

*Crosswinds East
Community Development District*

Meeting Agenda

April 1, 2025

AGENDA

Crosswinds East

Community Development District

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

March 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, April 1, 2025, at 10:15 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/89025355220>

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

Meeting ID: 890 2535 5220

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 March 4, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies and Rates for the District
 - i. Consideration of Resolution 2025-05 Adopting Amenity Policies and Rates for the District
5. Ratification of Phase 1B Wall Utility Easement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pool Maintenance Services from Resort Pool Services
 - ii. Consideration of Proposal for Janitorial Maintenance Services
 - 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, March 4, 2025** at 10:15 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Jessica Spencer	Assistant Secretary
Bobbie Henley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:16 a.m. and called the roll. Three 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 February 4,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 4, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the February 4, 2025 Board of Supervisors Meeting, were approved as amended.
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FOURTH ORDER OF BUSINESS

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

Ms. Burns noted this project is ready for bid. The selection criteria are included as well as the map. The project manual will be available for pickup next Tuesday. Questions are due by Friday March 28th and the proposals are due back Friday April 11th. The dates were approved by Daniel.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Notice of Request for Proposals for Construction Services for Baker Dairy Road Offsite Roadway Improvements (Phase 1A) and Approval of Evaluation Criteria, was approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns noted this item is the same timeline and selection criteria.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Notice of Request for Proposals for Construction Services for Carl Boozer Road Offsite Roadway Improvements (Phase 1B) and Approval of Evaluation Criteria, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock mentioned that she is working with GMS to take care of the conveyances.

B. Engineer

Mr. Duncan had nothing to report.

C. Field Manager's Report

Mr. Blanco presented the Field Management Report on page 20 of the agenda package.

i. Consideration of Proposal from Prince & Sons, Inc. to Add Pond Mowing and Dry Pond Discing to Landscape Maintenance Services Contract

Mr. Blanco presented a proposal to add or Phase 1 dry pond discing as well as pond mowing to the landscape maintenance services contract totaling \$46,200. The discing is every other month. The reoccurring schedule will start in April.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal from Prince & Sons, Inc. to Add Pond Mowing and Dry Pond Discing to Landscape Maintenance Services Contract, 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 noted the check register is included in the package for review and offered to answer any questions.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted financial statements through January are included in the package for review. No action is required.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked the Board for adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RULES AND POLICIES; A SUSPENSION AND TERMINATION RULE; ADOPTING RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Crosswinds East Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which anticipates owning, operating and maintaining certain recreational amenity facilities and other improvements throughout the District (collectively, “**Facilities**”); and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, policies, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board desires to adopt rules, policies, rates and charges regarding use of the District’s Facilities, rules relating to the suspension and/or termination of patrons’ rights to utilize the Facilities, and rates applicable to patrons’ use of the Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the *Amenity Policies, Rates and Disciplinary and Enforcement Rule* (“**Facility Rule**”), which is attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board finds that the fees and rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

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

SECTION 1. The Facility Rule set forth in **Exhibit A**, inclusive of policies, rates and fees and disciplinary rule, are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

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

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

PASSED AND ADOPTED this 1st day of April 2025.

ATTEST:

**CROSSWINDS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson, Board of
Supervisors

Exhibit A: Facility Rule and Rates

EXHIBIT A

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Additional/Replacement Access Card	\$30.00

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – APRIL 1, 2025¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2023); In accordance with Chapter 190 of the Florida Statutes, and on April 1, 2025 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Crosswinds East Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Crosswinds East Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Crosswinds East Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” or “Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Crosswinds East Community Development District.

“District” – shall mean the Crosswinds East Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

(c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

(d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 1, 2025, by the Board of Supervisors for the Crosswinds East Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Additional/Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Crosswinds East Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Haines City FL 33844**
(Within Crosswinds East CDD) *Street Address* *City* *State* *ZIP Code*

Mailing Address: _____
(If different from Residential) *Street Address* *City* *State* *ZIP Code*

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Resident, Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Crosswinds East Community Development District.

Signature: _____ Date: _____
(Resident, Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY (LEASE OR WARRANTY DEED) TO: amenityaccess@gmscf.com

OR MAIL TO:
 Crosswinds East CDD
 Attn: Amenity Access
 219 E Livingston St
 Orlando, FL 32801

FOR OFFICE USE ONLY:	
Date Received:	_____
Date Issued:	_____
Card(s):	_____
Lease Term End:	_____
<i>(For Renter(s) only)</i>	

ADDITIONAL INFORMATION REGARDING THE CDD: <https://CrosswindsEastcdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscf.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION V

This instrument was prepared by and
upon recording should be returned to:

Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Roy Van Wyk

**ParcelIDs: 272714739007002860, 272714739007002870, 272714739007002880, 272714739007002890,
272714739007002900, 272714739007002910, 272714739007002920, 272714739007002930,
272714739007002940, 272714739007002950, 272714739007002960, 272714739007002970,
272714739007002980, 272714739007002990, 272714739007003000, 272714739007003010**

UTILITY EASEMENT

THIS UTILITY EASEMENT (the “**Easement Agreement**”), made this 11th day of March, 2025, by and between **CROSSWINDS-HAINES CITY, LP**, a Florida foreign limited partnership with a mailing address of 23975 Park Sorento, Suite 220, Calabasas, California 91302, hereinafter referred to as “**Grantor**”, and **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida, with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801, hereinafter referred to as “**Grantee**”.

WHEREAS, Grantor owns the real property described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Easement Area**”); and

WHEREAS, Grantor desires to grant to Grantee, its successors and assigns, an easement with respect to the Easement Area as hereinafter set forth, subject to the terms and conditions set forth below, and Grantee desires to accept such grant and to assume certain rights and obligations with respect thereto as more particularly set forth in this Easement Agreement.

WITNESSETH:

1. **Grant.** That for and in consideration of the sum of Ten Dollars (\$10) and other valuable consideration given to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant, assign, convey, set over and deliver to Grantee, its successors and assigns, to the extent of Grantor’s interest in and to the Easement Area, a permanent, perpetual, non-exclusive easement which grants to Grantee the perpetual right to enter upon and locate, lay, maintain, operate, inspect, alter, improve, augment, remove and replace, relocate and rebuild, retaining walls, and/or improvements necessary for structural support thereof, (the “**Wall**”) upon, below or above the Easement Area, and for no other purpose unless specifically set forth herein (the “**Easement Area**”).
2. **Grantee’s Right to Remove Obstructions, Entry.** If necessary, in order to exercise the Easement rights granted hereby, Grantee shall have the right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions from the Easement Area. Grantor further conveys to Grantee the reasonable right to enter upon adjoining lands of Grantor if and to the extent necessary in order for Grantor to exercise the rights herein granted.

3. **Representations of Grantor.** Grantor hereby covenants with Grantee and warrants that it owns the Easement Area and has good, right and lawful authority to grant the Easement. Grantee's rights may be assigned, transferred or conveyed (in whole or in part) by Grantee to a third-party utility provider or other governmental entity without consent of Grantor.

4. **Reservations of Rights.** Subject to the rights created herein, Grantor expressly reserves (to itself, its successors and assigns) the right to use, or to grant to others the right to use by virtue of additional licenses, rights-of-way, reservations or easements, any and all portions of the area upon, above, or under the Easement Area (in Grantor's sole discretion), to the extent of Grantor's interest in and to the Easement Area, for any purpose whatsoever not inconsistent with the rights herein granted, including, but not limited to, the right of ingress and egress over and across the Easement Area onto any adjacent or contiguous property; provided such right does not unreasonably interfere with Grantee's permitted use of the Easement Area pursuant to the terms hereof.

5. **Obligations of Grantee.** Grantee, for itself, its successors, assigns, grantees and invitees, covenants and agrees that it shall:

5.1. Not unreasonably interfere with or prevent the following: (i) the normal development, use and maintenance by Grantor of the Easement Area or Grantor's adjacent properties, if any; and (ii) any development, construction, improvement, or other activity or use by Grantor now or in the future existing on or about the Easement Area, so long as such use does not materially and adversely interfere with Grantee's permitted use of the Easement Area;

5.2. Not unreasonably interfere with any existing license, easement, reservation or right-of-way upon, above, over, through, under or across the Easement Area; provided, however, that Grantor covenants that such other rights shall not unreasonably interfere with Grantee's use of the Easement Area;

5.3. After completion of any construction, installation, repair or replacement work with respect to the Wall (or any construction or installation work for relocated facilities or new facilities, if any, consented to by Grantor, which consent Grantor may withhold in its sole discretion), Grantee shall, at its sole cost and expense and in a safe, good and workmanlike manner, remove any temporary improvements and equipment placed on the Easement Area, and restore both the ground surface of the Easement Area and any pavement, grass, landscaping, irrigation lines and equipment, stormwater improvements, or other improvements in or on the Easement Area, to the contour, grade and condition which existed immediately prior to the commencement of any work; and

6. **Miscellaneous.** Except as otherwise set forth herein, Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with the Easement, this Easement Agreement, or the Easement Area. This Easement Agreement embodies the entire understanding of the parties and supersedes all prior discussions and agreements between the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties, in the same manner as executed herein.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year above written.

WITNESSES:

GRANTOR:

CROSSWINDS -HAINES CITY, LP, a Florida foreign limited partnership

By: SB-HS LOJV, LLC, a Delaware limited liability company, its general partner

Sign Name: Roxie Schwartz

By: Steven C. Porath

Roxie Schwartz
Print or type name
Address: 23975 Park Sorrento, Suite 220
Calabasas, CA 91302

Print Name: Steven C. Porath
Title: Authorized Representative

Sign Name: Glenn Deaton

Glenn Deaton
Print or type name
Address: 23975 Park Sorrento, Suite 220
Calabasas, CA 91302

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2025, by Steven C. Porath, as authorized person for SB-HS LOJV, LLC the general partner of Crosswinds-Haines City, LP, for and on behalf of said entity. He is personally known to me or produced _____ as identification.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On March 10, 2025 before me, Karen S. Hornback, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven C. Porath
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen S. Hornback
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

WITNESSES:

GRANTEE:

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida.

Sign Name: Lindsey Roden
Lindsey Roden
Print or type name
Address: 346 Central Ave.
Winter Haven FL 33880

By: [Signature]
Print Name: Warren K. Heath II
Title: Chairperson

Sign Name: Bobby Haley
Bobby Haley
Print or type name
Address: 346 Central Ave.
Winter Haven, FL 33880

ATTEST:
By: [Signature]
Print Name: Jillian Burns
Title: Secretary, Board of Supervisors

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of March, 2025, by Warren K. Heath II, as Chairperson of the Board of Supervisors of the **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government existing under the laws of the State of Florida, on behalf of said community development district.

Lindsey E Roden
(Official Notary Signature & Seal)
Name: Lindsey E Roden
Personally Known X
OR Produced Identification _____
Type of Identification _____

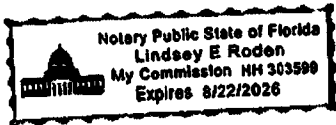


Exhibit "A" Easement Area

Description Sketch

(Not A Survey)

DESCRIPTION:

A portion of Lots 286 through 301 and a portion of Tract 2.3, CROSSWINDS EAST PHASE 1, according to the plat thereof, as recorded in Plat Book 210, Pages 22 through 45, of the Public Records of Polk County, Florida; lying in Section 14, Township 27 South, Range 27 East, City of Haines City, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Lot 286; thence along the Southerly boundary thereof, S.89°59'55"W., a distance of 2.00 feet; thence N.00°07'29"W., a distance of 871.23 feet; thence N.89°52'31"E., a distance of 2.00 feet to a point on the Easterly boundary of said CROSSWINDS EAST PHASE 1; thence along said Easterly boundary, S.00°07'29"E., a distance of 871.23 feet to the **POINT OF BEGINNING**.

Containing 1,742.37 square feet and 0.04 acres, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Easterly boundary of CROSSWINDS EAST PHASE 1, according to the plat thereof, as recorded in Plat Book 210, Pages 22 through 45, of the Public Records of Polk County, Florida, having a Grid Bearing of S.0°07'29"E. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

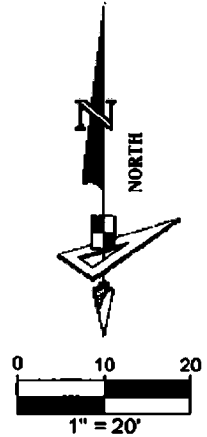
2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for Sketch and Line table.

Charles M. Arnett LS6884	JOB: CROSSWINDS EAST IB - RETAINING WALL	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 													
	DRAWN: AKN DATE: 01/23/25 CHECKED: NMV														
	Prepared For: GLK Real Estate, LLC														
	Revisions														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---
DATE	DESCRIPTION	DRAWN													
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FILE PATH: P:\CROSSWIND EAST\DESCRIPTIONS\CROSSWIND EAST IB-RETAINING WALL EASE-D&S DWG LAST SAVED BY NAYARAV 01 of 02															

Description Sketch

(Not A Survey)



CROSSWINDS EAST PHASE 1
 PLAT BOOK 210, PAGES 22-45

EASTERLY BOUNDARY OF
 CROSSWINDS EAST PHASE 1
 (BASIS OF BEARINGS)

TRACT 23
 MAP OF FLORIDA
 DEVELOPMENT CO. TRACT
 PLAT BOOK 3, PAGE 60

Line Data Table		
No.	Bearing	Length
L1	S89°59'55"W	2.00'
L2	N89°52'31"E	2.00'



- NOTES:**
- 1) SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARINGS.
 - 2) ENTIRETY OF LOTS 287 THROUGH 301 NOT SHOWN FOR CLARITY.

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248 2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768



GeoPoint
 Surveying, Inc.

SECTION VI

SECTION C

Crosswinds East CDD

Field Management Report



April 1st, 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 as we transition from the dry season to spring.
- ✚ Additional landscaping bed was added next to the model home bordering the dry pond on King Hill Dr.
- ✚ The same landscaping row along King Hill Dr. has left over cement on the slope next to the conservation area. Recommend removal and reinforcing area with sod prior to the start of spring.
- ✚ Previous reported builder sign tied to perimeter wall facing Powerline Rd. was removed and placed as a sign separate from the perimeter wall.



Site Item

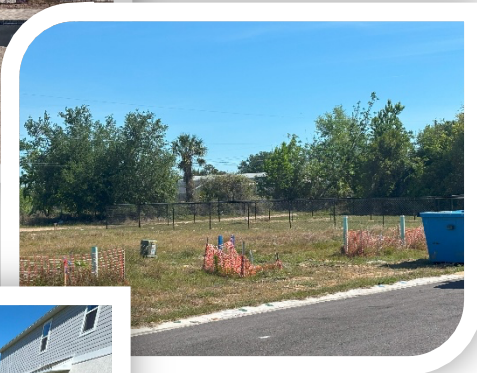
Pond Review

- ✚ Staff has continued to review the dry ponds throughout the district including Phase 1 ponds.
- ✚ Ponds have started discing throughout the district.
- ✚ Vendor has sprayed leftover vegetation in preparation for the next scheduled discing. Leftover vegetation appears treated—brown in color.
- ✚ Pond tracts have been mowed. Tracts appear in satisfactory conditions—neat and tidy.



Site Item

Amenity Review



- ✚ Field Staff continued to review the amenity areas.
- ✚ Amenity cabana exterior has been completed—painted, roof shingles, and decorative stone
- ✚ Paver flooring surrounding the pool has been installed and completed with pool fence pending installation.
- ✚ Dog park fencing on the north portion of the Tract A is currently being built.
- ✚ The previous reported damaged paver walkway at the end of King Hill Dr. has been repaired.
- ✚ In preparation for amenity opening--targeting an opening date by the end of April/early May, attached are proposals for pool maintenance and janitorial.
- ✚ 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 have been completely installed and painted white throughout the phase.
- Future entry monuments including median on E Crosswinds are in the early stages of construction.
- Field staff reviewed the missing retention wall by row of homes on Hidden Mills Rd./Fox Chase Rd. due to solar panel set up from private home bordering the lots, panel is within resident property line with ample space for retention wall construction.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscf.com. Thank you.

Respectfully,

Joel Blanco

SECTION 1



POOL SERVICE PROPOSAL FOR CROSSWINDS EAST CDD

3x week pool service including chemicals.

\$1500 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION 2



March 31, 2025

Crosswinds East CDD The Grove
GMS Central Florida
Joel Blanco
Field Manager
3879 King Hill Dr.
Haines City, FL 33844

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 28th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Three (3) times a week → \$ 500.00/mo
- Trash and pet collection, twice a week, \$50 per container
- Doggie bags, count of 200, replaced when needed → \$10.00each

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: and mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the customer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Crosswinds East CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION D

SECTION 1

Crosswinds East Community Development District

Summary of Checks

February 28,2025 to March 22, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	3/6/25	275-282	\$ 256,791.67
	3/18/25	283-286	\$ 895,161.00
		Total:	\$ 1,151,952.67
Supervisor Fees			
	<u>February 2025</u>		
	Bobbie J Henley	50000	\$ 184.70
	Lindsey E Roden	50001	\$ 184.70
	Jessica M Spencer	50002	\$ 184.70
		Total:	\$ 554.10
	<u>March 2025</u>		
	Bobbie J Henley	50003	\$ 184.70
	Lindsey E Roden	50004	\$ 184.70
	Jessica M Spencer	50005	\$ 184.70
		Total:	\$ 554.10
			\$ 1,153,060.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/25	00038	2/28/25	19157	202502	320-53800	47000		POND MAINTENANCE-FEB25	*	200.00		
								AQUATIC WEED MANAGEMENT, INC			200.00	000275
3/06/25	00035	3/06/25	03062025	202503	300-15500	10000		PYGRND/EQUIP LEASE-APR25	*	3,529.12		
								BOWPROP I, LLC			3,529.12	000276
3/06/25	00011	2/24/25	22438668	202501	310-51300	31100		ENGINEERING SVCS-JAN25	*	432.91		
								DEWBERRY ENGINEERS, INC.			432.91	000277
3/06/25	00013	2/19/25	11461	202501	310-51300	31500		ATTORNEY SVCS-JAN25	*	1,132.50		
								KILINSKI VAN WYK PLLC			1,132.50	000278
3/06/25	00032	2/14/25	16465	202502	320-53800	46300		CUT BACK TREES OFF SWALK	*	3,150.00		
								PRINCE & SONS, INC			3,150.00	000279
3/06/25	00024	2/07/25	CHANGEOR	202502	300-20700	10200		031 CW FR#25	*	36,092.00		
		2/07/25	CHANGEOR	202502	300-20700	10200		031 CW FR#26	*	38,171.00		
								FORTILINE WATERWORKS			74,263.00	000280
3/06/25	00029	2/07/25	1019710	202502	300-20700	10200		031 CW FR#26	*	68,484.67		
		2/07/25	1019728	202502	300-20700	10200		031 CW FR#26	*	3,957.47		
								HARRIS CIVIL ENGINEERS, LLC			72,442.14	000281
3/06/25	00016	1/21/25	1296	202502	300-20700	10200		031 CW FR#25	*	101,642.00		
								WILDMON CONSTRUCTION LLC			101,642.00	000282
3/18/25	00044	2/25/25	PAYAPP#3	202503	300-20700	10200		031 GR FR#23	*	180,060.15		
								HENKELMAN CONSTRUCTION INC			180,060.15	000283
3/18/25	00045	2/13/25	12409314	202503	300-20700	10200		031 CW FR#27	*	52,250.00		
								KCG TRANSPORTATION SERVICES LLC			52,250.00	000284
3/18/25	00017	2/25/25	24728601	202503	300-20700	10200		031 CW FR#28	*	210,353.35		
								QGS DEVELOPMENT, INC.			210,353.35	000285

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/18/25	00019	2/12/25 2095 031 CW FR#27	202503 300-20700-10200	SIGNATURE PRIVACY WALLS OF FLORIDA	*	452,497.50	452,497.50 000286
TOTAL FOR BANK A						1,151,952.67	
TOTAL FOR REGISTER						1,151,952.67	

SECTION 2

Crosswinds East
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2024 A1 Debt Service Fund</u>
5	<u>Series 2024 A2 Debt Service Fund</u>
6	<u>Series 2024 A1 Capital Projects Fund</u>
7	<u>Series 2024 A2 Capital Projects Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Crosswinds East
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 294,010	\$ -	\$ -	\$ 294,010
Due from Developer	\$ 163	\$ -	\$ -	\$ 163
Due from General	\$ -	\$ 3,481	\$ -	\$ 3,481
Investments:				
<i>Series 2024 A1</i>				
Construction	\$ -	\$ -	\$ 389	\$ 389
Interest	\$ -	\$ 110	\$ -	\$ 110
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 82,467	\$ -	\$ 82,467
Prepayment	\$ -	\$ 1,296,900	\$ -	\$ 1,296,900
<i>Series 2024 A2</i>				
Construction	\$ -	\$ -	\$ 719,530	\$ 719,530
Reserve	\$ -	\$ 428,984	\$ -	\$ 428,984
Revenue	\$ -	\$ 212	\$ -	\$ 212
Prepayment	\$ -	\$ 428,985	\$ -	\$ 428,985
Prepaid Expenses	\$ 3,529	\$ -	\$ -	\$ 3,529
Total Assets	\$ 297,701	\$ 4,024,538	\$ 719,920	\$ 5,042,159
Liabilities:				
Accounts Payable	\$ 253,263	\$ -	\$ -	\$ 253,263
Due to Debt Service	\$ 3,481	\$ -	\$ -	\$ 3,481
Total Liabilities	\$ 256,743	\$ -	\$ -	\$ 256,743
Fund Balance:				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 3,166,357	\$ -	\$ 3,166,357
Debt Services - Series 2024 A2	\$ -	\$ 858,180	\$ -	\$ 858,180
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ 389	\$ 389
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 719,530	\$ 719,530
Unassigned	\$ 40,958	\$ -	\$ -	\$ 40,958
Total Fund Balances	\$ 40,958	\$ 4,024,538	\$ 719,920	\$ 4,785,416
Total Liabilities & Fund Balance	\$ 297,701	\$ 4,024,538	\$ 719,920	\$ 5,042,159

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ 277,200	\$ 3,685	\$ 3,685	\$ -
Assessments - Direct (Unplatted)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 65,973	\$ 65,973
Developer Contributions	\$ 249,660	\$ -	\$ -	\$ -
Total Revenues	\$ 576,860	\$ 28,685	\$ 94,658	\$ 65,973

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 15,000	\$ 6,250	\$ 433	\$ 5,817
Attorney	\$ 60,000	\$ 25,000	\$ 7,070	\$ 17,930
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 5,000	\$ (2,917)
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 250	\$ 104	\$ 1,070	\$ (966)
Insurance	\$ 5,980	\$ 5,980	\$ 5,408	\$ 572
Copies	\$ 750	\$ 313	\$ -	\$ 313
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,001	\$ 3,165
Other Current Charges	\$ 2,500	\$ 1,042	\$ 684	\$ 358
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 257
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 168,900	\$ 73,803	\$ 43,823	\$ 29,980

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 8,000	\$ 8,000	\$ 2,959	\$ 5,041
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscaping Replacement	\$ 7,500	\$ 3,125	\$ 3,150	\$ (25)
Streetlights	\$ 18,000	\$ 7,500	\$ 2,559	\$ 4,941
Electric	\$ 2,000	\$ 833	\$ 445	\$ 389
Water & Sewer	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 58,500	\$ 24,375	\$ 20,485	\$ 3,890
Lake Maintenance	\$ -	\$ -	\$ 1,000	\$ (1,000)
Irrigation Repairs	\$ 3,500	\$ 1,458	\$ 562	\$ 896
Maintenance	\$ 8,500	\$ 3,542	\$ 1,868	\$ 1,673
Field Contingency	\$ 100,000	\$ 41,667	\$ -	\$ 41,667
Subtotal Field Expenditures	\$ 236,000	\$ 103,000	\$ 39,279	\$ 63,721

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Amenities Expenditures				
Amenity - Electric	\$ 2,600	\$ 1,083	\$ -	\$ 1,083
Amenity - Water	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Playground & Furniture Lease	\$ 50,000	\$ 20,833	\$ 17,646	\$ 3,188
Internet	\$ 2,000	\$ 833	\$ -	\$ 833
Amenity Landscaping	\$ 6,500	\$ 2,708	\$ -	\$ 2,708
Replacement	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Amenity Irrigation Repairs	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Pest Control	\$ 1,500	\$ 625	\$ -	\$ 625
Janitorial Services	\$ 16,160	\$ 6,733	\$ -	\$ 6,733
Security Services	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
Pool Maintenance	\$ 23,700	\$ 9,875	\$ -	\$ 9,875
Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Amenity Access Management	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Amenities Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 171,960	\$ 71,650	\$ 17,646	\$ 54,004
Total Operations & Maintenance	\$ 407,960	\$ 174,650	\$ 56,924	\$ 117,726
Total Expenditures	\$ 576,860	\$ 248,453	\$ 100,747	\$ 147,706
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,089)	
Net Change in Fund Balance	\$ -		\$ (6,089)	
Fund Balance - Beginning	\$ -		\$ 47,047	
Fund Balance - Ending	\$ -		\$ 40,958	

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 February 28, 2025

	Adopted Budget	Projected Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ 261,800	\$ 3,481	\$ 3,481	\$ -
Assessments - Direct	\$ 1,521,600	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 1,296,900	\$ 1,296,900
Interest	\$ -	\$ -	\$ 35,676	\$ 35,676
Total Revenues	\$ 1,783,400	\$ 3,481	\$ 1,336,056	\$ 1,332,576
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$ 713,200	\$ 713,200	\$ 713,200	\$ -
Principal - 5/1	\$ 365,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 713,200	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,791,400	\$ 713,200	\$ 713,200	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (8,000)		\$ 622,856	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 110	\$ 110
Total Other Financing Sources/(Uses)	\$ -		\$ 110	
Net Change in Fund Balance	\$ (8,000)		\$ 622,966	
Fund Balance - Beginning	\$ 752,718		\$ 2,543,391	
Fund Balance - Ending	\$ 744,718		\$ 3,166,357	

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 February 28, 2025

	Adopted Budget	Projected Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Lot Closing	\$	-	\$	428,985
Interest	\$	-	\$	7,871
Total Revenues	\$	-	\$	436,856
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$	-	\$	57,605
Principal - 5/1	\$	-	\$	-
Interest - 5/1	\$	-	\$	-
Total Expenditures	\$	-	\$	(57,605)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	379,251
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$	-	\$	(7,659)
Total Other Financing Sources/(Uses)	\$	-	\$	(7,659)
Net Change in Fund Balance	\$	-	\$	371,592
Fund Balance - Beginning	\$	752,718	\$	486,589
Fund Balance - Ending	\$	752,718	\$	858,180

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 9,115,241	\$ 9,115,241
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 9,115,253	\$ 9,115,253
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 9,115,438	\$ (9,115,438)
Total Expenditures	\$ -	\$ -	\$ 9,115,438	\$ (9,115,438)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (186)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (110)	\$ (110)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (110)	\$ (110)
Net Change in Fund Balance	\$ -	\$ -	\$ (295)	
Fund Balance - Beginning	\$ -	\$ -	\$ 684	
Fund Balance - Ending	\$ -	\$ -	\$ 389	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 70,391	\$ 70,391
Total Revenues	\$ -	\$ -	\$ 70,391	\$ 70,391
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,447,336	\$ (4,447,336)
Total Expenditures	\$ -	\$ -	\$ 4,447,336	\$ (4,447,336)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (4,376,945)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,659	\$ 7,659
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,659	\$ 7,659
Net Change in Fund Balance	\$ -	\$ -	\$ (4,369,286)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,088,817	
Fund Balance - Ending	\$ -	\$ -	\$ 719,530	

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ -	\$ 3,680	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,685
Assessments - Direct (Unplatted)	\$ -	\$ 20,348	\$ -	\$ 4,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 65,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,973
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 20,348	\$ -	\$ 74,304	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,658
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ 433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Attorney	\$ 2,662	\$ 456	\$ 2,820	\$ 1,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,070
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 418	\$ 50	\$ 117	\$ 124	\$ 361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 174	\$ 107	\$ 107	\$ 129	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 684
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,436	\$ 4,709	\$ 7,140	\$ 5,915	\$ 4,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,823

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 2,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,959
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Streetlights	\$ 440	\$ 527	\$ 527	\$ 1,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,559
Electric	\$ 67	\$ 77	\$ 99	\$ 91	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,485
Lake Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 446	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562
Maintenance	\$ 616	\$ 1,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 9,629	\$ 7,403	\$ 6,173	\$ 7,149	\$ 8,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,279
Amenities Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,646
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenities Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,646
Total Operations & Maintenance	\$ 13,158	\$ 10,932	\$ 9,702	\$ 10,678	\$ 12,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,924
Total Expenditures	\$ 34,594	\$ 15,641	\$ 16,842	\$ 16,593	\$ 17,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,747
Excess (Deficiency) of Revenues over Expenditures	\$ (34,594)	\$ 4,707	\$ (16,842)	\$ 57,711	\$ (17,072)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,089)

Crosswinds East

Community Development District

Long Term Debt Report

Series 2024 Assessment Area 1, 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

Series 2024 Assessment Area 2, Special Assessment Revenue Bonds		
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
Current Bonds Outstanding		\$6,400,000

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
02/03/2025	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$11.06	\$11.06	\$5.69	\$5.37	\$11.06
TOTAL		\$ 7,526.88	\$ (225.83)	\$ (146.02)	\$ 11.06	\$ 7,166.09	\$ 3,685.41	\$ 3,480.68	\$ 7,166.09

1%	Net Percent Collected
\$ 531,833.79	Balance Remaining to Collect

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	\$ -