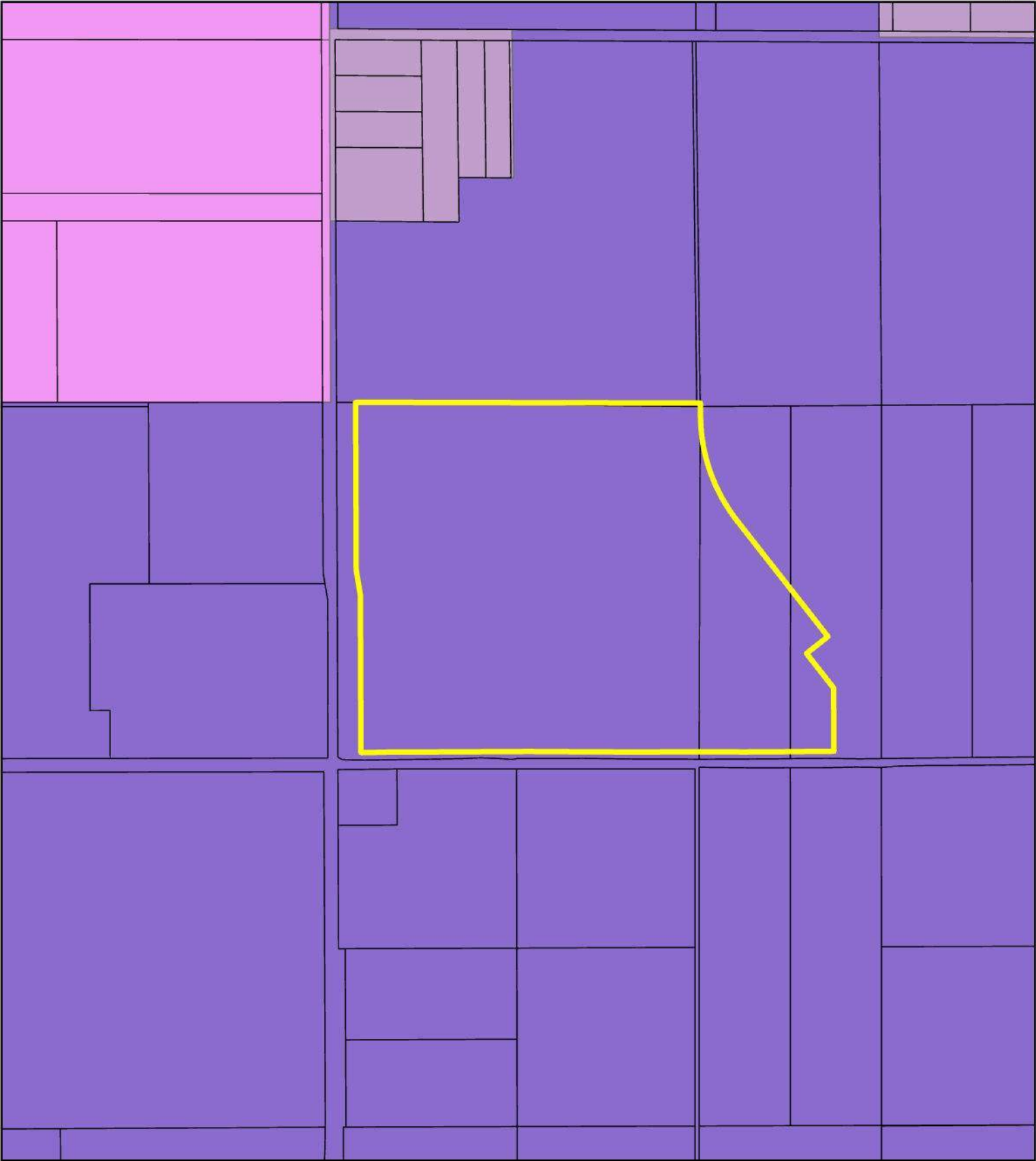

-  RDA
-  SDA
-  Crosswinds East AA2



FIGURE 3
Land Use Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.

Legend

-  Parcels

 Suburban Development Areas
-  City



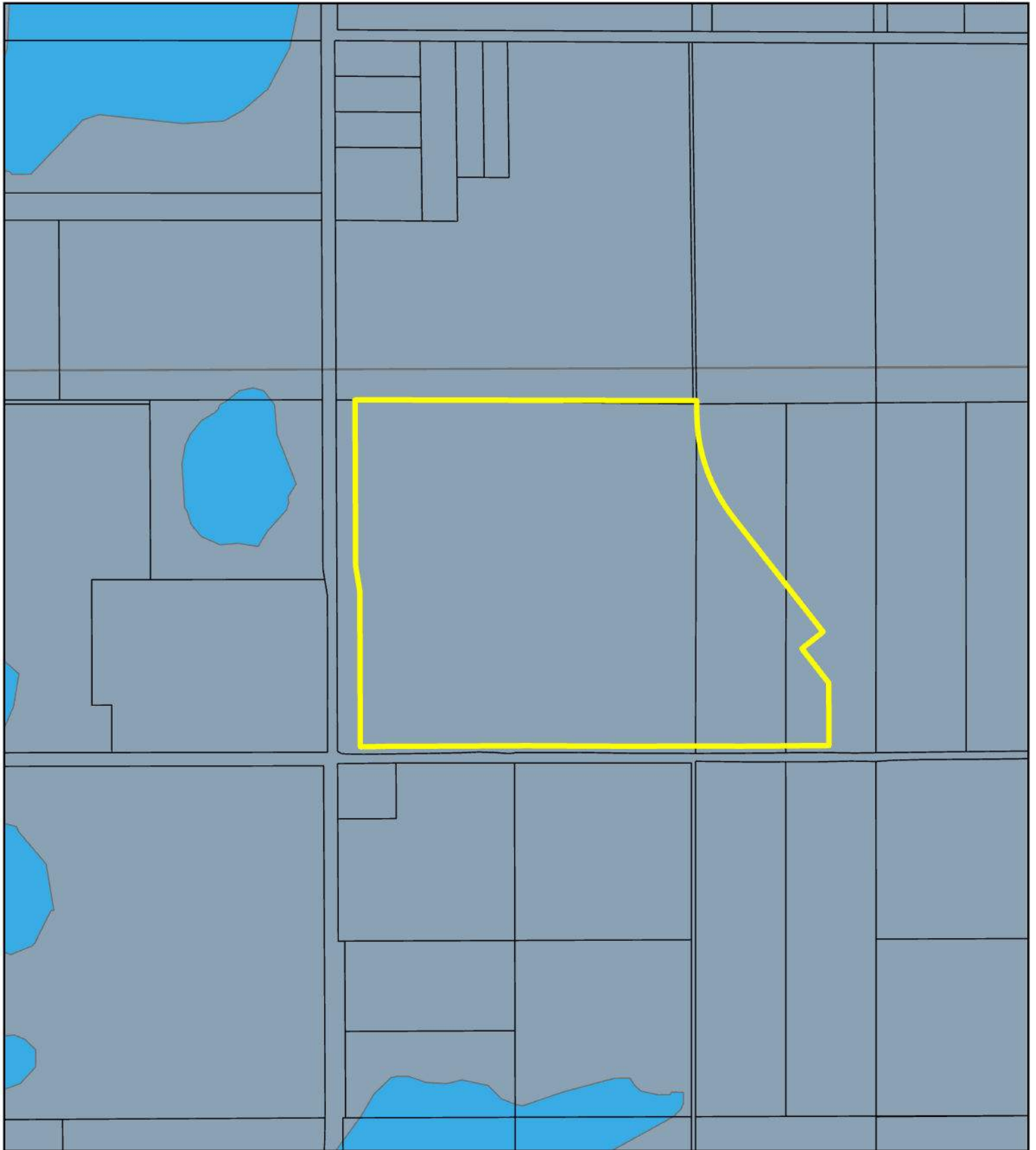

 Crosswinds East AA2
-  Rural Development Area

FIGURE 5
Boundary Map
Crosswinds East CDD
Polk County, FL



This map is intended to be used for planning purposes only. It is not a survey.

Legend

 Parcels

FLD_ZONE

 A

 AH

 X


 Crosswinds East AA2

FIGURE 6
Drainage Map
Crosswinds East CDD
Polk County, FL

Exhibit 7A

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	City of Haines City
Conduit	District	Duke Energy/District**	District Bonds	Duke Energy
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County/City of Haines City

Costs not funded by bonds will be funded by the developer.

*Includes stormwater pond excavation. Excludes grading of each lot in conjunction with lot development and home construction, which will be provided by home builders. Does not include the cost of transportation of fill for use of private lots.

** Only includes the incremental cost of undergrounding the electric conduit.

SUMMARY OF OPINION OF PROBABLE COST EXHIBIT 7B		
	PHASE 2	TOTAL
ASSESSMENT AREA	2	
Infrastructure (1)	Phase 2C	
Lot Type	SF	
Number of Lots	220	220
Earthwork	\$ 1,750,000	\$ 1,750,000
Stormwater Management Systems (2)(3)(6)	\$ 1,450,000	\$ 1,450,000
Utilities (Water, Sewer, & Reuse) (5)(7)(9)(10)	\$ 2,347,578	\$ 2,347,578
Water	\$ 931,812	
Reuse	\$ 295,890	
Sanitary Sewer	\$ 1,075,876	
Other (Dry) Utilities	\$ 44,000	
On-site Roadways/Paving (4)(5)(7)(10)	\$ 1,450,000	\$ 1,450,000
Offsite Roadways/Paving (4)(5)(7)(10)	\$ 470,000	\$ 470,000
Electrical Facilities (Undergrounding only) (11)	\$ 165,000	\$ 165,000
Amenity Facilities	\$ 400,000	\$ 400,000
Entry Features	\$ 350,000	\$ 350,000
Mitigation Costs		
SUBTOTAL CONSTRUCTION	\$ 8,382,578	\$ 8,382,578
General Consulting (Engr, Management Services & Legal)	\$1,675,000	\$1,675,000
Contingency @ 10%	\$ 1,005,758	\$ 1,005,758
TOTAL	\$ 11,063,336	\$ 11,063,336

- Notes:
- Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station, and utilities, entry feature, and landscaping and signage owned by or subject to a permanent easement in favor of the District or another governmental entity.
 - Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
 - Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
 - Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
 - Includes subdivision infrastructure and civil/site engineering.
 - Stormwater does not include grading associated with building pads.
 - Estimates are based on 2024 cost.
 - Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
 - Estimates based on 220 lots.
 - The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).
 - CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the cost of undergrounding.

COMPOSITE EXHIBIT B
Assessment Report

**MASTER
ASSESSMENT METHODOLOGY

FOR
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 13, 2022

Prepared by

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



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GMS-CF, LLC does not represent the Crosswinds East 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 Crosswinds East Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Crosswinds East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$169,485,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated July 12, 2022 prepared by Dewberry Engineers, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). 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. 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 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 of collection 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 752.59 acres located within unincorporated Polk County, Florida. The development program currently envisions 3,732 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, reuse & lift station), electrical undergrounding, roadway, entry feature, parks & amenities, general consulting, and contingency. The CIP estimated 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 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, site planned, or subjected to a declaration of condominiums, this amount will be assigned to each of the benefited properties based on an ERU basis.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside 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 the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, the proposed Development of the property within the District would be prohibited by law.

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

1.4 Requirements of a Valid Assessment Methodology

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

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$140,071,549. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$169,485,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by GLK Real Estate, LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed per the Development program and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$169,485,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$169,485,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$140,071,549. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$169,485,000. 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 is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal per acre basis to all acres 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 equally from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be allocated to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Development plan will be completed and the debt relating to the Bonds will be allocated to the planned 3,732 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the 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 CIP consists of offsite improvements, stormwater management, utilities (water, sewer, reuse & lift station), electrical undergrounding, roadway, entry feature, parks & amenities, general consulting, and contingency. There are *three* residential product types within the planned Development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of the CIP costs and Bond debt to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units 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 CIP will provide offsite improvements, stormwater management, utilities (water, sewer, reuse & lift station), electrical undergrounding, roadway, entry feature, parks & amenities, general consulting, and contingency. These improvements accrue in differing amounts and

are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the 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 improvements actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of 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 non-ad valorem special assessment levied for the improvement or the debt 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 Engineer's Report is delineated in Table 5 (expressed as 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 the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar 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 units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, 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 processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment 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.

4.0 Assessment Roll

The District will initially allocate the assessments across the property within the District boundaries on a per acreage basis. As Assigned Property becomes 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 7. If the land use plan changes, then the District will update Tables 1, 4, 5 & 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be allocated evenly across the acres within the District. As the development process occurs, the debt will be allocated against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Townhome	308	308	0.75	231.0
Single Family 40'	2185	2185	0.80	1748.0
Single Family 50'	1239	1239	1.00	1239.0
Total Units	3,732	3,732		3218.0

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$16,776,177
Stormwater Management	\$21,881,970
Utilities (Water, Sewer, Reuse & Lift Station)	\$28,712,763
Electrical Undergrounding	\$8,662,697
Roadway	\$25,164,266
Entry Feature	\$1,437,500
Parks & Amenities	\$8,093,125
General Consulting	\$11,072,850
Contingency	\$18,270,202
	<u>\$140,071,549</u>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated July 12, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$140,071,549
Debt Service Reserve	\$14,007,155
Capitalized Interest	\$11,016,525
Underwriters Discount	\$3,389,700
Cost of Issuance	\$1,000,000
Rounding	\$71
Par Amount*	\$169,485,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	Max Annual D/S
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
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	308	0.75	231.00	7.18%	\$10,054,856	\$32,646
Single Family 40'	2185	0.80	1,748.00	54.32%	\$76,086,100	\$34,822
Single Family 50'	1239	1.00	1,239.00	38.50%	\$53,930,593	\$43,528
Totals	3,732		3,218.0	100.00%	\$140,071,549	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	308	\$10,054,856	\$12,166,263	\$39,501
Single Family 40'	2185	\$76,086,100	\$92,063,325	\$42,134
Single Family 50'	1239	\$53,930,593	\$65,255,412	\$52,668
Totals	3,732	\$140,071,549	\$169,485,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	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)
Townhome	308	\$12,166,263	\$39,501	\$1,005,486	\$3,264.56	\$3,510.28
Single Family 40	2185	\$92,063,325	\$42,134	\$7,608,610	\$3,482.20	\$3,744.30
Single Family 50	1239	\$65,255,412	\$52,668	\$5,393,059	\$4,352.75	\$4,680.38
Totals	3,732	\$169,485,000		\$14,007,155		

(1) This amount includes collection fees and early payment discounts when collected on the 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
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
SLC IRA LLC / GWC IRA LLC	27-27-11-000000-022140	7.61	\$225,202	\$1,713,790	\$141,637	\$152,298
SLC IRA LLC / GWC IRA LLC	27-27-14-000000-012040	9.89	\$225,202	\$2,227,251	\$184,072	\$197,927
SLC IRA LLC / GWC IRA LLC	27-27-14-739000-010030	19.13	\$225,202	\$4,308,120	\$356,046	\$382,845
SLC IRA LLC / GWC IRA LLC	27-27-14-739000-010200	14.35	\$225,202	\$3,231,653	\$267,081	\$287,184
SLC IRA LLC / GWC IRA LLC	27-27-14-739000-020030	34.46	\$225,202	\$7,760,471	\$641,367	\$689,642
NORTHEAST POLK LAND INVESTMENTS	27-27-11-734500-042500	19.59	\$225,202	\$4,411,713	\$364,608	\$392,051
NORTHEAST POLK LAND INVESTMENTS	27-27-11-000000-024020	9.48	\$225,202	\$2,134,918	\$176,441	\$189,722
GLK REAL ESTATE LLC	27-27-14-739000-010150	104.81	\$225,202	\$23,603,453	\$1,950,717	\$2,097,545
CASSIDY HOLDINGS LLC	27-27-14-739000-010010	9.17	\$225,202	\$2,065,105	\$170,671	\$183,518
GLK REAL ESTATE LLC	27-27-14-739000-040110	14.71	\$225,202	\$3,312,726	\$273,782	\$294,389
GLK REAL ESTATE LLC	27-27-14-739000-040180	14.75	\$225,202	\$3,321,734	\$274,526	\$295,189
GLK REAL ESTATE LLC	27-27-14-739000-040210	18.21	\$225,202	\$4,100,934	\$338,923	\$364,434
GLK REAL ESTATE LLC	27-27-14-739000-040290	18.28	\$225,202	\$4,116,698	\$340,226	\$365,835
GLK REAL ESTATE LLC	27-27-14-739000-040281	1.03	\$225,202	\$231,958	\$19,170	\$20,613
GLK REAL ESTATE LLC	27-27-23-000000-031002	20.19	\$225,202	\$4,546,834	\$375,775	\$404,059
GLK REAL ESTATE LLC	27-27-23-000000-031001	20.08	\$225,202	\$4,522,062	\$373,728	\$401,858
GLK REAL ESTATE LLC	27-27-23-000000-032003	9.76	\$225,202	\$2,197,974	\$181,652	\$195,325
GLK REAL ESTATE LLC	27-27-23-000000-032002	9.76	\$225,202	\$2,197,974	\$181,652	\$195,325
GLK REAL ESTATE LLC	27-27-23-000000-032001	9.75	\$225,202	\$2,195,722	\$181,466	\$195,125
GLK REAL ESTATE LLC	27-27-23-000000-014000	38.82	\$225,202	\$8,742,353	\$722,515	\$776,898
GLK REAL ESTATE LLC	27-27-23-000000-011003	9.26	\$225,202	\$2,085,373	\$172,347	\$185,319
GLK REAL ESTATE LLC	27-27-23-000000-012002	19.47	\$225,202	\$4,384,689	\$362,374	\$389,650
GLK REAL ESTATE LLC	27-27-23-000000-012001	18.83	\$225,202	\$4,240,559	\$350,463	\$376,842
GLK REAL ESTATE LLC	27-27-24-000000-034010	16.50	\$225,202	\$3,715,838	\$307,097	\$330,212
GLK REAL ESTATE LLC	27-27-23-000000-041004	9.93	\$225,202	\$2,236,259	\$184,816	\$198,727
GLK REAL ESTATE LLC	27-27-23-000000-041003	9.93	\$225,202	\$2,236,259	\$184,816	\$198,727
GLK REAL ESTATE LLC	27-27-23-000000-041001	10.04	\$225,202	\$2,261,031	\$186,864	\$200,929
GLK REAL ESTATE LLC	27-27-23-000000-041002	9.92	\$225,202	\$2,234,007	\$184,630	\$198,527
NORTHEAST POLK LAND INVESTMENTS	27-27-23-000000-034000	39.12	\$225,202	\$8,809,914	\$728,099	\$782,902

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
NORTHEAST POLK LAND INVESTMENTS	27-27-23-757500-040011	8.73	\$225,202	\$1,966,016	\$162,482	\$174,712
NORTHEAST POLK LAND INVESTMENTS	27-27-23-757500-040152	4.76	\$225,202	\$1,071,963	\$88,593	\$95,261
GLK REAL ESTATE LLC	27-27-23-757500-040030	9.71	\$225,202	\$2,186,714	\$180,722	\$194,325
GLK REAL ESTATE LLC	27-27-23-757500-040130	9.67	\$225,202	\$2,177,706	\$179,977	\$193,524
CASSIDY HOLDINGS GROUP INC	27-27-23-757500-040151	4.55	\$225,202	\$1,024,670	\$84,684	\$91,058
CASSIDY HOLDINGS GROUP INC	27-27-23-757500-040170	9.52	\$225,202	\$2,143,926	\$177,186	\$190,522
GLK REAL ESTATE LLC	27-27-23-000000-032004	9.75	\$225,202	\$2,195,722	\$181,466	\$195,125
CASSIDY HOLDINGS GROUP INC	27-27-14-739000-010310	9.54	\$225,202	\$2,148,430	\$177,558	\$190,922
GLK REAL ESTATE LLC	27-27-14-739000-040011	5.02	\$225,202	\$1,130,516	\$93,432	\$100,464
GLK REAL ESTATE LLC	27-27-14-739000-040012	6.90	\$225,202	\$1,553,896	\$128,422	\$138,089
GLK REAL ESTATE LLC	27-27-14-739000-040041	8.11	\$225,202	\$1,826,391	\$150,943	\$162,304
CHAMPAGNE ROAD INVESTORS LLC	27-27-14-000000-011010	23.18	\$225,202	\$5,220,189	\$431,425	\$463,897
CHAMPAGNE ROAD INVESTORS LLC	27-27-14-000000-011040	10.28	\$225,202	\$2,315,080	\$191,331	\$205,732
SLC IRA LLC / ABC IRA LLC	27-27-11-000000-024010	9.26	\$225,202	\$2,085,373	\$172,347	\$185,319
SLC IRA LLC / ABC IRA LLC	27-27-11-000000-023030	9.91	\$225,202	\$2,231,755	\$184,444	\$198,327
GLK REAL ESTATE LLC	27-27-14-739006-000010	13.73	\$225,202	\$3,092,028	\$255,542	\$274,776
NORTHEAST POLK LAND INVESTMENTS	27-27-14-739000-010170	14.33	\$225,202	\$3,227,149	\$266,709	\$286,784
GAMA INVESTORS LLC	27-27-11-734500-042900	4.90	\$225,202	\$1,103,491	\$91,198	\$98,063
GLK REAL ESTATE LLC	27-27-22-757000-010200	21.58	\$225,202	\$4,859,866	\$401,646	\$431,877
GLK REAL ESTATE LLC	27-27-22-757000-010250	12.33	\$225,202	\$2,776,744	\$229,485	\$246,758
Totals		752.59		\$169,485,000	\$14,007,155	\$15,061,457

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

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$14,007,155

* - See Metes and Bounds, attached as Exhibit A

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
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Prepared by: Governmental Management Services - Central Florida, LLC

CROSSWINDS EAST CDD

272714-739000-010150 Northeast Polk Land Investments, LLC (PER OR BK 10536 PGS 1555-1559)

TRACTS 6 THROUGH 12 (INCLUSIVE), TRACTS 16 THROUGH 21 (INCLUSIVE), AND TRACTS 28 THROUGH 32 (INCLUSIVE) IN THE NW 1/4; TRACTS 15 AND 16 IN THE NE 1/4; AND TRACTS 1 THROUGH 6 (INCLUSIVE) IN THE SW 1/4, ALL IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS A STRIP OF LAND OFF THE WEST SIDE OF SAID TRACTS 16, 17, AND 32 IN THE NW 1/4 AND OFF THE WEST SIDE OF SAID TRACT 1 IN THE SW 1/4, AS DESCRIBED IN WARRANTY DEED FROM JULIA A. GLASS, JOINED BY HER HUSBAND, KNOX GLASS, JR., TO POLK COUNTY, A POLITICAL SUBDIVISION, DATED JULY 23, 1970, FILED AUGUST 14, 1970, RECORDED IN O.R. BOOK 1303, PAGE 928, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel 272714-739000-010010 Cassidy Holdings, LLC (PER OR BK 10573 PGS 0152-0153)

TRACTS 1 AND 2 IN THE NE 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel 272714-739000-010030 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)

TRACTS 3, 4, 13 AND 14, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel 272714-739000-010310 Cassidy Holdings Group, Inc. (PER OR BK 11107 PGS 2226-2227)

TRACTS 31 AND 32, LYING IN THE NE 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

Parcel 272714-739000-010200 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)

TRACTS 20, 29 AND 30, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel 272714-000000-012040 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)

THE WEST ONE-FOURTH OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS PLATTED ROAD RIGHT OF WAY AND SUBJECT TO MAINTAINED ROAD RIGHT OF WAY FOR CHAMPAGNE ROAD.

Parcel 272714-739000-020030 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)

TRACTS 3, 4, 5, 6 AND 7, AND THE NORTH ONE-HALF OF TRACTS 11, 12, 13 AND 14, IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel 272714-739000-040110 Cassidy Holdings, LLC (PER OR BK 11159 PGS 2263-2267)

TRACTS 11, 12, 13, FLORIDA DEVELOPMENT CO. TRACT, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC - POWERLINE ROAD #3, PREPARED BY MCVAY-WOOD ASSOCIATES, DATED JUNE 27, 2005.

PARCEL 272714-739000-040180 SLC IRA, LLC & GWC IRA, LLC (PER OR BK 11159 PG 2251-2254)

TRACTS 18, 19, AND 20 IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC -- POWERLINE ROAD 2, PREPARED BY MCVAY-WOOD ENGINEERING, LLC, DATED JANUARY 17, 2006.

PARCEL 272714-739000-040210 SLC IRA, LLC & GWC IRA, LLC (PER OR BK 11159 PG 2251-2254)

TRACTS 21, 22, 27, AND 28 IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 40 FEET OF TRACTS 27 AND 28 FOR CARL BOOZER ROAD AND LESS THE WEST 73 FEET OF TRACT 28, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC -- POWERLINE ROAD #3, PREPARED BY MCVAY-WOOD ASSOCIATES, DATED JUNE 27, 2005.

PARCEL 272714-739000-040281 AND 272714-739000-040290 (PER OR BK 11159 PG 2255-2258)

THE WEST 73 FEET OF TRACT 28, AND TRACTS 29, 30, 31 AND 32, LESS THE WEST 30 FEET OF LOT 32 AND LESS THE SOUTH 40 FEET OF LOTS 29, 30, 31, AND 32, ALL LYING IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC -- POWERLINE ROAD 2, PREPARED BY MCVAY-WOOD ENGINEERING, LLC, DATED JANUARY 17, 2006

PARCEL 272723-000000-031002 (PER OR BK 11159 PGS 2255-2258)

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR CARL BOOZER ROAD.

PARCEL 272723-000000-031001 (PER OR BK 11159 PGS 2263-2267)

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 272723-000000-034000 - (PER OR BK 11083 PGS 473-575) THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 20 FEET FOR POWERLINE ROAD RIGHT OF WAY AS RECORDED IN OR BOOK 1280, PAGE 232, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR BAKER DAIRY ROAD AS RECORDED IN MAP BOOK 18, PAGES 6-21 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 272723-000000-032004 - (PER OR BK 9908 PGS 0263-0266)

THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR BAKER DAIRY ROAD.

SECTS 11, 14, 22, 23 & 24,
T27S, R27E

APPROX. CDD BOUNDARY
AREA - 752.59± AC.

EXHIBIT 2 - LEGAL DESCRIPTION - 1

CROSSWINDS EAST CDD



DATE: May 23, 2022

PARCEL 272723-000000-032003 (PER OR BK 11159 PGS 2255-2258)

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-032002 (PER OR BK 1159 PGS 2263-2267)

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-032001 (PER OR BK 1159 PGS 2263-2267)

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-014000 (PER OR BK 1159 PGS 2263-2267)

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-011003 (PER OR BK 1159 PGS 2263-2267)

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET.

PARCEL 272723-000000-012002 (PER OR BK 1159 PGS 2263-2267)

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-012001 (PER OR BK 1159 PGS 2263-2267)

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET, AND LESS ROADWAYS OF RECORD AND/OR IN USE.

PARCEL 272724-000000-034010 (PER OR BK 1159 PGS 2263-2267)

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 35.00 FEET, AND LESS BEGINNING 270 FEET EAST AND 25 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, RUN NORTH 233.71 FEET, EAST 208.71 FEET, NORTH 35.29 FEET, EAST 179.04 FEET, SOUTH 269 FEET, WEST 387.75 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 272723-757500-040011 (PER OR BK 11083 PGS 473-575)

TRACTS 1 AND 2 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, LESS AND EXCEPT POWER LINE ROAD RIGHT-OF-WAY AND LESS BAKER DAIRY ROAD RIGHT-OF-WAY AND LESS THE NORTH 200 FEET OF THE WEST 215 FEET OF TRACT 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 272723-757500-040030 (PER OR BK 10741 PGS 0492-0494)

TRACTS 3 AND 4 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGE 60 TO 63.

PARCEL 272723-000000-041004 (PER OR BK 1159 PGS 2263-2267)

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-041003 (PER OR BK 1159 PGS 2263-2267)

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-041001 (PER OR BK 1159 PGS 2263-2267)

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

PARCEL 272723-000000-041002 (PER OR BK 1159 PGS 2263-2267)

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 272723-757500-040130 (PER OR BK 10741 PGS 0492-0494)

TRACTS 13 AND 14 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 60 TO 63.

PARCEL 272723-757500-040152 (PER OR BK 11083 PGS 473-575)

THE NORTH 331.83 FEET OF TRACTS 15 AND 16 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 272723-757500-040151 (PER OR BK 10741 PGS 0492-0494)

TRACTS 15 AND 16 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT COMPANY RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID TRACTS EQUIVALENT TO THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS ROADWAYS, AS BY ORDER OF TAKING FILED SEPTEMBER 29, 1970 AND RECORDED IN O.R. BOOK 1311, PAGE 975 OF SAID PUBLIC RECORDS, ALSO LESS AND EXCEPT THE NORTH 331.83 FEET OF TRACTS 15 AND 16 IN SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGES 60 TO 63.

PARCEL 272723-757500-040170 - (PER OR BK 10741 PGS 0492-0494)

TRACTS 17 AND 18 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 60 TO 63; LESS ROADWAYS AS BY ORDER OF TAKING FILED SEPTEMBER 29, 1970 AND RECORDED IN OR BOOK 1311, PAGE 975 OF SAID PUBLIC RECORDS.

SECTS 11, 14, 22, 23 & 24,
T27S, R27E

APPROX. CDD BOUNDARY
AREA - 752.59± AC.

EXHIBIT 2 - LEGAL DESCRIPTION - 2 CROSSWINDS EAST CDD



DATE: May 23, 2022

PARCEL 272711-000000-022140 (PER OR BK 11787 PGS 2142-2143)

S1/2 OF SE1/4 OF SE1/4 LESS W 1210 FT & SE1/4 OF SW1/4 OF SE1/4 LESS W 30 FT & LESS E 230 FT & LESS S 15 FT FOR RD R/W SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272711-734500-042500 (PER OR BK 10988 PGS 1417-1418)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 25 THRU 28 IN SW1/4 & VACATED 15 FOOT R/W LYING E OF TRACT 25 LESS SNELL CREEK RD SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272711-000000-024020 (PER OR BK 10988 PGS 1417-1418)

SW1/4 OF SW1/4 OF SE1/4 LESS R/W FOR BIRD RD AS DESC IN OR 9594-1580 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-739000-040011 (PER OR BK 11083 PGS 473-475)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 1 THRU 3 IN SW1/4 DESC AS BEG W1/4 COR OF SEC N89- 47-05E 20 FT TO NLY EXT OF E R/W LINE OF POWERLINE RD PER OR 1303 PG 928 S 120.73 FT ALONG NLY EXT & E R/W LINE TO N LINE OF S 532.55 FT OF TRACTS 1 THRU 3 BEING POB N89-54-10E 981.23 FT ALONG N LINE TO E LINE OF TRACT 3 S00-03-58E 222 FT ALONG E LINE TO N LINE OF S 310.55 FT OF TRACTS 1 THRU 3 S89-54-10W 981.48 FT ALONG N LINE TO E R/W LINE N 222 FT ALONG E R/W LINE TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-739000-040012 (PER OR BK 11906 PGS 0850-0852)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 1 THRU 3 IN SW1/4 DESC AS COM W1/4 COR OF SEC N89- 47-05E 20 FT TO NLY EXT OF E R/W LINE OF POWERLINE RD PER OR 1303 PG 928 S 342.73 FT ALONG NLY EXT & E R/W LINE TO N LINE OF S 310.55 FT OF TRACTS 1 THRU 3 BEING POB N89-54-10E 981.48 FT ALONG N LINE TO E LINE OF TRACT 3 S00-03-58E 310.55 FT ALONG E LINE TO SE COR TRACT 3 S89-54-10W 981.84 FT ALONG S LINE OF TRACTS 1 THRU 3 TO E R/W LINE N 310.55 FT ALONG E R/W LINE TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-739000-040041 (PER OR BK 11907 PGS 0228-0230)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 4 & 5 IN SW1/4 DESC AS COM W1/4 COR OF SEC N89-47- 05E 1001.09 FT TO NLY EXT OF W LINE OF TRACT 4 S00-03-58E 125.45 FT ALONG NLY EXT & W LINE TO N LINE OF S 529.85 FT OF TRACTS 4 & 5 BEING POB N89- 54-10E 657.49 FT ALONG N LINE TO E LINE OF TRACT 5 S00-06-35E 529.85 FT ALONG E LINE TO SE COR TRACT 5 S89-54-10W 657.89 FT ALONG S LINE OF TRACTS 4 & 5 TO SW COR LOT 4 N00-03-58W 529.85 FT ALONG W LINE TRACT 4 TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-000000-011010 (PER OR BK 08730 PGS 0241-0243)

NE1/4 OF NE1/4 LESS SE1/4 OF NE1/4 OF NE1/4 & LESS BEG NW COR OF NE1/4 OF NE1/4 RUN S 1328.77 FT E 35.52 FT N-01 DEG 05 MIN 45 SEC E 1329.02 FT W 59.22 FT TO POB LESS MAINT R/W & LESS S 430 FT OF E 500 FT OF SW1/4 OF NE1/4 OF NE1/4 & LESS ADDNL R/W PER MB 15 PGS 44-50 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-000000-011040 (PER OR BK 08730 PGS 0241-0243)

SE1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W PER MB 15 PGS 44-50 & BEG NE COR SE1/4 OF NE1/4 RUN W 165.63 FT S TO N R/W ROAD E ALONG R/W 165.63 FT N TO BEG LESS ADDNL R/W PER MB 15 PGS 44-50 & BEG 165.63 FT W OF NE COR OF SE1/4 OF NE1/4 RUN W 165.59 FT S TO N R/W ROAD E ALONG RD R/W 165.59 FT N TO BEG LESS ADDNL R/W PER MB 15 PGS 44-50 & BEG 331.26 FT W OF NE COR OF SE1/4 OF NE1/4 RUN W 331.27 FT S 16.2 FT TO N R/W ROAD RUN E TO PT 20 FT S OF BEG N 20 FT TO POB LESS SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272711-000000-024010 (PER OR BK 12103 PGS 1756-1757)

NW1/4 OF SW1/4 OF SE1/4 LESS RD R/W PER MB 4 PG 275-276 & MB 26 PG 1-7 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272711-000000-023030 (PER OR BK 12103 PGS 1756-1757)

W1/4 OF NW1/4 OF SE1/4 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-739006-000010 (PER OR BK 11905 PGS 0999-1001)

REPLAT OF LAKEWOOD HEIGHTS PB 26 PG 15 LOTS 1 THRU 3 ALSO DESC AS FLA DEVELOPMENT CO SUB PB 3 PB 60 TO 63 TRACTS 22 THRU 24 IN NW1/4 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272714-739000-010170 (PER OR BK 11843 PGS 0999-1000)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 17 THRU 19 IN NE1/4 LESS RD R/W PER MB 26 PG 1-7 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272711-734500-042900 (PER OR BK 11834 PGS 1145-1146)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 29 IN SW1/4 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272722-757000-010200 (PER OR BK 11670 PGS 931-933)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 20 THRU 22 & 27 & 28 LESS S 10 FT FOR R/W IN NE1/4 & LESS POWER LINE RD R/W MORE PART DESC AS: COMM E1/4 COR OF SEC RUN N00-12-03W ALONG E BNDRY OF NE1/4 OF SEC 25 FT S89-53-51W 807.76 FT TO POB CONT S89-53-51W 519.49 FT N00-08-42W 635.94 FT S89-56-07W 330.21 FT N00-20-07W 646.15 FT N89-58-19E 997.08 FT S0-14- 11W 645.51 FT S89-53-51W 213.21 FT S0-06-09E 460.51 FT N89-53-51E 72.75 FT S0-06-09E 175 FT SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

PARCEL 272722-757000-010250 (PER OR BK 11670 PGS 934-936)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 25 THRU 27 LESS S 10 FT FOR R/W IN NE1/4 & LESS POWER LINE RD R/W & LESS THAT PT LYING WITHIN FOLL DESC: COMM E1/4 COR OF SEC RUN N00-12-03W ALONG E BNDRY OF NE1/4 OF SEC 25 FT S89-53-51W 807.76 FT TO POB CONT S89-53-51W 519.49 FT N00-08-42W 635.94 FT S89-56-07W 330.21 FT N00-20-07W 646.15 FT N89-58-19E 997.08 FT S0-14- 11W 645.51 FT S89-53-51W 213.21 FT S0-06-09E 460.51 FT N89-53-51E 72.75 FT S00-06-09E 175 FT SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

SECTS 11, 14, 22, 23 & 24,
T27S, R27E

APPROX. CDD BOUNDARY
AREA - 752.59± AC.

EXHIBIT 2 - LEGAL DESCRIPTION - 3 CROSSWINDS EAST CDD



DATE: May 23, 2022

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA TWO**

**FOR
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 15, 2024

Prepared by

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



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GMS-CF, LLC does not represent the Crosswinds East 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 Crosswinds East Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Crosswinds East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on August 29, 2024, \$6,400,000 of tax exempt bonds (the “Assessment Area Two Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phase 2C of development (herein “Assessment Area Two”), more specifically described in the Supplemental Engineer’s Report as amended and restated, dated July 24, 2024, prepared by Dewberry Engineers, Inc. (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two of the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area Two (the “Supplemental Assessment Report”) supplements the Master Assessment Methodology dated July 13, 2022, and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Supplemental Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (“CIP”) relating to Assessment Area Two (herein the “AA2 CIP”). This Supplemental Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Supplemental Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Supplemental 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 779 acres of land located partially within unincorporated Polk County and partially within Haines City, Polk County, Florida. Assessment Area Two contains approximately 45.10 acres and is currently planned for a total of 220 residential units (herein the “AA2 Project”). The components of the AA2 Project is depicted in Table 1. It should be noted that the current land use plan may change, and this report is designed to address any changes and may be modified accordingly.

The improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two of the District. The AA2 CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, 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 and services that may be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA2 CIP.
3. A calculation is made to determine the costs to implement the AA2 CIP together with finance costs and costs of issuance of the bonds necessary to acquire and/or construct AA2 CIP.
4. The amount determined in step 3 is initially divided equally among the benefited properties on a gross assessable acreage basis. Ultimately, as land is platted, costs 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

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for lands within the District but outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Supplemental Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area Two of the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District and these improvements, development of the property within Assessment Area Two the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will slightly benefit from the provision of the District's AA2 CIP. However, those benefits will be incidental to the District's AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two within

the District. Properties outside the District boundaries and outside Assessment Area Two do not depend upon the District's AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two.

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 improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Two of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two will cost approximately \$11,063,336. The Assessment Area Two landowner has requested that the District limit the amount of AA2 CIP costs funded by Assessment Area Two Bonds. With this reduction, the District's Underwriter has determined that financing costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Bonds, and the funding of the debt service reserve account will be \$6,400,000. The remaining costs required to complete the AA2 CIP not funded with the proceeds of the Bonds is anticipated to be funded by the Assessment Area Two landowner. Without the AA2 CIP, the property within Assessment Area Two would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue on August 29, 2024, \$6,400,000 in Assessment Area Two Bonds to fund a portion of the District's AA2 CIP for Assessment Area Two, provide for a debt service reserve account and cost of issuance. It is the purpose of this Supplemental Assessment Report to allocate the \$6,400,000 in debt to the properties within Assessment Area Two benefiting from the AA2 CIP.

Table 1 identifies the land uses as identified by the landowner of the land within Assessment Area Two of the District. The District has a proposed Engineer's Report for the AA2 CIP needed to support the AA2 Project, these construction costs relating to are outlined in Table 2. The costs of public improvements needed to support the AA2 Project within Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost \$11,063,336. The portion of the estimated costs to be funded by the Assessment Area Two Bonds under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs was determined by the District's Underwriter to total \$6,400,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of Assessment Area Two Bond debt, as described earlier, will not be finalized until the final number and type of lots is determined and the development plan is completed. The portion of the AA2 CIP funded by Assessment Area Two Bonds benefits all developable and assessable acres within Assessment Area Two.

The apportionment of Assessment Area Two Bond debt determines the initial "Special Assessment" amounts that will be levied initially to the platted properties, and then on an equal basis to the remaining acres within Assessment Area Two of the District. A fair and reasonable methodology allocates Assessment Area Two Bond debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area Two Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 220 residential units within Assessment Area Two within the District, which are the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Two Development Plan, a true up of the Special Assessments will be calculated to determine if a debt reduction or true-up payment from the landowner is required. The process is outlined in Section 3.0

In order for debt service assessment levels to be consistent with market conditions, landowner contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the District will recognize a landowner contribution equal to \$350,000 in eligible infrastructure.

Until all the land within Assessment Area Two within the District has been platted and sold, the Special Assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

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

2.3 Allocation of Benefit

The AA2 CIP consists of earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, and contingency. There are two residential product types within the planned development as reflected in Table 1. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The AA2 CIP for Assessment Area Two is reflected in Table 2. There may be other improvements constructed in Assessment Area Two, but not funded by the bonds. It is contemplated that the landowner will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the AA2 CIP on the particular units exceeds the cost that the units 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 AA2 CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include earthwork, stormwater management systems, utilities (water, sewer, & reuse), on-site roadways/paving, offsite roadways/paving, electrical undergrounding, amenity facilities, entry features, general consulting, and contingency. These public improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA2 CIP relating to the Assessment Area Two Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of 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 non-ad valorem special assessment levied for the improvement or the debt 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 Engineer's Report relating to the AA2 Project is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). In lieu of having the District issue a greater amount of bonds, and in order to reduce assessment levels on certain product types, the landowner will be making a contribution to infrastructure in the amount of \$350,000 as delineated in table 5.

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 the District's AA2 CIP relating to the Assessment Area Two Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the Assessment Area Two Bond 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 Assessment Area Two Bond 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 units are built and sold as planned, and the entire proposed AA2 CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the landowner, 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 processed, the District must allocate a portion of its Assessment Area Two Bond debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area Two where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service for the Assessment Area Two Bonds, 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.

4.0 Assessment Roll

The District will initially distribute the Special Assessment liens across the property within Assessment Area Two of the District boundaries on a gross acreage basis. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the Special Assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time all Assigned Properties become known. The current assessment roll is depicted in Table 7.

TABLE 1
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
AA2 PROJECT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 40'	172	172	0.80	137.6
Single Family 50'	48	48	1.00	48.0
Total Units	220	220		185.6

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2</p> <p>CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT</p> <p>INFRASTRUCTURE COST ESTIMATES</p> <p>SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO</p>

Assessment Area Two Capital Improvement Plan ("AA2 CIP") (1)	Total Cost Estimate
Earthwork	\$1,750,000
Stormwater Management	\$1,450,000
Utilities (Water, Sewer, & Reuse)	\$2,347,578
On-site Roadways/Paving	\$1,450,000
Off-site Roadways/Paving	\$470,000
Electrical Undergrounding	\$165,000
Amenity Facilities	\$400,000
Entry Feature	\$350,000
General Consulting	\$1,675,000
Contingency	\$1,005,758
Total AA2 CIP	\$11,063,336

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated July 24, 2024.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two Bonds

Description	Total
Construction Funds	\$5,629,785
Original Issue Discount	\$8,756
Debt Service Reserve	\$428,984
Underwriters Discount	\$128,000
Cost of Issuance	\$204,475
Par Amount	\$6,400,000

Bond Assumptions:

Average Coupon	5.34%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	172	0.80	137.60	74.14%	\$8,202,128	\$47,687
Single Family 50'	48	1.00	48.00	25.86%	\$2,861,208	\$59,608
Totals	220		185.6	100.00%	\$11,063,336	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Potential Allocation of Par Debt Per Product Type	Landowner Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	172	\$8,202,128	\$5,004,310	(\$674)	\$5,003,636	\$29,091
Single Family 50'	48	\$2,861,208	\$1,745,690	(\$349,326)	\$1,396,364	\$29,091
Totals	220	\$11,063,336	\$6,750,000	(\$350,000)	\$6,400,000	

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

** In order for debt service assessment levels to be consistent with market conditions, landowner contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a landowner contribution equal to \$350,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Product Types	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)
Single Family 40'	172	\$5,003,636.36	\$29,090.91	\$335,387.30	\$1,949.93	\$2,096.69
Single Family 50'	48	\$1,396,363.64	\$29,090.91	\$93,596.45	\$1,949.93	\$2,096.69
Totals	220	\$6,400,000.00		\$428,983.75		

(1) This amount includes collection fees and early payment discounts when collected on the 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
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Owner	Property*	Acres	Total Par Debt Allocated Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
GLK REAL ESTATE LLC	Phase 2C	45.10	\$141,906.87	\$6,400,000.00	\$428,983.75	\$461,272.85
Total		45.10		\$6,400,000.00	\$428,983.75	\$461,272.85

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

Annual Assessment Periods	30
Average Coupon Rate (%)	5.34%
Maximum Annual Debt Service	\$428,984

* - See Phase 2C Legal Description attached

Prepared by: Governmental Management Services - Central Florida, LLC

DESCRIPTION:

A portion of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, lying in Polk County, Florida; being more particularly described as follows:

COMMENCE at the Northwest corner of Section 23, Township 27 South, Range 27 East; thence along the West line of the Northwest 1/4 of said Section 23, South 00°12'03" East, a distance of 1,320.04 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, South 89°51'48" East, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue along said line, South 89°51'48" East, a distance of 1,241.67 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°54'30" East, a distance of 14.26 feet; thence South 00°07'06" East, a distance of 43.76 feet to the point of curvature of a curve to the left having a radius of 625.00 feet and a central angle of 37°59'39"; thence along the arc of said curve a distance of 414.45 feet to the point of tangency; thence South 38°06'45" East, a distance of 536.03 feet; thence South 51°53'15" West, a distance of 99.27 feet; thence South 38°06'45" East, a distance of 160.00 feet; thence South 00°26'45" East, a distance of 256.62 feet to the Northerly maintained right of way line of Baker Dairy Road per Map Book 18, Page 6, Public Records of Polk County, Florida; thence along said Northerly maintained right of way the following fifteen (15) courses and distances, North 89°10'23" West, a distance of 27.77 feet; thence South 89°41'40" West, a distance of 100.01 feet; thence South 89°07'17" West, a distance of 100.01 feet; thence South 89°41'40" West, a distance of 259.19 feet; thence North 89°30'40" West, a distance of 34.33 feet; thence North 89°49'33" West, a distance of 206.59 feet; thence North 89°13'20" West, a distance of 186.53 feet; thence South 89°51'01" West, a distance of 238.68 feet; thence South 81°35'02" West, a distance of 22.35 feet; thence North 85°43'10" West, a distance of 51.70 feet; thence North 88°05'27" West, a distance of 61.46 feet; thence South 87°25'46" West, a distance of 62.46 feet; thence South 88°53'34" West, a distance of 112.94 feet; thence South 89°14'45" West, a distance of 247.68 feet; thence North 89°02'05" West, a distance of 12.05 feet to the East right of way line of Powerline Road per Official Records Book 12904, Page 1029, Public Records of Polk County, Florida; thence along said East right of way line the following three (3) courses and distances, North 00°12'03" West, a distance of 599.37 feet; thence North 09°17'28" West, a distance of 94.94 feet; thence North 00°12'03" West, a distance of 609.24 feet to the POINT OF BEGINNING.

Containing 45.10 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, being South 00°12'03" East, assumed.

Ryan E. Johnson, PSM Florida License Number 7130

DESCRIPTION & SKETCH	SITE:	DRAWING:		
	23020	CROSSWINDS EAST PH2C-DS		
	DRAWN BY:	DATE:	SECTION:	
	REJ	05/27/2024	23-27S-27E	
CERTIFIED TO: GLK Real Estate, LLC	REVISION:	DATE:		
SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2				

RESERVE
GEOSPATIAL
Certificate of Authorization Number 8576
221 Edgewood Drive info@reservegeo.com
Clermont, Florida 34711 407-383-8394

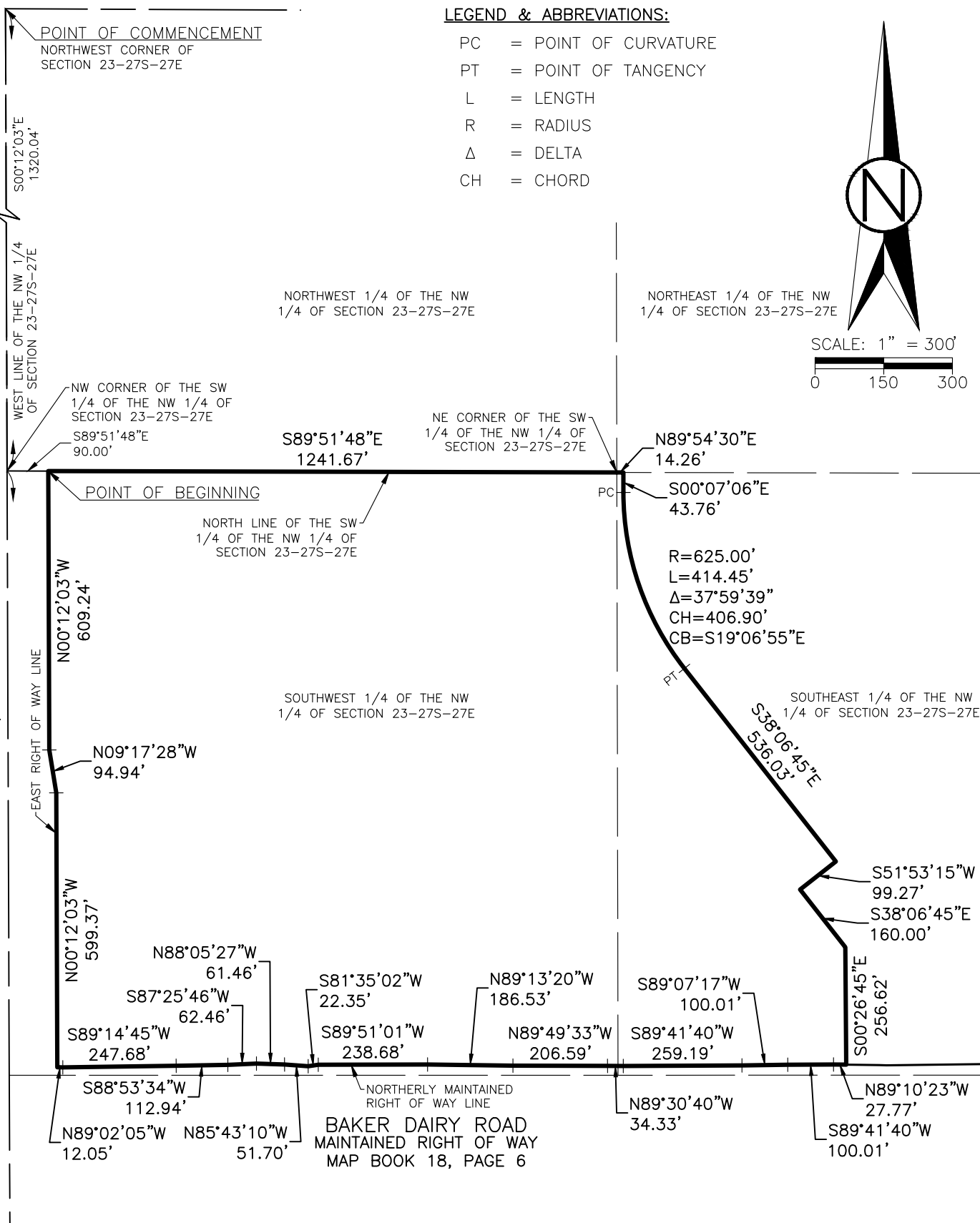
LEGEND & ABBREVIATIONS:

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L = LENGTH
R = RADIUS
 Δ = DELTA
CH = CHORD



SCALE: 1" = 300'
0 150 300

POWERLINE ROAD
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 1280, PAGE 232
OFFICIAL RECORDS BOOK 12904, PAGE 1029



RESERVE GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

EXHIBIT C

**LEGAL DESCRIPTION
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA TWO**

DESCRIPTION:

A portion of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, lying in Polk County, Florida; being more particularly described as follows:

COMMENCE at the Northwest corner of Section 23, Township 27 South, Range 27 East; thence along the West line of the Northwest 1/4 of said Section 23, South 00°12'03" East, a distance of 1,320.04 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, South 89°51'48" East, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue along said line, South 89°51'48" East, a distance of 1,241.67 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence North 89°54'30" East, a distance of 14.26 feet; thence South 00°07'06" East, a distance of 43.76 feet to the point of curvature of a curve to the left having a radius of 625.00 feet and a central angle of 37°59'39"; thence along the arc of said curve a distance of 414.45 feet to the point of tangency; thence South 38°06'45" East, a distance of 536.03 feet; thence South 51°53'15" West, a distance of 99.27 feet; thence South 38°06'45" East, a distance of 160.00 feet; thence South 00°26'45" East, a distance of 256.62 feet to the Northerly maintained right of way line of Baker Dairy Road per Map Book 18, Page 6, Public Records of Polk County, Florida; thence along said Northerly maintained right of way the following fifteen (15) courses and distances, North 89°10'23" West, a distance of 27.77 feet; thence South 89°41'40" West, a distance of 100.01 feet; thence South 89°07'17" West, a distance of 100.01 feet; thence South 89°41'40" West, a distance of 259.19 feet; thence North 89°30'40" West, a distance of 34.33 feet; thence North 89°49'33" West, a distance of 206.59 feet; thence North 89°13'20" West, a distance of 186.53 feet; thence South 89°51'01" West, a distance of 238.68 feet; thence South 81°35'02" West, a distance of 22.35 feet; thence North 85°43'10" West, a distance of 51.70 feet; thence North 88°05'27" West, a distance of 61.46 feet; thence South 87°25'46" West, a distance of 62.46 feet; thence South 88°53'34" West, a distance of 112.94 feet; thence South 89°14'45" West, a distance of 247.68 feet; thence North 89°02'05" West, a distance of 12.05 feet to the East right of way line of Powerline Road per Official Records Book 12904, Page 1029, Public Records of Polk County, Florida; thence along said East right of way line the following three (3) courses and distances, North 00°12'03" West, a distance of 599.37 feet; thence North 09°17'28" West, a distance of 94.94 feet; thence North 00°12'03" West, a distance of 609.24 feet to the POINT OF BEGINNING.

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Ryan E. Johnson, PSM Florida License Number 7130

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	REJ	05/27/2024	23-27S-27E	
CERTIFIED TO: GLK Real Estate, LLC	REVISION:	DATE:		
SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2				

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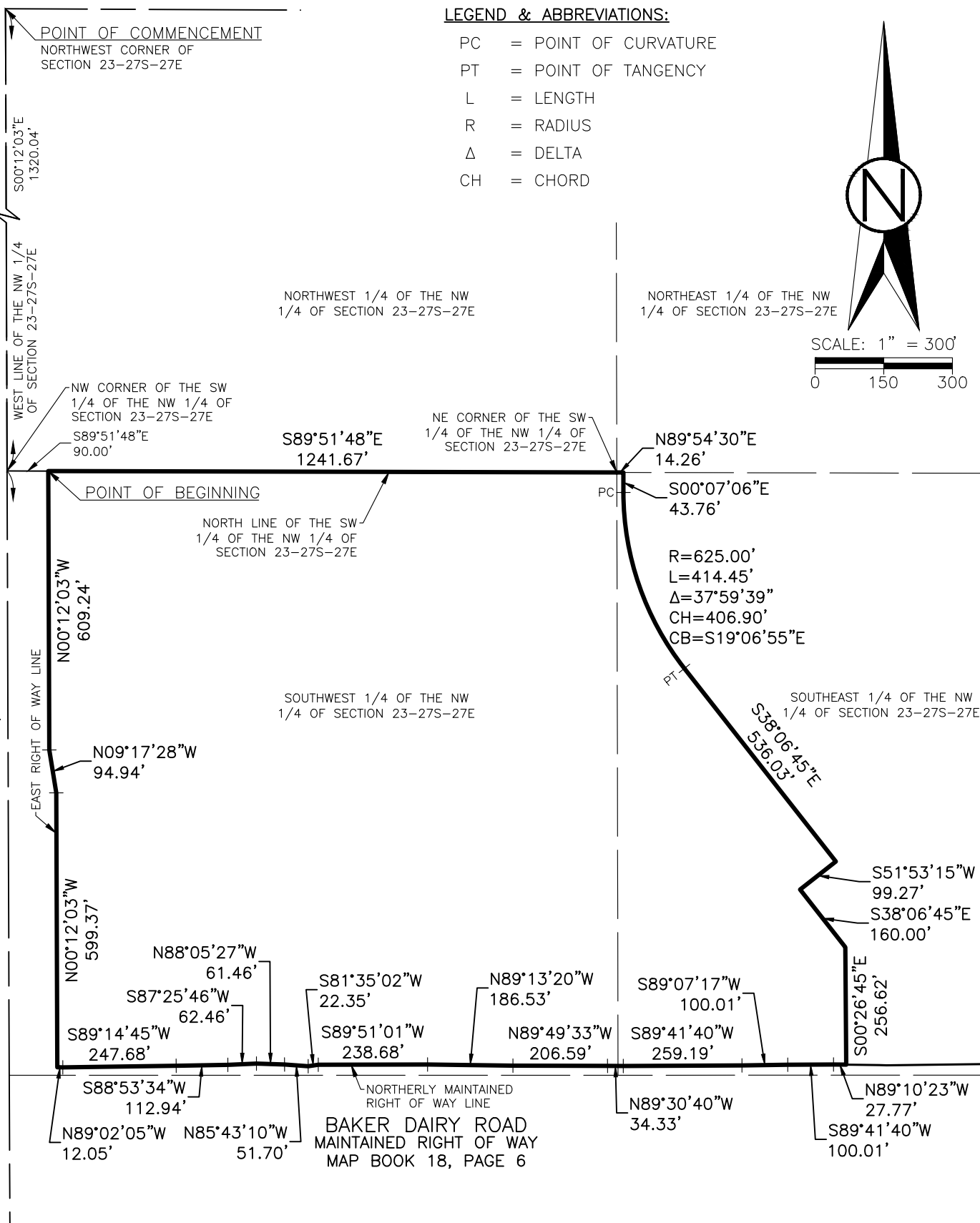
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POWERLINE ROAD
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 1280, PAGE 232
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RESERVE GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive
Clermont, Florida 34711
info@reservegeo.com
407-383-8394

EXHIBIT D **Maturities and Coupons of Assessment Area Two Bonds**

Aug 14, 2024 3:27 pm Prepared by DBC Finance

(Crosswinds East CDD AA2 2024:CE-2024) Page 10

BOND SUMMARY STATISTICS

Crosswinds East Community Development District
Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Dated Date	08/29/2024
Delivery Date	08/29/2024
Last Maturity	05/01/2054
Arbitrage Yield	5.331867%
True Interest Cost (TIC)	5.514480%
Net Interest Cost (NIC)	5.456444%
All-In TIC	5.818604%
Average Coupon	5.343387%
Average Life (years)	18.900
Weighted Average Maturity (years)	18.907
Duration of Issue (years)	11.320
Par Amount	6,400,000.00
Bond Proceeds	6,391,243.75
Total Interest	6,463,479.89
Net Interest	6,600,236.14
Total Debt Service	12,863,479.89
Maximum Annual Debt Service	428,983.75
Average Annual Debt Service	433,519.26
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	97.863184

Bond Component	Par Value	Price	Average Coupon	Average Life
Term 1	770,000.00	100.000	4.500%	3.854
Term 2	2,335,000.00	99.625	5.150%	14.385
Term 3	3,295,000.00	100.000	5.450%	25.616
	6,400,000.00			18.900

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,400,000.00	6,400,000.00	6,400,000.00
+ Accrued Interest			
+ Premium (Discount)	-8,756.25	-8,756.25	-8,756.25
- Underwriter's Discount	-128,000.00	-128,000.00	
- Cost of Issuance Expense		-204,475.00	
- Other Amounts			
Target Value	6,263,243.75	6,058,768.75	6,391,243.75
Target Date	08/29/2024	08/29/2024	08/29/2024
Yield	5.514480%	5.818604%	5.331867%

EXHIBIT E

Sources and Uses of Funds for Assessment Area Two Bonds

Aug 14, 2024 3:27 pm Prepared by DBC Finance

(Crosswinds East CDD AA2 2024:CE-2024) Page 1

SOURCES AND USES OF FUNDS

Crosswinds East Community Development District
Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Sources:

Bond Proceeds:	
Par Amount	6,400,000.00
Original Issue Discount	-8,756.25
	<u>6,391,243.75</u>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (MADS w Release)	428,983.75
Delivery Date Expenses:	
Cost of Issuance	204,475.00
Underwriter's Discount	<u>128,000.00</u>
	332,475.00
Other Uses of Funds:	
Construction Fund	5,629,785.00
	<u>6,391,243.75</u>

EXHIBIT F **Annual Debt Service Payment Due on Assessment Area Two Bonds**

Aug 14, 2024 3:27 pm Prepared by DBC Finance

(Crosswinds East CDD AA2 2024:CE-2024) Page 4

BOND DEBT SERVICE

Crosswinds East Community Development District
Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024			57,604.89	57,604.89	57,604.89
05/01/2025	95,000	4.500%	167,240.00	262,240.00	
11/01/2025			165,102.50	165,102.50	427,342.50
05/01/2026	100,000	4.500%	165,102.50	265,102.50	
11/01/2026			162,852.50	162,852.50	427,955.00
05/01/2027	105,000	4.500%	162,852.50	267,852.50	
11/01/2027			160,490.00	160,490.00	428,342.50
05/01/2028	110,000	4.500%	160,490.00	270,490.00	
11/01/2028			158,015.00	158,015.00	428,505.00
05/01/2029	115,000	4.500%	158,015.00	273,015.00	
11/01/2029			155,427.50	155,427.50	428,442.50
05/01/2030	120,000	4.500%	155,427.50	275,427.50	
11/01/2030			152,727.50	152,727.50	428,155.00
05/01/2031	125,000	4.500%	152,727.50	277,727.50	
11/01/2031			149,915.00	149,915.00	427,642.50
05/01/2032	130,000	5.150%	149,915.00	279,915.00	
11/01/2032			146,567.50	146,567.50	426,482.50
05/01/2033	135,000	5.150%	146,567.50	281,567.50	
11/01/2033			143,091.25	143,091.25	424,658.75
05/01/2034	145,000	5.150%	143,091.25	288,091.25	
11/01/2034			139,357.50	139,357.50	427,448.75
05/01/2035	150,000	5.150%	139,357.50	289,357.50	
11/01/2035			135,495.00	135,495.00	424,852.50
05/01/2036	160,000	5.150%	135,495.00	295,495.00	
11/01/2036			131,375.00	131,375.00	426,870.00
05/01/2037	170,000	5.150%	131,375.00	301,375.00	
11/01/2037			126,997.50	126,997.50	428,372.50
05/01/2038	175,000	5.150%	126,997.50	301,997.50	
11/01/2038			122,491.25	122,491.25	424,488.75
05/01/2039	185,000	5.150%	122,491.25	307,491.25	
11/01/2039			117,727.50	117,727.50	425,218.75
05/01/2040	195,000	5.150%	117,727.50	312,727.50	
11/01/2040			112,706.25	112,706.25	425,433.75
05/01/2041	205,000	5.150%	112,706.25	317,706.25	
11/01/2041			107,427.50	107,427.50	425,133.75
05/01/2042	215,000	5.150%	107,427.50	322,427.50	
11/01/2042			101,891.25	101,891.25	424,318.75
05/01/2043	230,000	5.150%	101,891.25	331,891.25	
11/01/2043			95,968.75	95,968.75	427,860.00
05/01/2044	240,000	5.150%	95,968.75	335,968.75	
11/01/2044			89,788.75	89,788.75	425,757.50
05/01/2045	255,000	5.450%	89,788.75	344,788.75	
11/01/2045			82,840.00	82,840.00	427,628.75
05/01/2046	270,000	5.450%	82,840.00	352,840.00	
11/01/2046			75,482.50	75,482.50	428,322.50
05/01/2047	285,000	5.450%	75,482.50	360,482.50	
11/01/2047			67,716.25	67,716.25	428,198.75
05/01/2048	300,000	5.450%	67,716.25	367,716.25	
11/01/2048			59,541.25	59,541.25	427,257.50
05/01/2049	315,000	5.450%	59,541.25	374,541.25	
11/01/2049			50,957.50	50,957.50	425,498.75
05/01/2050	335,000	5.450%	50,957.50	385,957.50	
11/01/2050			41,828.75	41,828.75	427,786.25
05/01/2051	355,000	5.450%	41,828.75	396,828.75	
11/01/2051			32,155.00	32,155.00	428,983.75

BOND DEBT SERVICE

Crosswinds East Community Development District
Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2052	370,000	5.450%	32,155.00	402,155.00	
11/01/2052			22,072.50	22,072.50	424,227.50
05/01/2053	395,000	5.450%	22,072.50	417,072.50	
11/01/2053			11,308.75	11,308.75	428,381.25
05/01/2054	415,000	5.450%	11,308.75	426,308.75	
11/01/2054					426,308.75
	6,400,000		6,463,479.89	12,863,479.89	12,863,479.89

SECTION VIII

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 25th day of July 2024
by and between Crosswinds East Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Crosswinds East CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Crosswinds East CDD improvements and related systems, facilities and services pursuant to Ordinance 2022-051 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Crosswinds East CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the "Assessments" for Crosswinds East CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the "Assessments," levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Crosswinds East Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2024 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the
Crosswinds East Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment ("Assessment") roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's "Assessment" and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified "Assessment" roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Crosswinds East Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

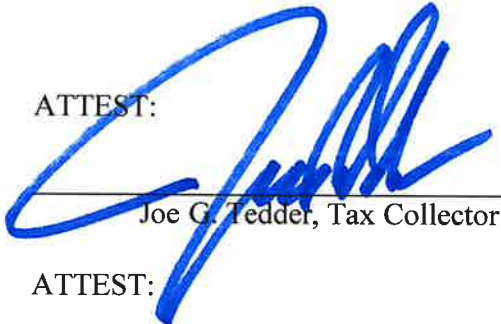
3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Address Joe G. Tedder
P.O. Box 1189
Bartow, FL 33831-1189
- b. As to District: Address Crosswinds East Community Development District
219 E. Livingston Street
Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:



Joe G. Tedder, Tax Collector

POLK COUNTY TAX COLLECTOR

By: Joe G. Tedder
Printed Name

Date: 7-29-2024

ATTEST:

By: Printed Name

ATTEST:

DocuSigned by:
Jill Burns
0CDADF4CFD22489...

By: Jill Burns
Printed Name

As authorized for execution by the District Manager of Crosswinds East CDD
to be ratified as its next regular meeting.

SECTION IX

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Crosswinds East
Community Development District

Summary of Checks

July 17, 2024 to August 18, 2024

Bank	Date	Check No.'s	Amount
General Fund	7/17/24	130	\$ 4,517.92
	7/31/24	131	\$ 1,017.50
	8/6/24	132	\$ 395,703.37
	8/7/24	133-137	\$ 7,305.87
	8/14/24	138	\$ 5,276.79
	8/16/24	139	\$ 4,246.97
			\$ 418,068.42

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/20/24		PAGE 1		
*** CHECK DATES 07/17/2024 - 08/18/2024 ***		CROSSWINDS EAST GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #		
7/17/24	00001	7/01/24 28	202407 310-51300-34000		*	3,125.00					
			MANAGEMENT FEES-JUL24								
		7/01/24 28	202407 310-51300-35200		*	100.00					
			WEBSITE MANAGEMENT-JUL24								
		7/01/24 28	202407 310-51300-35100		*	150.00					
			INFORMATION TECH-JUL24								
		7/01/24 28	202407 310-51300-31300		*	416.67					
			DISSEMINATION SVCS-JUL24								
		7/01/24 28	202407 310-51300-51000		*	2.59					
			OFFICE SUPPLIES								
		7/01/24 28	202407 310-51300-42000		*	98.66					
			POSTAGE								
		7/01/24 29	202407 320-53800-34000		*	625.00					
			FIELD MANAGEMENT-JUL24								
				GOVERNMENTAL MANAGEMENT SERVICES			4,517.92 000130				
7/31/24	00011	7/26/24 22415685	202406 310-51300-31100		*	1,017.50					
			ENGINEERING SVCS-JUN24								
				DEWBERRY ENGINEERS, INC.			1,017.50 000131				
8/06/24	00017	7/25/24 PAYAPP#2	202408 300-20700-10200		*	46,299.95					
			031 GROVE FR#11								
		7/31/24 PAYAPP#2	202408 300-20700-10200		*	349,403.42					
			031 GROVE FR#11								
				QGS DEVELOPMENT, INC.			395,703.37 000132				
8/07/24	00005	7/24/24 CC072420	202407 310-51300-11000		*	200.00					
			SUPERVISOR FEES-7/24/24								
				CHARLES CAVARETTA			200.00 000133				
8/07/24	00004	7/24/24 DA072420	202407 310-51300-11000		*	200.00					
			SUPERVISOR FEES-7/24/24								
				DANIEL ARNETTE			200.00 000134				
8/07/24	00014	7/31/24 00065835	202407 310-51300-48000		*	5,523.92					
			NOT PUBLIC HEARING FY25								
		7/31/24 00065835	202407 310-51300-48000		*	301.77					
			NOTICE LEGAL 1 COLUMN								
		7/31/24 00065835	202407 310-51300-48000		*	680.18					
			NOTICE LEGAL 1 COLUMN								
				GANNETT MEDIA CORP DBA			6,505.87 000135				
8/07/24	00008	7/24/24 JSP07242	202407 310-51300-11000		*	200.00					
			SUPERVISOR FEES-7/24/24								
				JESSICA SPENCER-PETRUCCI			200.00 000136				
CRSW CROSSWINDS EAS KCOSTA											

CRSW CROSSWINDS EAS KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/07/24	00006	7/24/24	LS072420 202407 310-51300-11000 SUPERVISOR FEES-7/24/24	LAUREN SCHWENK	*	200.00	200.00 000137
8/14/24	00001	8/01/24	30 202408 310-51300-34000 MANAGEMENT FEES-AUG24		*	3,125.00	
		8/01/24	30 202408 310-51300-35200 WEBSITE MANAGEMENT-AUG24		*	100.00	
		8/01/24	30 202408 310-51300-35100 INFORMATION TECH-AUG24		*	150.00	
		8/01/24	30 202408 310-51300-31300 DISSEMINATION SVCS-AUG24		*	416.67	
		8/01/24	30 202408 310-51300-51000 OFFICE SUPPLIES		*	2.62	
		8/01/24	30 202408 310-51300-42000 POSTAGE		*	24.16	
		8/01/24	30-A 202403 310-51300-31300 DISSEMINATION SVCS-MAR24		*	416.67	
		8/01/24	30-B 202404 310-51300-31300 DISSEMINATION SVCS-APR24		*	416.67	
		8/01/24	31 202408 320-53800-34000 FIELD MANAGEMENT-AUG24		*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,276.79 000138
8/16/24	00013	7/16/24	9757 202406 310-51300-31500 ATTORNEY SVCS-JUN24		*	1,975.00	
		8/15/24	10102 202407 310-51300-31500 ATTORNEY SVCS-JUL24		*	2,271.97	
				KILINSKI / VAN WYK, PLLC			4,246.97 000139
				TOTAL FOR BANK A		418,068.42	
				TOTAL FOR REGISTER		418,068.42	

SECTION 2

Crosswinds East
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2024 Debt Service Fund</u>
5	<u>Series 2024 Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>

Crosswinds East
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 167,546	\$ -	\$ -	\$ 167,546
Due from Developer	\$ 163	\$ -	\$ 395,703	\$ 395,866
<u>Investments:</u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 1,494,485	\$ 1,494,485
Cost of Issuance	\$ -	\$ -	\$ 107	\$ 107
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 31,707	\$ -	\$ 31,707
Total Assets	\$ 167,709	\$ 1,815,107	\$ 1,890,296	\$ 3,873,111
Liabilities:				
Accounts Payable	\$ 12,386	\$ -	\$ -	\$ 12,386
Contracts Payable	\$ -	\$ -	\$ 395,703	\$ 395,703
Total Liabilities	\$ 12,386	\$ -	\$ 395,703	\$ 408,090
Fund Balance:				
Restricted For:				
Debt Services - Series 2024	\$ -	\$ 1,815,107	\$ -	\$ 1,815,107
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,494,592	\$ 1,494,592
Unassigned	\$ 155,322	\$ -	\$ -	\$ 155,322
Total Fund Balances	\$ 155,322	\$ 1,815,107	\$ 1,494,592	\$ 3,465,022
Total Liabilities & Fund Balance	\$ 167,709	\$ 1,815,107	\$ 1,890,296	\$ 3,873,111

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance

Revenues:

Boundary Amendment Contributions	\$ -	\$ -	\$ 2,640	\$ 2,640
Developer Contributions	\$ 383,770	\$ 80,000	\$ 80,000	\$ -
Lot Closings	\$ -	\$ -	\$ 31,048	\$ 31,048

Total Revenues	\$ 383,770	\$ 80,000	\$ 113,688	\$ 33,688
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,000	\$ 3,000
Engineering	\$ 15,000	\$ 12,500	\$ 15,811	\$ (3,311)
Attorney	\$ 25,000	\$ 25,000	\$ 36,426	\$ (11,426)
Annual Audit	\$ 4,000	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 4,167	\$ 2,083	\$ 2,083
Trustee Fees	\$ 4,020	\$ 4,020	\$ -	\$ 4,020
Management Fees	\$ 37,500	\$ 31,250	\$ 31,250	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 378	\$ 455
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Copies	\$ 1,000	\$ 833	\$ -	\$ 833
Legal Advertising	\$ 10,000	\$ 8,333	\$ 9,231	\$ (898)
Boundary Amendment Expenses	\$ -	\$ -	\$ 2,640	\$ (2,640)
Other Current Charges	\$ 4,500	\$ 3,750	\$ 484	\$ 3,266
Office Supplies	\$ 625	\$ 521	\$ 25	\$ 496
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative	\$ 133,770	\$ 118,433	\$ 116,804	\$ 1,628
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Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<u>Operations & Maintenance</u>				
Electric	\$ -	\$ -	\$ 131	\$ (131)
Playground & Furniture Lease	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Field Contingency	\$ 200,000	\$ 166,667	\$ 1,875	\$ 164,792
Total Operations & Maintenance	\$ 250,000	\$ 208,333	\$ 2,006	\$ 206,327
Total Expenditures	\$ 383,770	\$ 326,766	\$ 118,811	\$ 207,955
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,122)	
<u>Other Financing Sources/(Uses):</u>				
Lease Proceeds	\$ -	\$ -	\$ 151,671	\$ 151,671
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 151,671	\$ 151,671
Net Change in Fund Balance	\$ -		\$ 146,549	
Fund Balance - Beginning	\$ -		\$ 8,774	
Fund Balance - Ending	\$ -		\$ 155,322	

Crosswinds East
Community Development District
Series 2024 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted	Projected Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 31,707	\$ (31,707)
Total Revenues	\$ -	\$ -	\$ 31,707	\$ (31,707)
<u>Expenditures:</u>				
<u>Series 2024</u>				
Interest - 5/1	\$ -	\$ -	\$ 245,658	\$ (245,658)
Total Expenditures	\$ -	\$ -	\$ 245,658	\$ (245,658)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (213,951)	\$ 213,951
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 2,029,058	\$ 2,029,058
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,029,058	
Net Change in Fund Balance	\$ -	\$ -	\$ 1,815,107	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,815,107	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,069,842	\$ 1,069,842
Interest	\$ -	\$ -	\$ 244,681	\$ 244,681
Total Revenues	\$ -	\$ -	\$ 1,314,522	\$ 1,314,522
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 22,739,544	\$ (22,739,544)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 836,328	\$ (836,328)
Total Expenditures	\$ -	\$ -	\$ 23,575,872	\$ (23,575,872)
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ (22,261,350)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 23,658,689	\$ 23,658,689
Original Issue Discount	\$ -	\$ -	\$ 97,253	\$ 97,253
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 23,755,942	\$ 23,755,942
Net Change in Fund Balance	\$ -	\$ -	\$ 1,494,592	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,494,592	

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,100	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,640
Developer Contributions	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 80,000
Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ 31,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,048
Total Revenues	\$ 20,000	\$ -	\$ 21,100	\$ 1,540	\$ 51,048	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 113,688
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 600	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ 7,000
Engineering	\$ 2,135	\$ 2,440	\$ 7,320	\$ 573	\$ 268	\$ 470	\$ 420	\$ 1,168	\$ 1,018	\$ -	\$ -	\$ -	\$ 15,811
Attorney	\$ 955	\$ 440	\$ 6,168	\$ 8,293	\$ 5,787	\$ 3,780	\$ 3,963	\$ 2,793	\$ 1,975	\$ 2,272	\$ -	\$ -	\$ 36,426
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ 31,250
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	\$ 26	\$ 5	\$ 37	\$ 6	\$ 4	\$ 68	\$ 42	\$ 90	\$ 99	\$ -	\$ -	\$ 378
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 872	\$ 326	\$ 321	\$ -	\$ 1,207	\$ -	\$ -	\$ -	\$ -	\$ 6,506	\$ -	\$ -	\$ 9,231
Boundary Amendment Expenses	\$ 1,100	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,640
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 41	\$ 41	\$ 41	\$ 85	\$ 85	\$ -	\$ -	\$ 484
Office Supplies	\$ 3	\$ 3	\$ 0	\$ 1	\$ 3	\$ 3	\$ 3	\$ 5	\$ 3	\$ 3	\$ -	\$ -	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 14,854	\$ 8,188	\$ 18,227	\$ 13,116	\$ 11,487	\$ 8,689	\$ 12,486	\$ 8,640	\$ 7,562	\$ 13,556	\$ -	\$ -	\$ 116,804

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72	\$ -	59	\$ -	\$ -	131
Playground & Furniture Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	625	625	625	\$ -	\$ -	1,875
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	697	\$ 625	\$ 684	\$ -	\$ -	2,006
Total Expenditures	\$ 14,854	\$ 8,188	\$ 18,227	\$ 13,116	\$ 11,487	\$ 8,689	\$ 12,486	\$ 9,337	\$ 8,187	\$ 14,240	\$ -	\$ -	\$ 118,811
Excess (Deficiency) of Revenues over E:	\$ 5,146	\$ (8,188)	\$ 2,873	\$ (11,576)	\$ 39,562	\$ (8,689)	\$ (12,486)	\$ (9,337)	\$ 11,813	\$ (14,240)	\$ -	\$ -	\$ (5,122)
Other Financing Sources/(Uses):													
Lease Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 151,671	\$ -	\$ -	\$ -	151,671
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,671	\$ -	\$ -	\$ -	\$ 151,671
Net Change in Fund Balance	\$ 5,146	\$ (8,188)	\$ 2,873	\$ (11,576)	\$ 39,562	\$ (8,689)	\$ (12,486)	\$ (9,337)	\$ 11,813	\$ 137,431	\$ -	\$ -	\$ 146,549

Crosswinds East

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.625%, 5.500%, 5.800%%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,783,400	
Reserve Fund Balance	\$1,783,400	
Bonds Outstanding - 2/29/24		\$25,785,000
Current Bonds Outstanding		\$25,785,000