

*Crosswinds East  
Community Development District*

*Meeting Agenda*

*March 4, 2025*

# AGENDA

# *Crosswinds East*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

February 25, 2025

### **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 **Tuesday, March 4, 2025, at 10:15 AM** at **346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/81799506659>

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

**Meeting ID:** 817 9950 6659

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes)
3. Approval of Minutes of the February 4, 2025 Board of Supervisors Meeting
4. Consideration and Approval of Notice of Request for Proposals for Construction Services for Baker Dairy Road Offsite Roadway Improvements (Phase 1A) and Approval of Evaluation Criteria
5. Consideration and Approval of Notice of Request for Proposals for Construction Services for Carl Boozer Road Offsite Roadway Improvements (Phase 1B) and Approval of Evaluation Criteria
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal from Prince & Sons, Inc. to Add Pond Mowing and Dry Pond Discing to Landscape Maintenance Services Contract
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# 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 Tuesday, **February 4, 2025** at 10:15 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>via Zoom</i>	Vice Chairperson
Jessica Spencer	Assistant Secretary
Bobbie Henley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave	District Engineer, Dewberry
Katie O'Rourke	GMS
Joel Blanco	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:25 a.m. and called the roll. Three Board members were present constituting a quorum. Ms. Schwenk joined via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Bobbie Henley – Seat #3, Lindsey Roden – Seat #4, and Jessica Spencer – Seat #5)**

Ms. Burns administered the oath of office to Bobbie Henley, Lindsey Roden, and Jessica Spencer.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election**

Ms. Burns stated this resolution outlines the three seats that were up for election as well as the terms that all three Supervisors were elected to.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowner’s Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated previously Rennie Heath was Chairman, Lauren Schwenk was Vice Chairperson, and Lindsey Roden, Bobbie Henley, and Jessica Spencer were Assistant Secretaries along with George Flint. Jill Burns served as Secretary. The Board motioned to keep the same slate of officers.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-02 Electing Officers as Slated Above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 25, 2024 Board of Supervisors Meeting & November 5, 2024 Landowners’ Meeting**

Ms. Burns presented the minutes from the September 24, 2024 Board of Supervisors meeting and the November 5, 2024 Landowner’s meeting. She asked for any questions, comments, or corrections. Mr. Van Wyk had changes that were incorporated into the minutes.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the September 25, 2024 Board of Supervisors Meeting and November 5, 2024 Landowners’ Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County**

Ms. Burns noted that approval of this resolution will allow the District to utilize the Polk County website rather than the newspaper for the majority of their legal notices.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04  
Setting a Public Hearing on the Adoption  
of Amenity Policies and Rates**

Ms. Burns stated that the policies and rates are included in the agenda package for review. The amenity facility is a couple of months out from opening so these need to be adopted. The public hearing is set for April 1<sup>st</sup>.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-04 Setting a Public Hearing on the Adoption of Amenity Policies and Rates, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2025 Data Sharing and  
Usage Agreement with Polk County  
Property Appraiser**

Ms. Burns stated this is the annual renewal for the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of 2025 Contract  
Agreement with Polk County Property  
Appraiser**

Ms. Burns stated this is the general agreement for supplying the parcel ID's.

On MOTION by Ms. Henley, seconded by Ms. Roden with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing to report.

**B. Engineer**

Mr. Malave had nothing to report.

**C. Field Manager’s Report**

Mr. Blanco presented the Field Management Report on page 66 of the agenda package.

**i. Consideration of Proposal for Trimming the Trees Bordering Walking Path in The Grove at Crosswinds**

Mr. Blanco presented a proposal for trimming trees bordering the walking path in the Grove for \$3,150. Ms. Burns noted that they did have money in the budget for this item.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Prince Proposal for Trimming the Trees Bordering Walking Path in The Grove at Crosswinds, was approved.

**D. District Manager’s Report**

Ms. Burns stated there will probably be amenity contracts for the April or May meeting for the Board to review.

**i. Approval of Check Register**

Ms. Burns presented the check register totaling \$18,860,143.93 for review. She offered to answer any questions.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Check Register totaling \$18,860,143.93, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted financials are included in the agenda package for review. No action is required.



**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked the Board for adjournment.

On MOTION by Ms. Spencer seconded by Ms. Roden with all in favor, the meeting was adjourned.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS**

**CONSTRUCTION SERVICES FOR BAKER DAIRY ROAD  
OFFSITE ROADWAY IMPROVEMENTS  
(PHASE 1A OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT)**

**POLK COUNTY, FLORIDA**

Notice is hereby given that the Crosswinds East Community Development District (“District”) will receive proposals for the following District project:

**CONSTRUCTION SERVICES FOR BAKER DAIRY ROAD OFFSITE ROADWAY  
IMPROVEMENTS, PHASE 1A OF THE DISTRICT (“PROJECT”)**

The Project Manual will be available beginning **Tuesday, March 11, 2025 at 8:00 AM EST** at the offices of Harris Civil Engineers, LLC, located at 1200 Hillcrest Street Suite 200, Orlando, Florida 32803 or by calling (407) 629-4777, or emailing Courtney McHale at [courtneym@harriscivilengineers.com](mailto:courtneym@harriscivilengineers.com). Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District’s Manager directed to Jill Burns at [jburns@gmscfl.com](mailto:jburns@gmscfl.com). Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do

business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions relative to this project shall be directed in email only to [courtneym@harriscivilengineers.com](mailto:courtneym@harriscivilengineers.com), no later than **12:00 PM EST, Friday, March 28, 2025**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **3:00 PM EST, Friday, April 11, 2025**, at the offices of **Harris Civil Engineers, LLC, located at 1200 Hillcrest Street Suite 200, Orlando, Florida 32803**. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at **3:00 PM EST, Friday, April 11, 2025, at the offices of Harris Civil Engineers, LLC, located at 1200 Hillcrest Street Suite 200, Orlando, Florida 32803**. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Crosswinds East Community Development District  
District Manager

**Run Date: Tuesday, March 11, 2025**

**CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**  
**EVALUATION CRITERIA**

**CONSTRUCTION SERVICES FOR BAKER DAIRY ROAD OFFSITE ROADWAY  
IMPROVEMENTS (PHASE 1A OF DISTRICT)  
POLK COUNTY, FLORIDA**

**PERSONNEL** **(5 POINTS)**

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E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

**EXPERIENCE** **(10 POINTS)**

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E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

**UNDERSTANDING SCOPE OF WORK** **(10 POINTS)**

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Demonstration of the Proposer's understanding of the project requirements.

**FINANCIAL CAPABILITY** **(10 POINTS)**

---

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

**SCHEDULE** **(25 POINTS)**

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Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

**PRICE** **(40 POINTS)**

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Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

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**TOTAL POINTS** **(100 POINTS)**

# SECTION V

# **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**

## **REQUEST FOR PROPOSALS**

### **CONSTRUCTION SERVICES FOR CARL BOOZER ROAD OFFSITE ROADWAY IMPROVEMENTS (PHASE 1B OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT) POLK COUNTY, FLORIDA**

Notice is hereby given that the Crosswinds East Community Development District (“District”) will receive proposals for the following District project:

#### **CONSTRUCTION SERVICES FOR CARL BOOZER ROAD OFFSITE ROADWAY IMPROVEMENTS, PHASE 1B OF THE DISTRICT (“PROJECT”)**

The Project Manual will be available beginning **Tuesday, March 11, 2025 at 8:00 AM EST** at the offices of Harris Civil Engineers, LLC, located at 1200 Hillcrest Street Suite 200, Orlando, Florida 32803 or by calling (407) 629-4777, or emailing Courtney McHale at [courtneym@harrisengineers.com](mailto:courtneym@harrisengineers.com). Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

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Crosswinds East Community Development District  
District Manager

**Run Date: Tuesday, March 11, 2025**



**CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**  
**EVALUATION CRITERIA**

**CONSTRUCTION SERVICES FOR CARL BOOZER ROAD OFFSITE ROADWAY  
IMPROVEMENTS (PHASE 1B OF DISTRICT)  
POLK COUNTY, FLORIDA**

**PERSONNEL** **(5 POINTS)**

---

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

**EXPERIENCE** **(10 POINTS)**

---

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

**UNDERSTANDING SCOPE OF WORK** **(10 POINTS)**

---

Demonstration of the Proposer's understanding of the project requirements.

**FINANCIAL CAPABILITY** **(10 POINTS)**

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Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

**SCHEDULE** **(25 POINTS)**

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**PRICE** **(40 POINTS)**

---

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

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**TOTAL POINTS** **(100 POINTS)**

# SECTION VI

# SECTION C



# Crosswinds East CDD

## Field Management Report



March 4<sup>th</sup>, 2025

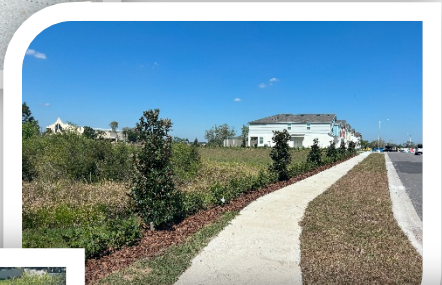
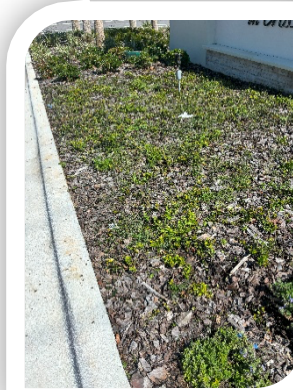
Joel Blanco

Field Manager

GMS

## Landscaping Review

- ✚ GMS staff has continued to conduct overall reviews of the landscaping throughout the district.
- ✚ Entrance landscaping remains in great conditions—healthy and thriving in the dry months.
- ✚ The mid section of median landscaping—peanut grass is scheduled for deweeding. We recommend in the future to replace peanut grass with a different plant as it resembles common weeds.
- ✚ Front perimeter landscaping was found with long rows of missing sod and several plants due to utility installation. We have requested a proposal to restore the area to be presented at the next meeting.
- ✚ Long landscaping bed—viburnums and several magnolia trees were installed along Tract B on King Hill Dr. We like to note, the back portion sloping into the conservation area needs sod to stabilize the beds during the rainy season.



# Site Item

## Pond Review

- Staff has continued to review the dry ponds throughout the district.
- Pond spraying remains effective in clearing the vegetation.
- Maintenance staff removed vegetation inside the outlet by the amenity dry pond and around the easement drain by the entrance.



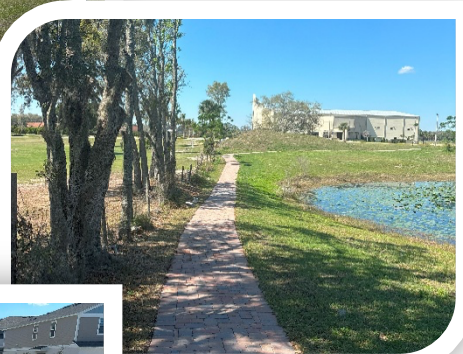
## Conveyance Items

- In addition to the previous reported Conveyance items from last month's meeting.
- Tract R, in front of Powerline Rd. has a reclaim backflow that is missing sod. We also recommend installing bollards in front of the backflow due to the constant flow of vehicles on Powerline Rd.
- Sod is also missing behind the row of homes on Tract B by King Hill Dr. (Lot 1-9.)



# Site Item

## Amenity Review



- Field Staff continued to review the amenity areas.
- North of tract A, common area has been staked for possible fencing installation.
- Amenity cabana has been painted with roof shingle installation pending.
- Pool continues to be built out with pool equipment present.
- Tree trimming that was approved at the previous meeting was completed. Walking trail is free of branches obstructing the path.
- Pavers at the end of the walking trail were damaged during the installation of landscaping beds along King Hill Dr. Damaged area was sectioned off and pending repairs.
- We will continue to update the board on amenity progress.

# Site Item

## Phase 1 Review

- Field Staff has continued to review progress on Phase 1.
- Perimeter walls continued to be painted white throughout the phase with several wall panels pending installation.
- Missing retention wall is missing by row of homes on Hidden Mills Rd./Fox Chase Rd. due to solar panel set up from private home bordering the lots.
- Dry pond landscaping remain at appropriate height levels will continue to monitor at the start of the rainy season.
- Dry ponds are starting to have vegetation present. A proposal to disc the dry ponds throughout Phase 1 is present for board consideration.





# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com). Thank you.

Respectfully,

Joel Blanco

# SECTION 1

## Crosswinds East Phase 1 CDD Landscape Fee Summary

<b>Contractor:</b> Prince and Sons, Inc.		<b>Property:</b> Crosswinds East CDD
<b>Address:</b> 200 south F St.		<b>Address:</b> 219 E. Livingston St.
	Haines City, FL 33844	Orlando, Florida, 32801
<b>Phone:</b> 863-422-5207		<b>Phone:</b> 786-238-9473
<b>Fax:</b>		
<b>Contact:</b> Lucas Martin		<b>Contact:</b> Joel Blanco
<b>Email:</b> <a href="mailto:lmartin@princeandsonsinc.com">lmartin@princeandsonsinc.com</a>		<b>Email:</b> <a href="mailto:jblanco@qmscfl.com">jblanco@qmscfl.com</a>

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b> (Component A) - Mowing/Detailing	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	\$34,200
<b>TURF CARE</b> (Component B) Bahia/St Augustine/Zoysia													\$0
<b>TREE/SHRUB CARE</b> (Component C) Tree/Shrub Fert													\$0
<b>IRRIGATION MAINT.</b> (Component D)													\$0
<b>ANNUAL CHANGES - None at this time</b> (Component E.1) <i>Per Annual Pricing: \$2.25</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>Per Yard Pricing: \$60</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
<b>POND BOTTOM DISCING</b> (Component E.3) <i>Per Palm Price: \$45</i> <i>Palm counts:</i>		2,000		2,000		2,000		2,000		2,000		2,000	\$12,000
<b>TOTAL FEE PER MONTH:</b>	\$2,850	\$4,850	\$2,850	\$4,850	\$2,850	\$4,850	\$2,850	\$4,850	\$2,850	\$4,850	\$2,850	\$4,850	\$46,200

<b>Flat Fee Schedule</b>	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$46,200
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$34,200
<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$12,000
<b>TOTAL</b>	\$46,200.00

# CROSSWINDS EAST PHASE I

A REPLAT OF A PORTION OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, RECORDED IN PLAT BOOK 3, PAGES 60-63 AND A PORTION OF REPLAT OF LAKEWOOD HEIGHTS, RECORDED IN PLAT BOOK 26, PAGE 15, BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 14 & 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF HAINES CITY, POLK COUNTY, FLORIDA

## BOUNDARY AND KEY SHEET

PLAT BOOK PAGE NO.

210 23  
SHEET 2 OF 24 SHEETS

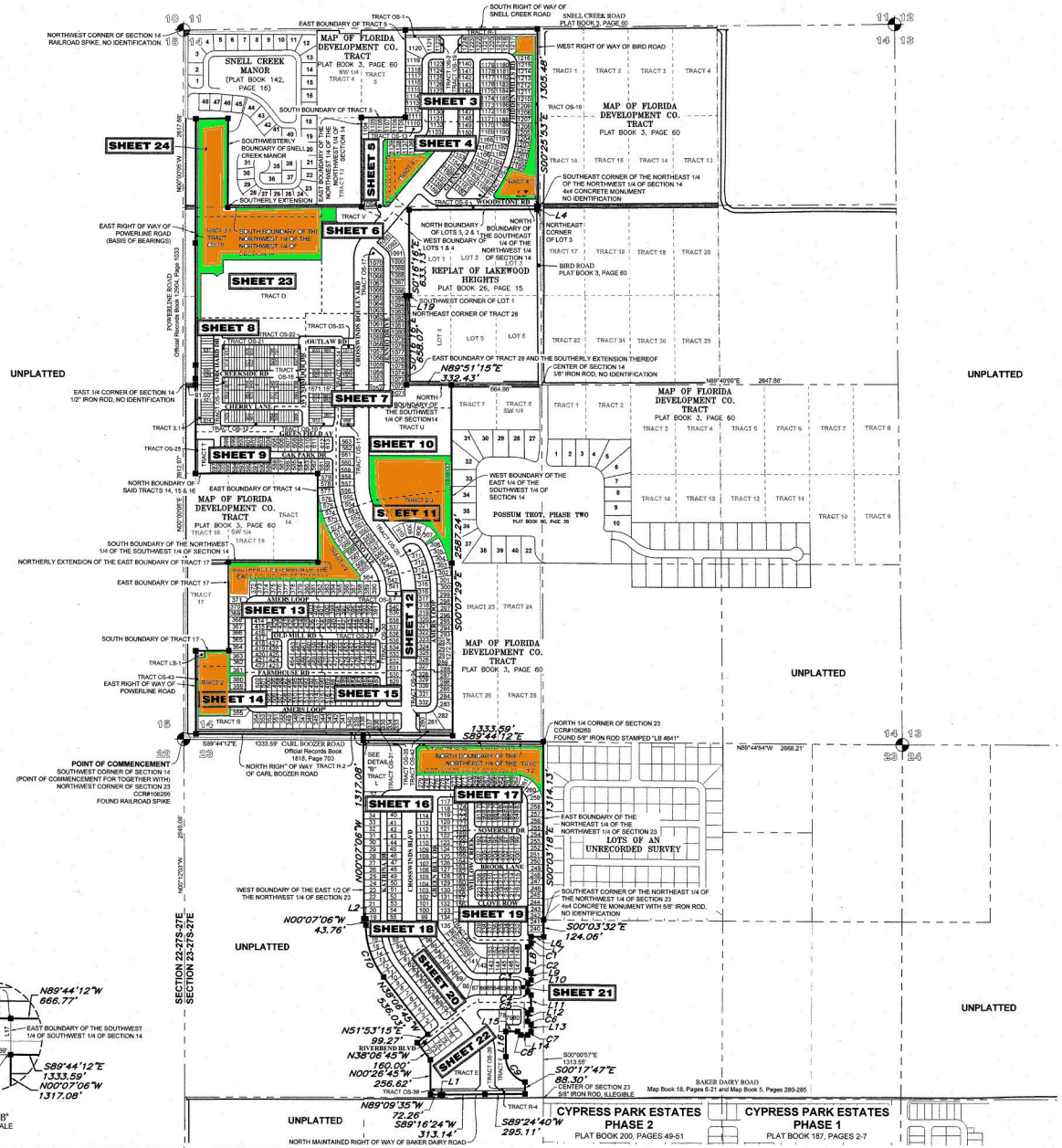
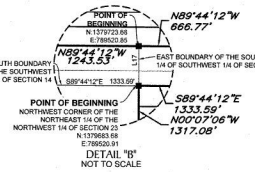


No.	Bearing	Length
L1	N88°35'14"W	16.04'
L2	S89°54'30"W	14.26'
L3	S89°36'04"W	10.00'
L4	S00°25'53"E	25.00'
L6	S89°52'54"W	92.72'
L7	S00°07'06"E	50.00'
L8	S00°07'06"E	170.00'
L9	S00°07'06"E	50.00'
L10	S00°07'06"E	60.00'
L11	S00°07'06"E	110.00'
L12	S00°07'06"E	60.00'
L13	S00°07'06"E	50.00'
L14	S89°52'54"W	50.00'
L15	S89°52'54"W	85.00'
L16	S00°07'06"E	183.15'
L17	N00°04'58"W	43.00'
L19	S89°43'40"W	25.00'

No.	Radius	Arc	Central Angle	Bearing	Chord
C1	25.00'	39.27'	90°00'00"	S44°52'54"W	35.36'
C2	25.00'	39.27'	90°00'00"	S45°07'06"E	35.36'
C3	25.00'	39.27'	90°00'00"	S44°52'54"W	35.36'
C4	25.00'	39.27'	90°00'00"	S45°07'06"E	35.36'
C5	25.00'	39.27'	90°00'00"	S44°52'54"W	35.36'
C6	25.00'	39.27'	90°00'00"	S45°07'06"E	35.36'
C7	25.00'	39.27'	90°00'00"	S44°52'54"W	35.36'
C8	25.00'	39.27'	90°00'00"	S45°07'06"E	35.36'
C9	195.00'	250.95'	73°44'04"	S36°59'08"E	233.99'
C10	625.00'	414.45'	37°59'39"	N19°06'55"W	406.90'

**LEGEND:**

- = Set Permanent Reference Monument (PRM) 4"x4" Concrete monument LB#7768, unless otherwise noted.
- = Found 4" x 4" Concrete monument as noted.
- = Set Permanent Control Point (PCP) Mag Nail & Disk LB#7768
- NR = Non-Radial Line
- LB = Licensed Business Number
- HOA = Home Owners Association
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- Q/A = Over All
- P.U.E. = Public Utility Easement
- P.U.E. = Private Utility Easement
- P.O.E. = Private Orange Easement
- P.W.D.E. = Private Wall and Drainage Easement
- P.W.L.E. = Private Wall and Landscape Easement
- SWWMD = Southwest Florida Water Management District
- O.R.B. = Official Records Book
- P.C. = Page
- CCR = Certified Corner Record
- TYP. = Typical
- R = Radius
- CO. = Company



TRACT	USAGE	SOFT
R-1	ADDITIONAL RIGHT-OF-WAY	30.001
R-2	ADDITIONAL RIGHT-OF-WAY	30.848
R-3	ADDITIONAL RIGHT-OF-WAY	26.910
R-4	ADDITIONAL RIGHT-OF-WAY	18.343
L-2	LANDSCAPE & DRAINAGE AREA	226.798
L-3	LANDSCAPE & DRAINAGE AREA	113.619
L-4	LANDSCAPE & DRAINAGE AREA	197.207
L-5	LANDSCAPE & DRAINAGE AREA	328.678
L-6	LANDSCAPE & DRAINAGE AREA	548.702
L-7	LANDSCAPE & DRAINAGE AREA	83.855
L-8	LANDSCAPE & DRAINAGE AREA	106.451
L-9	LANDSCAPE & DRAINAGE AREA	328.678
D	FUTURE DEVELOPMENT AREA	716.605
E	RECREATION PARK AREA	132.055
F	RECREATION PARK AREA	66.841
K	RECREATION PARK AREA	23.020
L	RECREATION PARK AREA	95.032
S	RECREATION PARK AREA	41.015
T	RECREATION PARK AREA	25.793
U	RECREATION PARK AREA	363.172
V	RECREATION PARK AREA	41.603
LS-1	LIFT STATION	2.440
OS-1	LANDSCAPE BUFFER & OPEN SPACE AREA	3.832
OS-2	LANDSCAPE BUFFER & OPEN SPACE AREA	2.064
OS-3	LANDSCAPE BUFFER & OPEN SPACE AREA	16.900
OS-6	LANDSCAPE BUFFER & OPEN SPACE AREA	21.276
OS-8	LANDSCAPE BUFFER & OPEN SPACE AREA	3.799
OS-10	LANDSCAPE BUFFER & OPEN SPACE AREA	7.822
OS-11	LANDSCAPE BUFFER & OPEN SPACE AREA	1.603
OS-12	LANDSCAPE BUFFER & OPEN SPACE AREA	18.277
OS-13	LANDSCAPE BUFFER & OPEN SPACE AREA	6.081
OS-14	LANDSCAPE BUFFER & OPEN SPACE AREA	1.989
OS-16	LANDSCAPE BUFFER & OPEN SPACE AREA	3.021
OS-16	LANDSCAPE BUFFER & OPEN SPACE AREA	3.021
OS-17	LANDSCAPE BUFFER & OPEN SPACE AREA	6.146
OS-18	LANDSCAPE BUFFER & OPEN SPACE AREA	33.623
OS-19	LANDSCAPE BUFFER & OPEN SPACE AREA	28.552
OS-20	LANDSCAPE BUFFER & OPEN SPACE AREA	7.073
OS-21	LANDSCAPE BUFFER & OPEN SPACE AREA	3.021
OS-22	LANDSCAPE BUFFER & OPEN SPACE AREA	3.021
OS-25	LANDSCAPE BUFFER & OPEN SPACE AREA	3.787
OS-29	LANDSCAPE BUFFER & OPEN SPACE AREA	4.779
OS-30	LANDSCAPE BUFFER & OPEN SPACE AREA	6.289
OS-31	LANDSCAPE BUFFER & OPEN SPACE AREA	10.849
OS-32	LANDSCAPE BUFFER & OPEN SPACE AREA	2.190
OS-34	LANDSCAPE BUFFER & OPEN SPACE AREA	5.524
OS-36	LANDSCAPE BUFFER & OPEN SPACE AREA	3.807
OS-36	LANDSCAPE BUFFER & OPEN SPACE AREA	13.685
OS-38	LANDSCAPE BUFFER & OPEN SPACE AREA	704
OS-39	LANDSCAPE BUFFER & OPEN SPACE AREA	419
OS-42	LANDSCAPE BUFFER & OPEN SPACE AREA	3.675
OS-43	LANDSCAPE BUFFER & OPEN SPACE AREA	31.191

**GeoPoint** Surveying, Inc.  
 213 Hubbs Street Phone: (813) 248-8858  
 Tampa, Florida 33619 Fax: (813) 242-2366  
 www.geopointsurvey.com Licensed Business Number 18716

# SECTION D

# SECTION 1

# Crosswinds East Community Development District

## Summary of Checks

January 26, 2025 to February 27, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	1/28/25	251-253	\$	113,179.82
	1/30/25	254	\$	650.00
	2/5/25	255-260	\$	26,578.15
	2/13/25	261-264	\$	561,814.24
	2/19/25	265-266	\$	10,113.02
	2/24/25	267-273	\$	1,034,540.83
	2/26/25	274	\$	12,431.21
			\$	<b>1,759,307.27</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/25	00024	1/06/25	CHANGEOR 031 CW FR#21	202501	300-20700-10200			*	10,464.50		
		1/06/25	CHANGEOR 031 CW FR#21	202501	300-20700-10200			*	8,075.00		
FORTILINE WATERWORKS										18,539.50	000251
1/28/25	00029	12/16/24	1019586 031 CW FR#21	202501	300-20700-10200			*	30,930.73		
		1/14/25	1019637 031 CW FR#21	202501	300-20700-10200			*	16,572.39		
HARRIS CIVIL ENGINEERS, LLC										47,503.12	000252
1/28/25	00031	1/01/25	240040-1 031 CW FR#21	202501	300-20700-10200			*	23,568.60		
		1/01/25	240041-1 031 CW FR#21	202501	300-20700-10200			*	23,568.60		
ROBERTS CONSULTING SERVICES, INC.										47,137.20	000253
1/30/25	00011	12/26/24	22431842 031 GR FR#20	202501	300-20700-10200			*	650.00		
DEWBERRY ENGINEERS, INC.										650.00	000254
2/05/25	00038	1/30/25	19002 POND MAINTENANCE-JAN25	202501	320-53800-47000			*	200.00		
AQUATIC WEED MANAGEMENT, INC										200.00	000255
2/05/25	00035	2/05/25	02052025 PYGRND/EQUIP LEASE-MAR25	202502	300-15500-10000			*	3,529.11		
BOWPROP I, LLC										3,529.11	000256
2/05/25	00011	8/30/24	22419104 ENGINEERING SVCS-JUL24	202407	310-51300-31100			*	2,240.00		
		8/30/24	24419103 ENGINEERING SVCS-JUL24	202407	310-51300-31100			*	785.00		
		9/27/24	22422300 ENGINEERING SVCS-AUG24	202408	310-51300-31100			*	5,932.50		
DEWBERRY ENGINEERS, INC.										8,957.50	000257
2/05/25	00001	11/30/24	43 STRAIGHTEN 5 STREET SIGNS	202411	320-53800-48000			*	710.90		
		11/30/24	44 ASSEMBLE AND INSTALL SIGN	202411	320-53800-48000			*	540.88		
		1/01/25	45 MANAGEMENT FEES-JAN25	202501	310-51300-34000			*	3,333.33		
		1/01/25	45 WEBSITE ADMIN-JAN25	202501	310-51300-35200			*	105.00		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	45	1/01/25	45	202501	310-51300	35100	INFORMATION TECH-JAN25	*	157.50		
1/01/25	45	1/01/25	45	202501	310-51300	31300	DISSEMINATION SVCS-JAN25	*	500.00		
1/01/25	45	1/01/25	45	202501	310-51300	51000	OFFICE SUPPLIES-JAN25	*	.06		
1/01/25	45	1/01/25	45	202501	310-51300	42000	POSTAGE-JAN25	*	124.25		
1/01/25	46	1/01/25	46	202501	320-53800	34000	FIELD MANAGEMENT-JAN25	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF										6,721.92	000258
2/05/25	00013	1/13/25	11216	202412	310-51300	31500	ATTORNEY SVCS-DEC24	*	2,819.50		
KILINSKI VAN WYK PLLC										2,819.50	000259
2/05/25	00032	1/01/25	15917	202501	320-53800	46200	LANDSCAPE MAINT-JAN25	*	4,097.00		
		1/08/25	16067	202501	320-53800	47300	RPLC SPRAYS/NOZZLES	*	253.12		
PRINCE & SONS, INC										4,350.12	000260
2/13/25	00042	2/13/25	02132025	202502	300-20700	10100	RETURN FDS FR#22 DISCLOSE	*	2,500.00		
GLK REAL ESTATE LLC										2,500.00	000261
2/13/25	00029	12/27/24	1019687	202502	300-20700	10200	031 CW FR#23	*	20,438.24		
HARRIS CIVIL ENGINEERS, LLC										20,438.24	000262
2/13/25	00028	12/31/24	PAYMENTR	202502	300-20700	10200	031 CW FR#22	*	450,000.00		
THE KEARNEY COMPANIES, LLC										450,000.00	000263
2/13/25	00016	1/21/25	1295	202502	300-20700	10200	031 CW FR#23	*	88,876.00		
WILDMON CONSTRUCTION LLC										88,876.00	000264
2/19/25	00001	2/01/25	49	202502	310-51300	34000	MANAGEMENT FEES-FEB25	*	3,333.33		
		2/01/25	49	202502	310-51300	35200	WEBSITE ADMIN-FEB25	*	105.00		
		2/01/25	49	202502	310-51300	35100	INFORMATION TECH-FEB25	*	157.50		
		2/01/25	49	202502	310-51300	31300	DISSEMINATION SVCS-FEB25	*	500.00		

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/25	49	202502	310-51300-51000						OFFICE SUPPLIES-FEB25	*	.42		
2/01/25	49	202502	310-51300-42000						POSTAGE-FEB25	*	360.53		
2/01/25	50	202502	320-53800-34000						FIELD MANAGEMENT-FEB25	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,706.78	000265
2/19/25	00032	1/30/25	16365	202501	320-53800-47300				RPLC SPRAY/NOZZLE/1" PIPE	*	192.90		
2/01/25	16292	202502	320-53800-46200						LANDSCAPE MAINT-FEB25	*	4,097.00		
2/10/25	16430	202502	320-53800-47300						RPLC SPRAYS/NOZZLES	*	116.34		
PRINCE & SONS, INC												4,406.24	000266
2/24/25	00011	8/30/24	22419102	202502	300-20700-10200				031 CW FR#24	*	2,655.00		
9/27/24	22422299	202502	300-20700-10200						031 CW FR#24	*	83.64		
DEWBERRY ENGINEERS, INC.												2,738.64	000267
2/24/25	00022	2/11/25	F5676197	202502	300-20700-10200				031 GR FR#22	*	12,431.21		
DUKE ENERGY												12,431.21	000268
2/26/25	00022	2/11/25	F5676197	202502	300-20700-10200				031 GR FR#22	V	12,431.21-		
DUKE ENERGY												12,431.21-	000268
2/24/25	00044	1/25/25	PAYAPP#2	202502	300-20700-10200				031 GR FR#21	*	208,955.35		
HENKELMAN CONSTRUCTION INC												208,955.35	000269
2/24/25	00017	2/07/25	PAYAPP#2	202502	300-20700-10200				031 CW FR#24	*	328,272.04		
2/07/25	PAYAPP#7	202502	300-20700-10200						031 CW FR#24	*	71,281.13		
QGS DEVELOPMENT, INC.												399,553.17	000270
2/24/25	00031	2/01/25	240040-1	202502	300-20700-10200				031 CW FR#24	*	23,568.60		
2/01/25	240041-1	202502	300-20700-10200						031 CW FR#24	*	23,568.60		
ROBERTS CONSULTING SERVICES, INC.												47,137.20	000271

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25	00028	1/31/25	PAYREQ#1 031 CW FR#24	202502		300-20700-10200			THE KEARNEY COMPANIES, LLC	*	222,856.47	222,856.47	000272
2/24/25	00043	12/31/24	256718 031 CW FR#24	202502		300-20700-10200			TRAVIS RESMONDO SOD INC	*	10,500.00		
		12/31/24	256719 031 CW FR#24	202502		300-20700-10200				*	88,200.00		
		12/31/24	256720 031 CW FR#24	202502		300-20700-10200				*	54,600.00		
									TRAVIS RESMONDO SOD INC			153,300.00	000273
2/26/25	00022	2/11/25	F5676197 031 GR FR#22	202502		300-20700-10200			DUKE ENERGY	*	12,431.21	12,431.21	000274
TOTAL FOR BANK A											1,759,307.27		
TOTAL FOR REGISTER											1,759,307.27		

# SECTION 2

***Crosswinds East***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2025***



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11	<u>Assessment Receipt Schedule</u>

**Crosswinds East**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 82,621	\$ -	\$ -	\$ 82,621
Due from Developer	\$ 163	\$ -	\$ 450,000	\$ 450,163
Due from General	\$ -	\$ 3,475		
<b>Investments:</b>				
<i>Series 2024 A1</i>				
Construction	\$ -	\$ -	\$ 585	\$ 585
Interest	\$ -	\$ 110	\$ -	\$ 110
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 76,146	\$ -	\$ 76,146
<i>Series 2024 A2</i>				
Construction	\$ -	\$ -	\$ 1,355,735	\$ 1,355,735
Reserve	\$ -	\$ 428,984	\$ -	\$ 428,984
Revenue	\$ -	\$ 211	\$ -	\$ 211
Prepaid Expenses	\$ 3,529	\$ -	\$ -	\$ 3,529
<b>Total Assets</b>	<b>\$ 86,312</b>	<b>\$ 2,292,326</b>	<b>\$ 1,806,319</b>	<b>\$ 4,181,482</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 23,242	\$ -	\$ -	\$ 23,242
Contracts Payable	\$ -	\$ -	\$ 450,000	\$ 450,000
Due to Debt Service	\$ 3,475	\$ -	\$ -	
<b>Total Liabilities</b>	<b>\$ 26,717</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ 473,242</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 1,863,131	\$ -	\$ 1,863,131
Debt Services - Series 2024 A2	\$ -	\$ 429,195	\$ -	\$ 429,195
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ 585	\$ 585
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 1,355,735	\$ 1,355,735
Unassigned	\$ 59,595	\$ -	\$ -	\$ 59,595
<b>Total Fund Balances</b>	<b>\$ 59,595</b>	<b>\$ 2,292,326</b>	<b>\$ 1,356,319</b>	<b>\$ 3,708,240</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 86,312</b>	<b>\$ 2,292,326</b>	<b>\$ 1,806,319</b>	<b>\$ 4,181,482</b>

**Crosswinds East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 277,200	\$ 3,680	\$ 3,680	\$ -
Assessments - Direct (Unplatted)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 65,973	\$ 65,973
Developer Contributions	\$ 249,660	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 576,860</b>	<b>\$ 28,680</b>	<b>\$ 94,652</b>	<b>\$ 65,973</b>

**Expenditures:**

***General & Administrative:***

Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 60,000	\$ 20,000	\$ 5,937	\$ 14,063
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 1,667	\$ 4,500	\$ (2,833)
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 13,333	\$ 0
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 250	\$ 83	\$ 709	\$ (626)
Insurance	\$ 5,980	\$ 5,980	\$ 5,408	\$ 572
Copies	\$ 750	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 10,000	\$ 3,333	\$ 1,001	\$ 2,332
Other Current Charges	\$ 2,500	\$ 833	\$ 517	\$ 317
Office Supplies	\$ 625	\$ 208	\$ 3	\$ 205
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 168,900</b>	<b>\$ 61,363</b>	<b>\$ 37,634</b>	<b>\$ 23,729</b>

***Operations & Maintenance***

**Field Expenditures**

Property Insurance	\$ 8,000	\$ 8,000	\$ 2,959	\$ 5,041
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Landscaping Replacement	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 18,000	\$ 6,000	\$ 2,559	\$ 3,441
Electric	\$ 2,000	\$ 667	\$ 334	\$ 333
Water & Sewer	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 58,500	\$ 19,500	\$ 16,388	\$ 3,112
Lake Maintenance	\$ -	\$ -	\$ 800	\$ (800)
Irrigation Repairs	\$ 3,500	\$ 1,167	\$ 446	\$ 721
Maintenance	\$ 8,500	\$ 2,833	\$ 1,868	\$ 965
Field Contingency	\$ 100,000	\$ 33,333	\$ -	\$ 33,333
<b>Subtotal Field Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 84,000</b>	<b>\$ 30,354</b>	<b>\$ 53,646</b>



**Crosswinds East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Amenities Expenditures</b>				
Amenity - Electric	\$ 2,600	\$ 867	\$ -	\$ 867
Amenity - Water	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Playground & Furniture Lease	\$ 50,000	\$ 16,667	\$ 14,116	\$ 2,550
Internet	\$ 2,000	\$ 667	\$ -	\$ 667
Amenity Landscaping	\$ 6,500	\$ 2,167	\$ -	\$ 2,167
Replacement	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Amenity Irrigation Repairs	\$ 2,500	\$ 833	\$ -	\$ 833
Pest Control	\$ 1,500	\$ 500	\$ -	\$ 500
Janitorial Services	\$ 16,160	\$ 5,387	\$ -	\$ 5,387
Security Services	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Pool Maintenance	\$ 23,700	\$ 7,900	\$ -	\$ 7,900
Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenity Access Management	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenities Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 171,960</b>	<b>\$ 57,320</b>	<b>\$ 14,116</b>	<b>\$ 43,204</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 407,960</b>	<b>\$ 141,320</b>	<b>\$ 44,471</b>	<b>\$ 96,849</b>
<b>Total Expenditures</b>	<b>\$ 576,860</b>	<b>\$ 202,683</b>	<b>\$ 82,105</b>	<b>\$ 120,579</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 12,548</b>	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 12,548</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 47,047</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 59,595</b>	

**Crosswinds East**  
**Community Development District**  
**Series 2024 Assessment Area 1 Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Projected Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 261,800	\$ 3,475	\$ 3,475	\$ -
Assessments - Direct	\$ 1,521,600	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 29,354	\$ 29,354
<b>Total Revenues</b>	<b>\$ 1,783,400</b>	<b>\$ 3,475</b>	<b>\$ 32,830</b>	<b>\$ 29,354</b>
<b>Expenditures:</b>				
<i>Series 2024</i>				
Interest - 11/1	\$ 713,200	\$ 713,200	\$ 713,200	\$ -
Principal - 5/1	\$ 365,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 713,200	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,791,400</b>	<b>\$ 713,200</b>	<b>\$ 713,200</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (8,000)</b>		<b>\$ (680,370)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 110	\$ 110
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>		<b>\$ 110</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (8,000)</b>		<b>\$ (680,261)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 752,718</b>		<b>\$ 2,543,391</b>	
<b>Fund Balance - Ending</b>	<b>\$ 744,718</b>		<b>\$ 1,863,131</b>	

**Crosswinds East**  
**Community Development District**  
**Series 2024 Assessment Area 2 Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Projected Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 6,412	\$ 6,412
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,412</b>	<b>\$ 6,412</b>
<b>Expenditures:</b>				
<i>Series 2024</i>				
Interest - 11/1	\$ -	\$ -	\$ 57,605	\$ (57,605)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,605</b>	<b>\$ (57,605)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (51,193)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,200)	\$ (6,200)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,200)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (57,394)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 752,718</b>		<b>\$ 486,589</b>	
<b>Fund Balance - Ending</b>	<b>\$ 752,718</b>		<b>\$ 429,195</b>	

**Crosswinds East**  
**Community Development District**  
**Series 2024 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 7,710,607	\$ 7,710,607
Interest	\$ -	\$ -	\$ 10	\$ 10
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,710,617</b>	<b>\$ 7,710,617</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 7,710,607	\$ (7,710,607)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,710,607</b>	<b>\$ (7,710,607)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (110)	\$ (110)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (110)</b>	<b>\$ (110)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (100)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 684</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 585</b>	

**Crosswinds East**  
**Community Development District**  
**Series 2024 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 65,732	\$ 65,732
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,732</b>	<b>\$ 65,732</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,805,015	\$ (3,805,015)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,805,015</b>	<b>\$ (3,805,015)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,739,283)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,200	\$ 6,200
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,200</b>	<b>\$ 6,200</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,733,082)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,088,817</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,355,735</b>	

**Crosswinds East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ -	\$ -	\$ 3,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,680
Assessments - Direct (Unplatted)	\$ -	\$ 20,348	\$ -	\$ 4,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 65,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,973
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 20,348</b>	<b>\$ -</b>	<b>\$ 74,304</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,652</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,662	\$ 456	\$ 2,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,937
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,000	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 418	\$ 50	\$ 117	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Other Current Charges	\$ 174	\$ 107	\$ 107	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,436</b>	<b>\$ 4,709</b>	<b>\$ 7,140</b>	<b>\$ 4,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,634</b>

**Crosswinds East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 2,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,959
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 440	\$ 527	\$ 527	\$ 1,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,559
Electric	\$ 67	\$ 77	\$ 99	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,388
Lake Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446
Maintenance	\$ 616	\$ 1,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 9,629</b>	<b>\$ 7,403</b>	<b>\$ 6,173</b>	<b>\$ 7,149</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,354</b>
<b>Amenities Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,116
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenities Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,116</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 13,158</b>	<b>\$ 10,932</b>	<b>\$ 9,702</b>	<b>\$ 10,678</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,471</b>
<b>Total Expenditures</b>	<b>\$ 34,594</b>	<b>\$ 15,641</b>	<b>\$ 16,842</b>	<b>\$ 15,027</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 82,105</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,594)</b>	<b>\$ 4,707</b>	<b>\$ (16,842)</b>	<b>\$ 59,277</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,548</b>

# Crosswinds East

## Community Development District

### Long Term Debt Report

<b>Series 2024 Assessment Area 1, Special Assessment Revenue Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$25,785,000</b>

<b>Series 2024 Assessment Area 2, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.500%, 5.150%, 5.450%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$428,984	
Reserve Fund Balance	\$428,984	
Bonds Outstanding - 8/29/24		\$6,400,000
<b>Current Bonds Outstanding</b>		<b>\$6,400,000</b>



**Crosswinds East**  
**Community Development District**  
**Assessment Receipt Schedule**  
**Fiscal Year 2025**

ON ROLL ASSESSMENTS

Gross Assessments   \$   298,063.92   \$   281,505.84   \$   579,569.76  
Net Assessments     \$   277,199.45   \$   261,800.43   \$   538,999.88

51.43%                   48.57%                   100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2024 AA1 Debt Service	Total
01/13/2025	12/16-12/31/24	\$7,526.88	(\$225.83)	(\$146.02)	\$0.00	\$7,155.03	\$3,679.72	\$3,475.31	\$7,155.03
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 7,526.88	\$ (225.83)	\$ (146.02)	\$ -	\$ 7,155.03	\$ 3,679.72	\$ 3,475.31	\$ 7,155.03

1%	<b>Net Percent Collected</b>
\$ 531,844.85	<b>Balance Remaining to Collect</b>

DIRECT BILL ASSESSMENTS

GLK Real Estate 2025-01		Net Assessments	\$ 1,562,296.69	\$ 40,696.69	\$ 1,521,600.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Series 2024 A1
11/20/24	10/1/24	2428	\$20,348.34	\$20,348.34	\$20,348.34	
	2/1/25		\$10,174.17			
	3/15/25		\$920,149.46			
	5/1/25		\$10,174.17			
	9/15/25		\$601,450.53			
			\$ 1,562,296.67	\$ 20,348.34	\$ 20,348.34	\$ -

GLK Real Estate 2025-02		Net Assessments	\$ 438,287.06	\$ 9,303.31	\$ 428,983.75	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Series 2024 A2
11/20/24	10/1/24	2501	\$4,651.66	\$4,651.66	\$4,651.66	
	2/1/25		\$2,325.83			
	3/15/25		\$263,881.25			
	5/1/25		\$2,325.83			
	9/15/25		\$165,102.50			
			\$ 438,287.07	\$ 4,651.66	\$ 4,651.66	\$ -