

*Crosswinds East  
Community Development District*

*Meeting Agenda*

*May 6, 2025*

# AGENDA

# *Crosswinds East*

## *Community Development District*

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

April 29, 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, May 6, 2025**, at **10:15 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/88335650486>

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

**Meeting ID:** 883 3565 0486

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 each)
3. Approval of Minutes of the April 1, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 5, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Review and Ranking of Proposals Received for Phase 1A and Phase 1B Project RFPs and Authorization of Staff to Send Notice of Intent to Award (*to be provided under separate cover*)
6. Ratification of Phase 1 Conveyance Documents
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Pest Control Services at the Amenity Center
    - ii. Consideration of Proposal for Pool Chair Lift (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—1
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, April 1, 2025** at 10:37 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*  
Jessica Spencer  
Bobbie Henley  
Lindsey Roden

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk  
Meredith Hammock *by Zoom*  
Chace Arrington *by Zoom*  
Rey Malave *by Zoom*  
Joel Blanco  
Courtney McHale

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry  
District Engineer, Dewberry  
Field Manager, GMS  
Harris Civil Engineers

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:37 a.m. and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 4, 2025  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 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. Roden, seconded by Ms. Spencer, with all in favor, the Minutes of the March 4, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Amenity Policies and Rates for the District**

Ms. Burns noted this public hearing has been advertised in the paper and asked for a motion to open the public hearing.

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

**i. Consideration of Resolution 2025-05 Adopting Amenity Policies and Rates for the District**

Ms. Burns stated these are the same set of rules that the Board saw when this hearing was set and includes the standard set of rules for the facility including some lakes and ponds policies, policy for the pool, and dog park included.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Adopting Amenity Policies and Rates for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

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

**FIFTH ORDER OF BUSINESS**

**Ratification of Phase 1B Wall Utility Easement**

Ms. Burns noted this easement had already been approved; they were just looking for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Ms. Spencer, with all in favor, the Phase 1B Wall Utility Easement, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk asked the Board to consider acceptance of tracts 1.2, 2.1, 2.2, 2.3, 3.1, 4.2, 4.3, E, F, K, L, S, T, U, V, OS1, 2, 3, 6, 8, 10 – 22, 25, 29, 30, 31, 33, 34, 35, 36, 38, 39, 42 and 43 in Crosswinds Phase 1.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Additional Conveyances Subject to Completion, was approved.

**B. Engineer**

Mr. Malave had nothing to report.

**C. Field Manager's Report**

Mr. Blanco presented the Field Management Report on page 47 of the agenda package.

**i. Consideration of Proposal for Pool Maintenance Services from Resort Pool Services**

Mr. Blanco presented a pool maintenance proposal for three times a week at \$1,500 per month from Resort Pool Services.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Resort Pool Services Proposal for Pool Maintenance 3 times per week, was approved.

**ii. Consideration of Proposal for Janitorial Maintenance Services**

Mr. Blanco presented a janitorial proposal for two times a week at \$500 per month. Ms. Burns noted a contract will be drafted in a way that allows field staff to add trash cans and dog waste stations as they come on.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the CSS Proposal for Janitorial Maintenance Services 3 Days Per Week with Option to Add Dog Waste Stations & Trash Cans as Needed Once Installed, was approved.

**D. District Manager's Report**

**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. Roden, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted financial statements 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. Spencer, with all in favor, the meeting was adjourned.

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

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

# SECTION IV

## RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Crosswinds East Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection

at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 5, 2025  
HOUR: 10:15 AM  
LOCATION: The Cassidy Organization  
346 East Central Avenue  
Winter Haven, Florida 33880

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF MAY 2025.**

ATTEST:

**CROSSWINDS EASTCOMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

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

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



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**Crosswinds East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - On Roll	\$ 277,200	\$ 705	\$ 276,495	\$ 277,200	\$ 1,089,667
Assessments - Direct (Unplatted)	\$ 50,000	\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000
Developer Contributions	\$ 249,660	\$ 35,000	\$ -	\$ 35,000	\$ 46,532
Lot Closings	\$ -	\$ 65,973	\$ -	\$ 65,973	\$ -
<b>Total Revenues</b>	<b>\$ 576,860</b>	<b>\$ 126,677</b>	<b>\$ 301,495</b>	<b>\$ 428,173</b>	<b>\$ 1,186,200</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 4,800	\$ 6,200	\$ 12,000
Employer FICA Expense	\$ -	\$ 107	\$ 367	\$ 474	\$ 918
Engineering	\$ 15,000	\$ 780	\$ 7,500	\$ 8,280	\$ 15,000
Attorney	\$ 60,000	\$ 10,287	\$ 30,000	\$ 40,287	\$ 30,000
Annual Audit	\$ 4,000	\$ -	\$ 3,500	\$ 3,500	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 5,000	\$ 5,500	\$ 3,000	\$ 8,500	\$ 8,755
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,020	\$ 4,811	\$ -	\$ 4,811	\$ 10,242
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 250	\$ 1,566	\$ 1,500	\$ 3,066	\$ 250
Insurance	\$ 5,980	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Legal Advertising	\$ 10,000	\$ 3,746	\$ 7,000	\$ 10,746	\$ 10,000
Other Current Charges	\$ 2,500	\$ 794	\$ 900	\$ 1,694	\$ 2,500
Office Supplies	\$ 625	\$ 6	\$ 60	\$ 66	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 168,900</b>	<b>\$ 61,156</b>	<b>\$ 81,477</b>	<b>\$ 142,633</b>	<b>\$ 157,644</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 8,000	\$ 2,959	\$ -	\$ 2,959	\$ 30,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscaping Replacement	\$ 7,500	\$ 3,150	\$ 4,350	\$ 7,500	\$ 40,000
Streetlights	\$ 18,000	\$ 3,654	\$ 3,300	\$ 6,954	\$ 36,000
Electric	\$ 2,000	\$ 726	\$ 2,904	\$ 3,630	\$ 3,993
Water & Sewer	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 30,000
Landscape Maintenance	\$ 58,500	\$ 28,432	\$ 47,682	\$ 76,114	\$ 175,364
Lake Maintenance	\$ -	\$ 1,200	\$ 1,200	\$ 2,400	\$ 2,400
Irrigation Repairs	\$ 3,500	\$ 4,212	\$ -	\$ 4,212	\$ 10,000
General Repairs & Maintenance	\$ 8,500	\$ 1,868	\$ 6,632	\$ 8,500	\$ 8,500
Field Contingency	\$ 100,000	\$ -	\$ 50,000	\$ 50,000	\$ 12,500
<b>Subtotal Field Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 53,702</b>	<b>\$ 131,068</b>	<b>\$ 184,769</b>	<b>\$ 364,207</b>

# Crosswinds East

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Amenities Expenditures</b>					
Amenity - Electric	\$ 2,600	\$ -	\$ -	\$ -	\$ 50,000
Amenity - Water	\$ 6,000	\$ -	\$ -	\$ -	\$ 30,000
Playground & Furniture Lease	\$ 50,000	\$ 21,175	\$ 21,175	\$ 42,349	\$ 97,349
Internet	\$ 2,000	\$ -	\$ -	\$ -	\$ 4,000
Amenity Landscaping	\$ 6,500	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -	\$ 10,000
Pest Control	\$ 1,500	\$ -	\$ -	\$ -	\$ 4,000
Janitorial Services	\$ 16,160	\$ -	\$ -	\$ -	\$ 48,000
Security Services	\$ 30,000	\$ -	\$ -	\$ -	\$ 60,000
Pool Maintenance	\$ 23,700	\$ -	\$ -	\$ -	\$ 36,000
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 30,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Access Management	\$ 10,000	\$ -	\$ -	\$ -	\$ 15,000
Amenities Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 20,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 171,960</b>	<b>\$ 21,175</b>	<b>\$ 21,175</b>	<b>\$ 42,349</b>	<b>\$ 414,349</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Subtotal Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 407,960</b>	<b>\$ 74,876</b>	<b>\$ 152,243</b>	<b>\$ 227,119</b>	<b>\$ 1,028,556</b>
<b>Total Expenditures</b>	<b>\$ 576,860</b>	<b>\$ 136,032</b>	<b>\$ 233,720</b>	<b>\$ 369,752</b>	<b>\$ 1,186,200</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (9,355)</b>	<b>\$ 67,775</b>	<b>\$ 58,421</b>	<b>\$ -</b>

Net Assessments	\$1,139,667
Add: Discounts & Collections 7%	\$85,781
Gross Assessments	<u>\$1,225,449</u>

Product	Assessable Units	ERU's	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhomes	530	0.75	398	\$308,616	\$582.29	\$626.12
Single Family	1006	1.00	1006	\$781,051	\$776.39	\$834.83
Unplatted				\$50,000		
	1536		1404	<b>\$1,139,667</b>		

# Crosswinds East

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

##### **Developer Contributions**

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

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#### **Expenditures:**

##### **General & Administrative:**

##### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### **Employer FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### **Engineering**

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### **Attorney**

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds and any other anticipated bond issuance.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

# **Crosswinds East**

## **Community Development District**

### **General Fund Budget**

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2024 bond and anticipated issuances with US Bank.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology with Governmental Management Services–Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services–Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District’s general liability and public official’s liability insurance coverage.

#### Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

# Crosswinds East

## Community Development District

### General Fund Budget

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

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

##### Property Insurance

Represents the estimated costs of insurance coverage to governmental agencies.

##### Field Management

Represents the estimated costs for onsite field management.

##### Landscape Replacement

Represents the estimated costs of replacing landscaping within the common areas of the District.

##### Streetlights

Represents the estimated costs to maintain street lights within the District Boundaries.

##### Electric

Represents the estimated costs for electric charges of common areas throughout the District.

##### Water & Sewer

Represents the estimated costs for water and refuse services provided for common areas throughout the District.

##### Landscape Maintenance

Represents the estimated costs to provide maintenance of the landscaping within the District.

##### Lake Maintenance

Represents the cost of contracting Aquatic Weed Management, Inc. that maintain the lakes located within the District.

##### Irrigation Repairs

Represents the estimated costs of maintaining and repairing the irrigation system.

##### General Repairs & Maintenance

Represents the estimated costs of general repairs and maintenance of the District's common areas.

##### Field Contingency

Represents the estimated costs the District could incur throughout the fiscal year for field related items.

# Crosswinds East

## Community Development District

### General Fund Budget

#### Amenity Expenditures

##### Amenity - Electric

Represents the estimated electric charges for the District's amenity facility.

##### Amenity - Water

Represents the estimated water charges for the District's amenity facility.

##### Playground Lease

Represents the estimated costs of leasing playground equipment.

##### Internet

Represents the cost of internet service for the amenity facility.

##### Amenity Landscaping

Represents the estimated costs to maintain the landscaping for the amenity facility.

##### Landscape Replacement

Represents the estimated costs of replacing landscaping for the amenity facility.

##### Amenity Irrigation Repairs

Represents the estimated costs of maintaining and repairing the irrigation system for the amenity facility.

##### Pest Control

Represents the estimated costs for pest control treatments to its amenity facilities.

##### Janitorial Services

Represents the estimated costs to provide janitorial services for the District's amenity facilities.

##### Security Services

Represents the estimated costs of maintaining security systems in place.

##### Pool Maintenance

Represents the estimated costs to provide regular cleaning and treatments of the District's pool.

##### Amenity Repairs & Maintenance

Represents estimated costs to maintenance of the District's amenity facilities.

##### Holiday Decorations

Represents estimated costs for holiday decoration of the District.

**Crosswinds East**  
**Community Development District**  
**General Fund Budget**

*Amenity Access Management*

Represents the cost of managing access to the District's amenity facility.

*Amenities Contingency*

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

*Other Expenditures:*

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Crosswinds East**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2024 Assessment Area One**

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Total Thru 09/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 261,800	\$ 666	\$ 261,134	\$ 261,800	\$ 1,783,400
Assessments - Direct	\$ 1,521,600	\$ -	\$ 1,521,600	\$ 1,521,600	\$ -
Assessments - Lot Closings	\$ -	\$ 1,296,900	\$ -	\$ 1,296,900	\$ -
Interest	\$ -	\$ 44,764	\$ 22,382	\$ 67,146	\$ 33,573
Carry Forward Surplus <sup>(1)</sup>	\$ 752,718	\$ 759,991	\$ -	\$ 759,991	\$ 2,116,037
<b>Total Revenues</b>	<b>\$ 2,536,118</b>	<b>\$ 2,102,321</b>	<b>\$ 1,805,117</b>	<b>\$ 3,907,437</b>	<b>\$ 3,933,011</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 713,200	\$ 713,200	\$ -	\$ 713,200	\$ 704,759
Principal - 5/1	\$ 365,000	\$ -	\$ 365,000	\$ 365,000	\$ 380,000
Interest - 5/1	\$ 713,200	\$ -	\$ 713,200	\$ 713,200	\$ 704,759
<b>Total Expenditures</b>	<b>\$ 1,791,400</b>	<b>\$ 713,200</b>	<b>\$ 1,078,200</b>	<b>\$ 1,791,400</b>	<b>\$ 1,789,519</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 110	\$ -	\$ -	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 744,718</b>	<b>\$ 1,389,231</b>	<b>\$ 726,917</b>	<b>\$ 2,116,037</b>	<b>\$ 2,143,492</b>

Interest - 11/1/26 \$ 695,971.88

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	120	\$138,000	\$1,150.00	\$1,236.56
Townhome - DR Horton	102	\$86,700	\$850.00	\$913.98
Townhome - West Bay	308	\$261,800	\$850.00	\$913.98
Single Family - 40'	258	\$425,700	\$1,650.00	\$1,774.19
Single Family - 50'	528	\$871,200	\$1,650.00	\$1,774.19
<b>Total ERU's</b>	<b>1316</b>	<b>\$1,783,400</b>		

**Crosswinds East**  
**Community Development District**  
**Series 2024 Special Assessment Bonds Area One**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 25,420,000.00	\$ -	\$ 704,759.38	\$ 1,782,959.38
05/01/26	\$ 25,420,000.00	\$ 380,000.00	\$ 704,759.38	
11/01/26	\$ 25,040,000.00	\$ -	\$ 695,971.88	\$ 1,780,731.25
05/01/27	\$ 25,040,000.00	\$ 400,000.00	\$ 695,971.88	
11/01/27	\$ 24,640,000.00	\$ -	\$ 686,721.88	\$ 1,782,693.75
05/01/28	\$ 24,640,000.00	\$ 415,000.00	\$ 686,721.88	
11/01/28	\$ 24,225,000.00	\$ -	\$ 677,125.00	\$ 1,778,846.88
05/01/29	\$ 24,225,000.00	\$ 435,000.00	\$ 677,125.00	
11/01/29	\$ 23,790,000.00	\$ -	\$ 667,065.63	\$ 1,779,190.63
05/01/30	\$ 23,790,000.00	\$ 455,000.00	\$ 667,065.63	
11/01/30	\$ 23,335,000.00	\$ -	\$ 656,543.75	\$ 1,778,609.38
05/01/31	\$ 23,335,000.00	\$ 480,000.00	\$ 656,543.75	
11/01/31	\$ 22,855,000.00	\$ -	\$ 645,443.75	\$ 1,781,987.50
05/01/32	\$ 22,855,000.00	\$ 505,000.00	\$ 645,443.75	
11/01/32	\$ 22,350,000.00	\$ -	\$ 631,556.25	\$ 1,782,000.00
05/01/33	\$ 22,350,000.00	\$ 535,000.00	\$ 631,556.25	
11/01/33	\$ 21,815,000.00	\$ -	\$ 616,843.75	\$ 1,783,400.00
05/01/34	\$ 21,815,000.00	\$ 560,000.00	\$ 616,843.75	
11/01/34	\$ 21,255,000.00	\$ -	\$ 601,443.75	\$ 1,778,287.50
05/01/35	\$ 21,255,000.00	\$ 595,000.00	\$ 601,443.75	
11/01/35	\$ 20,660,000.00	\$ -	\$ 585,081.25	\$ 1,781,525.00
05/01/36	\$ 20,660,000.00	\$ 630,000.00	\$ 585,081.25	
11/01/36	\$ 20,030,000.00	\$ -	\$ 567,756.25	\$ 1,782,837.50
05/01/37	\$ 20,030,000.00	\$ 665,000.00	\$ 567,756.25	
11/01/37	\$ 19,365,000.00	\$ -	\$ 549,468.75	\$ 1,782,225.00
05/01/38	\$ 19,365,000.00	\$ 700,000.00	\$ 549,468.75	
11/01/38	\$ 18,665,000.00	\$ -	\$ 530,218.75	\$ 1,779,687.50
05/01/39	\$ 18,665,000.00	\$ 740,000.00	\$ 530,218.75	
11/01/39	\$ 17,925,000.00	\$ -	\$ 509,868.75	\$ 1,780,087.50
05/01/40	\$ 17,925,000.00	\$ 780,000.00	\$ 509,868.75	
11/01/40	\$ 17,145,000.00	\$ -	\$ 488,418.75	\$ 1,778,287.50
05/01/41	\$ 17,145,000.00	\$ 825,000.00	\$ 488,418.75	
11/01/41	\$ 15,445,000.00	\$ -	\$ 465,731.25	\$ 1,779,150.00
05/01/42	\$ 13,545,000.00	\$ 875,000.00	\$ 465,731.25	
11/01/42	\$ 13,545,000.00	\$ -	\$ 441,668.75	\$ 1,782,400.00
05/01/43	\$ 13,545,000.00	\$ 925,000.00	\$ 441,668.75	\$ -
11/01/43	\$ 13,545,000.00	\$ -	\$ 416,231.25	\$ 1,782,900.00
05/01/44	\$ 13,545,000.00	\$ 975,000.00	\$ 416,231.25	\$ -
11/01/44	\$ 13,545,000.00	\$ -	\$ 389,418.75	\$ 1,780,650.00
05/01/45	\$ 13,545,000.00	\$ 1,030,000.00	\$ 389,418.75	
11/01/45	\$ 12,515,000.00	\$ -	\$ 359,806.25	\$ 1,779,225.00
05/01/46	\$ 12,515,000.00	\$ 1,095,000.00	\$ 359,806.25	
11/01/46	\$ 11,420,000.00	\$ -	\$ 328,325.00	\$ 1,783,131.25

**Crosswinds East**  
**Community Development District**  
**Series 2024 Special Assessment Bonds Area One**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 11,420,000.00	\$ 1,155,000.00	\$ 328,325.00	
11/01/47	\$ 10,265,000.00	\$ -	\$ 295,118.75	\$ 1,778,443.75
05/01/48	\$ 10,265,000.00	\$ 1,225,000.00	\$ 295,118.75	
11/01/48	\$ 9,040,000.00	\$ -	\$ 259,900.00	\$ 1,780,018.75
05/01/49	\$ 9,040,000.00	\$ 1,300,000.00	\$ 259,900.00	
11/01/49	\$ 7,740,000.00	\$ -	\$ 222,525.00	\$ 1,782,425.00
05/01/50	\$ 7,740,000.00	\$ 1,375,000.00	\$ 222,525.00	
11/01/50	\$ 6,365,000.00	\$ -	\$ 182,993.75	\$ 1,780,518.75
05/01/51	\$ 6,365,000.00	\$ 1,455,000.00	\$ 182,993.75	
11/01/51	\$ 4,910,000.00	\$ -	\$ 141,162.50	\$ 1,779,156.25
05/01/52	\$ 4,910,000.00	\$ 1,545,000.00	\$ 141,162.50	
11/01/52	\$ 3,365,000.00	\$ -	\$ 96,743.75	\$ 1,782,906.25
05/01/53	\$ 3,365,000.00	\$ 1,635,000.00	\$ 96,743.75	
11/01/53	\$ 1,730,000.00	\$ -	\$ 49,737.50	\$ 1,781,481.25
05/01/54	\$ 1,730,000.00	\$ 1,730,000.00	\$ 49,737.50	\$ 1,779,737.50
		<b>\$ 25,785,000.00</b>	<b>\$ 28,599,357.78</b>	<b>\$ 54,384,357.78</b>

**Crosswinds East**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2024 Assessment Area Two**

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Total Thru 09/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 428,982
Assessments - Direct	\$ -	\$ -	\$ 428,984	\$ 428,984	\$ -
Assessments - Lot Closing	\$ -	\$ 428,985	\$ -	\$ 428,985	\$ -
Interest	\$ -	\$ 10,024	\$ 5,012	\$ 15,036	\$ 7,518
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 57,605	\$ -	\$ 57,605	\$ 601,795
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 496,614</b>	<b>\$ 433,996</b>	<b>\$ 930,610</b>	<b>\$ 1,038,296</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ 57,605	\$ -	\$ 57,605	\$ 165,103
Principal - 5/1	\$ -	\$ -	\$ 95,000	\$ 95,000	\$ 100,000
Interest - 5/1	\$ -	\$ -	\$ 167,240	\$ 167,240	\$ 165,103
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 57,605</b>	<b>\$ 262,240</b>	<b>\$ 319,845</b>	<b>\$ 430,205</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (8,970)	\$ -	\$ (8,970)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (8,970)</b>	<b>\$ -</b>	<b>\$ (8,970)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 430,039</b>	<b>\$ 171,756</b>	<b>\$ 601,795</b>	<b>\$ 608,091</b>

Interest - 11/1/26 \$ 162,852.50

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	172	\$335,386	\$1,949.92	\$2,096.69
Single Family - 50'	48	\$93,596	\$1,949.92	\$2,096.69
<b>Total ERU's</b>	<b>220</b>	<b>\$428,982</b>		

**Crosswinds East**  
**Community Development District**  
**Series 2024 Special Assessment Bonds Area Two**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 6,305,000.00	\$ -	\$ 165,102.50	\$ 427,342.50
05/01/26	\$ 6,305,000.00	\$ 100,000.00	\$ 165,102.50	
11/01/26	\$ 6,205,000.00	\$ -	\$ 162,852.50	\$ 427,955.00
05/01/27	\$ 6,205,000.00	\$ 105,000.00	\$ 162,852.50	
11/01/27	\$ 6,100,000.00	\$ -	\$ 160,490.00	\$ 428,342.50
05/01/28	\$ 6,100,000.00	\$ 110,000.00	\$ 160,490.00	
11/01/28	\$ 5,990,000.00	\$ -	\$ 158,015.00	\$ 428,505.00
05/01/29	\$ 5,990,000.00	\$ 115,000.00	\$ 158,015.00	
11/01/29	\$ 5,875,000.00	\$ -	\$ 155,427.50	\$ 428,442.50
05/01/30	\$ 5,875,000.00	\$ 120,000.00	\$ 155,427.50	
11/01/30	\$ 5,755,000.00	\$ -	\$ 152,727.50	\$ 428,155.00
05/01/31	\$ 5,755,000.00	\$ 125,000.00	\$ 152,727.50	
11/01/31	\$ 5,630,000.00	\$ -	\$ 149,915.00	\$ 427,642.50
05/01/32	\$ 5,630,000.00	\$ 130,000.00	\$ 149,915.00	
11/01/32	\$ 5,500,000.00	\$ -	\$ 146,567.50	\$ 426,482.50
05/01/33	\$ 5,500,000.00	\$ 135,000.00	\$ 146,567.50	
11/01/33	\$ 5,365,000.00	\$ -	\$ 143,091.25	\$ 424,658.75
05/01/34	\$ 5,365,000.00	\$ 145,000.00	\$ 143,091.25	
11/01/34	\$ 5,220,000.00	\$ -	\$ 139,357.50	\$ 427,448.75
05/01/35	\$ 5,220,000.00	\$ 150,000.00	\$ 139,357.50	
11/01/35	\$ 5,070,000.00	\$ -	\$ 135,495.00	\$ 424,852.50
05/01/36	\$ 5,070,000.00	\$ 160,000.00	\$ 135,495.00	
11/01/36	\$ 4,910,000.00	\$ -	\$ 131,375.00	\$ 426,870.00
05/01/37	\$ 4,910,000.00	\$ 170,000.00	\$ 131,375.00	
11/01/37	\$ 4,740,000.00	\$ -	\$ 126,997.50	\$ 428,372.50
05/01/38	\$ 4,740,000.00	\$ 175,000.00	\$ 126,997.50	
11/01/38	\$ 4,565,000.00	\$ -	\$ 122,491.25	\$ 424,488.75
05/01/39	\$ 4,565,000.00	\$ 185,000.00	\$ 122,491.25	
11/01/39	\$ 4,380,000.00	\$ -	\$ 117,727.50	\$ 425,218.75
05/01/40	\$ 4,380,000.00	\$ 195,000.00	\$ 117,727.50	
11/01/40	\$ 4,185,000.00	\$ -	\$ 112,706.25	\$ 425,433.75
05/01/41	\$ 4,185,000.00	\$ 205,000.00	\$ 112,706.25	
11/01/41	\$ 3,765,000.00	\$ -	\$ 107,427.50	\$ 425,133.75

05/01/42	\$	3,295,000.00	\$	215,000.00	\$	107,427.50	
11/01/42	\$	3,295,000.00	\$	-	\$	101,891.25	\$ 424,318.75
05/01/43	\$	3,295,000.00	\$	230,000.00	\$	101,891.25	\$ -
11/01/43	\$	3,295,000.00	\$	-	\$	95,968.75	\$ 427,860.00
05/01/44	\$	3,295,000.00	\$	240,000.00	\$	95,968.75	\$ -
11/01/44	\$	3,295,000.00	\$	-	\$	89,788.75	\$ 425,757.50
05/01/45	\$	3,295,000.00	\$	255,000.00	\$	89,788.75	
11/01/45	\$	3,040,000.00	\$	-	\$	82,840.00	\$ 427,628.75
05/01/46	\$	3,040,000.00	\$	270,000.00	\$	82,840.00	
11/01/46	\$	2,770,000.00	\$	-	\$	75,482.50	\$ 428,322.50
05/01/47	\$	2,770,000.00	\$	285,000.00	\$	75,482.50	
11/01/47	\$	2,485,000.00	\$	-	\$	67,716.25	\$ 428,198.75
05/01/48	\$	2,485,000.00	\$	300,000.00	\$	67,716.25	
11/01/48	\$	2,185,000.00	\$	-	\$	59,541.25	\$ 427,257.50
05/01/49	\$	2,185,000.00	\$	315,000.00	\$	59,541.25	
11/01/49	\$	1,870,000.00	\$	-	\$	50,957.50	\$ 425,498.75
05/01/50	\$	1,870,000.00	\$	335,000.00	\$	50,957.50	
11/01/50	\$	1,535,000.00	\$	-	\$	41,828.75	\$ 427,786.25
05/01/51	\$	1,535,000.00	\$	355,000.00	\$	41,828.75	
11/01/51	\$	1,180,000.00	\$	-	\$	32,155.00	\$ 428,983.75
05/01/52	\$	1,180,000.00	\$	370,000.00	\$	32,155.00	
11/01/52	\$	810,000.00	\$	-	\$	22,072.50	\$ 424,227.50
05/01/53	\$	810,000.00	\$	395,000.00	\$	22,072.50	
11/01/53	\$	415,000.00	\$	-	\$	11,308.75	\$ 428,381.25
05/01/54	\$	415,000.00	\$	415,000.00	\$	11,308.75	\$ 426,308.75

	\$	<b>6,400,000.00</b>	\$	<b>6,463,479.89</b>	\$	<b>12,863,479.89</b>
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# SECTION V

*Item will be  
provided under  
separate cover.*

# SECTION VI

Prepared by:

Roy Van Wyk, Esq.  
KILINSKI VAN WYK, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY  
AFFIDAVIT FOR DEED**

STATE OF FLORIDA  
COUNTY OF POLK

I, **Lauren O. Schwenk** ("Affiant"), on being duly sworn, state:

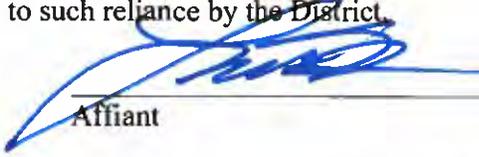
1. I am the Manager of GLK Real Estate, LLC, a Florida limited liability company, (the "Company").

2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

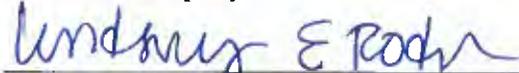
3. On behalf of the Company, Affiant is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.

4. On behalf of the Company, Affiant is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Crosswinds East Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 4<sup>th</sup> day of April 2025 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

  
\_\_\_\_\_

(Official Notary Signature)

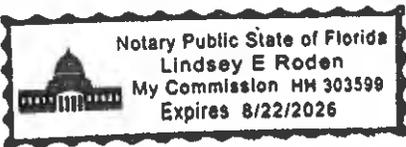
Name: Lindsey E Roden

Personally Known

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]



## EXHIBIT A

Tracts 1.2, 2.1, 2.2, 2.3, 3.1, 4.2, 4.3, E, F, K, L, S, T, U, V, OS-1, OS-2, OS-3, OS-6, OS-8, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, OS-19, OS-20, OS-21, OS-22, OS-25, OS-29, OS-30, OS-31, OS-33, OS-34, OS-35, OS-36, OS-38, OS-39, OS-42, OS-43 and the road rights-of-way designated as Crosswinds Boulevard, Fox Chase Road, Glenn Drive, Hidden Mills Road, Jennio Drive, Aveeno Avenue, Outlaw Road, Orchard Drive, Creekside Road, Cherry Lane, Green Field Avenue, Oak Park Drive, Amers Loop, Old Mill Road, Farmhouse Road, Roden Road, Katrina Drive, Somerset Drive, Brook Lane, Clove Row, Riverbend Boulevard, Green Belt Drive, and Woodstone Road, all as depicted on the plat of *Crosswinds East Phase 1*, recorded at Plat Book 210, Page 22, of the Public Records of Polk County, Florida

## OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared **Lauren O. Schwenk** ("Affiant") as Manager of GLK Real Estate, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 E. Central Avenue, Winter Haven, FL 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that GLK Real Estate, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".

2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

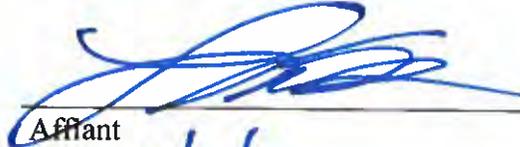
6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Affiant  
Date: 4/4/25

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 4th day of April 2025 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company, and who  is personally known to me or  produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Official Notary Signature)  
Name: Lindsey E Roden  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



## **EXHIBIT A**

(Legal Description)

Tracts 1.2, 2.1, 2.2, 2.3, 3.1, 4.2, 4.3, E, F, K, L, S, T, U, V, OS-1, OS-2, OS-3, OS-6, OS-8, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, OS-19, OS-20, OS-21, OS-22, OS-25, OS-29, OS-30, OS-31, OS-33, OS-34, OS-35, OS-36, OS-38, OS-39, OS-42, OS-43 and the road rights-of-way designated as Crosswinds Boulevard, Fox Chase Road, Glenn Drive, Hidden Mills Road, Jennio Drive, Aveeno Avenue, Outlaw Road, Orchard Drive, Creekside Road, Cherry Lane, Green Field Avenue, Oak Park Drive, Amers Loop, Old Mill Road, Farmhouse Road, Roden Road, Katrina Drive, Somerset Drive, Brook Lane, Clove Row, Riverbend Boulevard, Green Belt Drive, and Woodstone Road, all as depicted on the plat of *Crosswinds East Phase 1*, recorded at Plat Book 210, Page 22, of the Public Records of Polk County, Florida

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire  
Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

Parcel ID No. 27-27-14-739007-012720; 27-27-14-739007-012250; 27-27-14-739007-012260;  
27-27-14-739007-012270; 27-27-14-739007-012280; 27-27-14-739007-012290; 27-27-14-739007-012300;  
27-27-14-739007-012310; 27-27-14-739007-012330; 27-27-14-739007-012340; 27-27-14-739007-012350;  
27-27-14-739007-012360; 27-27-14-739007-012370; 27-27-14-739007-012380; 27-27-14-739007-012390;  
27-27-14-739007-012400; 27-27-14-739007-012420; 27-27-14-739007-012430; 27-27-14-739007-012440;  
27-27-14-739007-012450; 27-27-14-739007-012460; 27-27-14-739007-012470; 27-27-14-739007-012480;  
27-27-14-739007-012490; 27-27-14-739007-012500; 27-27-14-739007-012510; 27-27-14-739007-012520;  
27-27-14-739007-012530; 27-27-14-739007-012540; 27-27-14-739007-012550; 27-27-14-739007-012560;  
27-27-14-739007-012570; 27-27-14-739007-012580; 27-27-14-739007-012590; 27-27-14-739007-012600;  
27-27-14-739007-012610; 27-27-14-739007-012620; 27-27-14-739007-012630; 27-27-14-739007-012640;  
27-27-14-739007-012650; 27-27-14-739007-012660; 27-27-14-739007-012670; 27-27-14-739007-012680;  
27-27-14-739007-012690; 27-27-14-739007-012700; 27-27-14-739007-012710

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_ day of April 2025, by **GLK REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, FL 33880, (hereinafter called the “grantor”), in favor of **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

### **WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described at **Exhibit A** attached hereto.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and

**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

#### **GRANT OF EASEMENTS**

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below ("**Easements**"):

**Those certain Private Drainage and Access Easements and Retaining Wall Easements as identified on the Plat of *Crosswinds East Phase I*, as recorded in Plat Book 210, Page 22, of the Public Records of Polk County, Florida.**

**And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan.**

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

*[Signature pages follow]*

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**GLK REAL ESTATE, LLC**  
a Florida limited liability company

Lindsey Roden  
Print Name: Lindsey Roden  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

Lauren O. Schwenk  
Lauren O. Schwenk, Manager  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

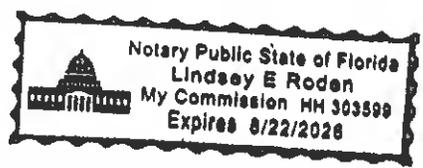
Jessica Spencer  
Print Name: Jessica Spencer  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 4th day of April 2025 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

Lindsey E Roden  
(Official Notary Signature)  
Name: Lindsey E Roden  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_ day of April 2025.

Signed, sealed and delivered  
in the presence of:

**CROSSWINDS EAST COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established under  
Chapter 190 of the Florida Statutes

Witnesses:

Lindsey Roden

[Signature]

Chair/Vice Chairman, Board of Supervisors

Name: Lindsey Roden

Address:

346 E. Central Avenue  
Winter Haven, Florida 33880

Address:

219 E. Livingston Street  
Orlando, Florida 32801

Jessica Spencer

Name: Jessica Spencer

Address:

346 E. Central Avenue  
Winter Haven, Florida 33880

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of April 2025, by Warren K. ("Rennie") Heath, as Chairman of the Board of Supervisors of the Crosswinds East Community Development District.

Lindsey E Roden

(Official Notary Signature)

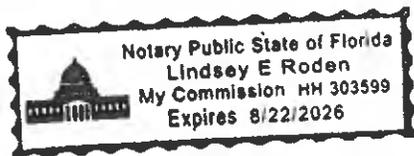
Name: Lindsey E Roden

Personally Known

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]



## EXHIBIT A

Tracts 1.2, 2.1, 2.2, 2.3, 3.1, 4.2, 4.3, E, F, K, L, S, T, U, V, OS-1, OS-2, OS-3, OS-6, OS-8, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, OS-19, OS-20, OS-21, OS-22, OS-25, OS-29, OS-30, OS-31, OS-33, OS-34, OS-35, OS-36, OS-38, OS-39, OS-42, OS-43 and the road rights-of-way designated as Crosswinds Boulevard, Fox Chase Road, Glenn Drive, Hidden Mills Road, Jennio Drive, Aveeno Avenue, Outlaw Road, Orchard Drive, Creekside Road, Cherry Lane, Green Field Avenue, Oak Park Drive, Amers Loop, Old Mill Road, Farmhouse Road, Roden Road, Katrina Drive, Somerset Drive, Brook Lane, Clove Row, Riverbend Boulevard, Green Belt Drive, and Woodstone Road, all as depicted on the plat of *Crosswinds East Phase 1*, recorded at Plat Book 210, Page 22, of the Public Records of Polk County, Florida

# SECTION VII

# SECTION C



# Crosswinds East CDD

## Field Management Report



May 6<sup>th</sup>, 2025

Joel Blanco

Field

Manager

## Landscaping Review

- ✚ GMS staff has continued to conduct overall reviews of the landscaping throughout the district.
- ✚ Overall landscaping at The Groves at Crosswinds remains in great conditions—healthy and thriving as we transition from the dry season to spring with additional detailing scheduled for the entrance landscaping beds.
- ✚ Perimeter landscaping including both dead ends on Sierra Dr. and King Hill Dr. have been trimmed throughout.
- ✚ Landscaping throughout Phase 1 remains ongoing with irrigation currently being installed.



# Site Item

## Pond Review

- Staff has continued to review the dry ponds throughout the district.
- Pond appearance is more uniformed than last month's report—less vegetation and evenly disc'd.
- Vendor has continued to spray 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 with water meter and landscaping pending installation.
- Pool fencing has been installed including the equipment area. Construction confirmed no chair lift was included in the plans.
- Dog park fencing on the north portion of the Tract A has been completed with dog equipment pending installation.
- Playground area by the amenity has been built with equipment installation pending including rubber mulch. Playground equipment installation date is scheduled for June, per construction.
- We will continue to update the board on amenity progress.

# Site Item

## Additional Items

- ✚ During review, it was discovered that the sidewalk bordering the easement by Powerline Rd. had large amounts of dry sand.
- ✚ After further review, it seems the berm on the easement along with the runoff from the street is contributing to the sand at the low spot of the tract. We will further monitor.
- ✚ Future entry monuments including median on E Crosswinds have progressed since last month's report.



# Conclusion

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

Respectfully,

Joel Blanco

# SECTION 1



# MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com  
 Website: MasseyServices.com  
 Phone: 1-888-2MASSEY (262-7739)

## SERVICE ADDRESS

## BILLING ADDRESS

Business Name _____				Contact Name (Agent) _____		Phone ( ) _____	
Property Address _____				Mailing Address _____			
City _____	State _____	County _____	Zip _____	City _____	State _____	City _____	Zip _____
( ) _____		Phone _____		(Extension) _____		Email _____	

Business Type: \_\_\_\_\_ Service Frequency \_\_\_\_\_ Grid # \_\_\_\_\_

1. **SCOPE OF WORK**  
 Massey will provide pest prevention services for  Roaches  Ants  Mice  Rats  Pantry Pests  Fruit Flies  Drain Flies  
 \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

2. **AREAS TO BE SERVICED**  
 \_\_\_\_\_  
 \_\_\_\_\_

3. **SERVICE SCHEDULE**  
 A. Initial Service Schedule \_\_\_\_\_ Follow-Up Service on Initial \_\_\_\_\_  
 B. Regular Service Schedule \_\_\_\_\_

4. **CUSTOMER COOPERATION**  
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:  
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.  
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**  
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**  
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.  
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**  
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ _____	Monthly Service Charge	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	<b>2nd Year Annual Service Amount</b>	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ _____	5% Discount for Advance Payment	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
<b>1st Year Annual Service Amount</b>	\$ _____	<b>Discounted Annual Amount</b>	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ _____	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
<b>Discounted Annual Amount</b>	\$ _____	<b>2nd Year Annual Total</b>	\$ _____	<b>Equipment Total:</b>	\$ _____
Applicable Sales Tax		<b>Note: Massey Services</b> reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
<b>1st Year Annual Total</b>	\$ _____				

**First Month Service & Equipment Total: \$ \_\_\_\_\_**

9. **PAYMENT TERMS**  
 A. Method of payment  Year in Advance Payment less 5% discount  Upon Receipt of Monthly Invoice  Remit to Service Technician  
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.  
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address \_\_\_\_\_ Accepted for: \_\_\_\_\_ Date \_\_\_\_\_  
THE COMPANY

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Given by: \_\_\_\_\_ Date \_\_\_\_\_  
Massey Services

Phone \_\_\_\_\_

Approved by: Massey General Manager \_\_\_\_\_ Date \_\_\_\_\_

## GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey Manager** will verify the infestation and *refund your last regular service charge*.\*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).\*\*
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

\* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

\*\* Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey Manager** within 24 hours and provides the **Massey Manager** with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

## GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

## PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



**Go Paperless!**

# SECTION 2

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Crosswinds East Community Development District

## Summary of Checks

March 23, 2025 to April 21, 2025

Bank	Date	Check No.'s	Amount	
General Fund	3/27/25	287-292	\$ 314,232.65	
	3/28/25	293-296	\$ 19,934.49	
	4/1/25	297-303	\$ 462,618.36	
	4/3/25	304-307	\$ 12,342.27	
	4/10/25	308-309	\$ 10,992.80	
	4/15/25	310-311	\$ 907,840.99	
	4/21/25	312-313	\$ 7,154.46	
Total:			\$ 1,735,116.02	
Supervisor Fees	<u>February 2025</u>			
	Lauren O Schwenk	50006	\$ 184.70	
	Total:			\$ 184.70
	<u>April 2025</u>			
	Bobbie J Henley	50007	\$ 184.70	
	Lindsey E Roden	50008	\$ 184.70	
	Lauren O Schwenk	50009	\$ 184.70	
	Jessica M Spencer	50010	\$ 184.70	
	Total:			\$ 738.80
				\$ 1,736,039.52

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/25	00046	2/26/25	CHANGEOR 031 CW FR#29	202503	300	20700	10200			*	32,332.50		
COUNTY MATERIALS FL												32,332.50	000287
3/27/25	00036	2/28/25	0102720- 031 GR FR#24	202503	300	20700	10200			*	300.00		
GEOPOINT SURVEYING, INC.												300.00	000288
3/27/25	00013	2/19/25	11463 031 GR FR#24	202503	300	20700	10200			*	197.50		
		2/19/25	11559 031 CW FR#29	202503	300	20700	10200			*	274.50		
KILINSKI VAN WYK PLLC												472.00	000289
3/27/25	00030	3/04/25	CHANGEOR 031 CW FR#29	202503	300	20700	10200			*	13,203.00		
MACK INDUSTRIES, INC.												13,203.00	000290
3/27/25	00031	3/01/25	240040-1 031 CW FR#29	202503	300	20700	10200			*	47,137.17		
ROBERTS CONSULTING SERVICES, INC.												47,137.17	000291
3/27/25	00047	2/25/25	8734789 032 PH2 FR#1	202503	300	20700	10200			*	220,787.98		
TUCKER PAVING INC												220,787.98	000292
3/28/25	00011	3/28/25	22442898 ENGINEERING SVCS-FEB25	202502	310	51300	31100			*	347.50		
DEWBERRY ENGINEERS, INC.												347.50	000293
3/28/25	00001	3/01/25	51 MANAGEMENT FEES-MAR25	202503	310	51300	34000			*	3,333.33		
		3/01/25	51 WEBSITE ADMIN-MAR25	202503	310	51300	35200			*	105.00		
		3/01/25	51 INFORMATION TECH-MAR25	202503	310	51300	35100			*	157.50		
		3/01/25	51 DISSEMINAATION SVCS-MAR25	202503	310	51300	31300			*	500.00		
		3/01/25	51 OFFICE SUPPLIES-MAR25	202503	310	51300	51000			*	2.53		
		3/01/25	51 POSTAGE-MAR25	202503	310	51300	42000			*	495.93		
		3/01/25	52 FIELD MANAGEMENT-MAR25	202503	320	53800	34000			*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,844.29	000294

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/28/25	00048	10/15/24	4652204	202502	300-20700-10000			*	2,815.06		
			1% ADMIN FEE DEBT								
		10/15/24	4652205	202502	300-32500-10000			*	2,980.64		
			1% ADMIN FEE MAINT								
POLK COUNTY PROPERTY APPRAISER										5,795.70	000295
3/28/25	00032	3/01/25	16746	202503	320-53800-46200			*	7,947.00		
			LANDSCAPE MAINT-MAR25								
PRINCE & SONS, INC										7,947.00	000296
4/01/25	00051	3/20/25	PAYAPP#1	202503	300-20700-10200			*	48,585.01		
			031 CW FR#30								
FLORIDA WALL CONCEPTS INC										48,585.01	000297
4/01/25	00036	2/28/25	01029621	202503	300-20700-10200			*	2,500.00		
			031 GR FR#25								
		2/28/25	0102965-	202503	300-20700-10200			*	1,335.00		
			031 CW FR#30								
		2/28/25	0102966-	202503	300-20700-10200			*	3,405.00		
			032 PH2 FR#2								
GEOPOINT SURVEYING, INC.										7,240.00	000298
4/01/25	00049	2/26/25	24HAM035	202503	300-20700-10200			*	3,460.00		
			031 CW FR#30								
		2/26/25	25HAM005	202503	300-20700-10200			*	5,625.51		
			031 CW FR#30								
HAMILTON ENGINEERING SURVEYING LLC										9,085.51	000299
4/01/25	00029	3/12/25	1019896	202503	300-20700-10200			*	69,148.83		
			031 CW FR#30								
		3/12/25	1019898	202503	300-20700-10200			*	8,076.94		
			031 CW FR#30								
HARRIS CIVIL ENGINEERS, LLC										77,225.77	000300
4/01/25	00044	3/06/25	2500B-06	202503	300-20700-10200			*	405.82		
			031 GR FR#25								
HENKELMAN CONSTRUCTION INC										405.82	000301
4/01/25	00050	3/05/25	03-001-2	202503	300-20700-10200			*	311,106.25		
			031 CW FR#30								
MAROLF ENVIRONMENTAL INC										311,106.25	000302
4/01/25	00016	3/03/25	1299	202503	300-20700-10200			*	8,970.00		
			031 GR FR#25								
WILDMON CONSTRUCTION LLC										8,970.00	000303

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/25	00035	4/03/25	04032025	202504	300-15500-10000		PYGRND/EQUIP LEASE-APR25 BOWPROP I, LLC	*	3,529.11	3,529.11	000304
4/03/25	00015	4/01/25	27166	202504	310-51300-32200		AUDIT FYE 09/30/24 GRAU AND ASSOCIATES	*	3,500.00	3,500.00	000305
4/03/25	00013	3/18/25	11705	202502	310-51300-31500		ATTORNEY SVCS-FEB25 KILINSKI VAN WYK PLLC	*	3,217.50	3,217.50	000306
4/03/25	00032	3/18/25	16907	202503	320-53800-47300		FIX SPRAYS ZONE #3,6 & 12 PRINCE & SONS, INC	*	2,095.66	2,095.66	000307
4/10/25	00014	3/31/25	00070402	202503	310-51300-48000		NOT OF RULE DEV-03.03.25 NOT OF RULE MAKE-03.04.25 REQ FOR PROP PH1A-3.11.25 REQ FOR PROP PH1B-3.11.25 GANNETT MEDIA CORP DBA	*	301.77	2,744.67	000308
4/10/25	00052	3/25/25	7694622	202503	310-51300-32300		TRUSTEE FEES S24 AA1-FY25 TRUSTEE FEES S24 AA1-FY26 U.S. BANK	*	4,811.41	8,248.13	000309
4/15/25	00029	3/12/25	1019897	202504	300-20700-10200		032 PH2 FR#3 HARRIS CIVIL ENGINEERS, LLC	*	28,295.86	28,295.86	000310
4/15/25	00047	3/25/25	8734863	202504	300-20700-10200		032 PH2 FR#3 TUCKER PAVING INC	*	879,545.13	879,545.13	000311
4/21/25	00001	4/01/25	54	202504	310-51300-34000		MANAGEMENT FEES-APR25 WEBSITE ADMIN-APR25 INFORMATION TECH-APR25	*	3,333.33		
		4/01/25	54	202504	310-51300-35200			*	105.00		
		4/01/25	54	202504	310-51300-35100			*	157.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
4/01/25	54	202504	310-51300-31300	DISSEMINATION SVCS-APR25	*	500.00		
4/01/25	54	202504	310-51300-51000	OFFICE SUPPLIES-APR25	*	5.00		
4/01/25	54	202504	310-51300-42000	POSTAGE-APR25	*	249.23		
4/01/25	55	202504	320-53800-34000	FIELD MANAGEMENT-APR25	*	1,250.00		
-----							5,600.06	000312
4/21/25	00032	2/03/25	16339 202502 320-53800-47300	HAND TRENCH-2 VALVES/WIRE	*	1,554.40		
-----							1,554.40	000313
-----								
TOTAL FOR BANK A						1,735,116.02		
TOTAL FOR REGISTER						1,735,116.02		

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2025***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 476,939	\$ -	\$ -	\$ 476,939
Due from Developer	\$ 35,163	\$ -	\$ -	\$ 35,163
Due from General	\$ -	\$ 666	\$ -	\$ 666
<b>Investments:</b>				
<i>Series 2024 A1</i>				
Construction	\$ -	\$ -	\$ 146	\$ 146
Interest	\$ -	\$ 110	\$ -	\$ 110
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 1,388,456	\$ -	\$ 1,388,456
<i>Series 2024 A2</i>				
Construction	\$ -	\$ -	\$ 1,540	\$ 1,540
Reserve	\$ -	\$ 428,984	\$ -	\$ 428,984
Revenue	\$ -	\$ 429,197	\$ -	\$ 429,197
Prepayment	\$ -	\$ 842	\$ -	\$ 842
Prepaid Expenses	\$ 6,966	\$ -	\$ -	\$ 6,966
<b>Total Assets</b>	<b>\$ 519,068</b>	<b>\$ 4,031,654</b>	<b>\$ 1,686</b>	<b>\$ 4,552,408</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 480,679	\$ -	\$ -	\$ 480,679
Due to Debt Service	\$ 666	\$ -	\$ -	\$ 666
Employee FICA	\$ 31	\$ -	\$ -	\$ 31
<b>Total Liabilities</b>	<b>\$ 481,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 481,375</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 3,172,631	\$ -	\$ 3,172,631
Debt Services - Series 2024 A2	\$ -	\$ 859,023	\$ -	\$ 859,023
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ 146	\$ 146
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 1,540	\$ 1,540
Unassigned	\$ 37,693	\$ -	\$ -	\$ 37,693
<b>Total Fund Balances</b>	<b>\$ 37,693</b>	<b>\$ 4,031,654</b>	<b>\$ 1,686</b>	<b>\$ 4,071,033</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 519,068</b>	<b>\$ 4,031,654</b>	<b>\$ 1,686</b>	<b>\$ 4,552,408</b>

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 277,200	\$ 705	\$ 705	\$ -
Assessments - Direct (Unplatted)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 65,973	\$ 65,973
Developer Contributions	\$ 249,660	\$ 35,000	\$ 35,000	\$ -
<b>Total Revenues</b>	<b>\$ 576,860</b>	<b>\$ 60,705</b>	<b>\$ 126,677</b>	<b>\$ 65,973</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,400	\$ 4,600
Employer FICA Expense	\$ -	\$ -	\$ 107	\$ (107)
Engineering	\$ 15,000	\$ 7,500	\$ 780	\$ 6,720
Attorney	\$ 60,000	\$ 30,000	\$ 10,287	\$ 19,713
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 5,500	\$ (3,000)
Trustee Fees	\$ 4,020	\$ 4,020	\$ 4,811	\$ (791)
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 0
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 250	\$ 125	\$ 1,566	\$ (1,441)
Insurance	\$ 5,980	\$ 5,980	\$ 5,408	\$ 572
Copies	\$ 750	\$ 375	\$ -	\$ 375
Legal Advertising	\$ 10,000	\$ 5,000	\$ 3,746	\$ 1,254
Other Current Charges	\$ 2,500	\$ 1,250	\$ 794	\$ 456
Office Supplies	\$ 625	\$ 313	\$ 6	\$ 306
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 168,900</b>	<b>\$ 90,263</b>	<b>\$ 61,156</b>	<b>\$ 29,107</b>

**Operations & Maintenance**

**Field Expenditures**

Property Insurance	\$ 8,000	\$ 8,000	\$ 2,959	\$ 5,041
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscaping Replacement	\$ 7,500	\$ 3,750	\$ 3,150	\$ 600
Streetlights	\$ 18,000	\$ 9,000	\$ 3,654	\$ 5,346
Electric	\$ 2,000	\$ 1,000	\$ 726	\$ 274
Water & Sewer	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance	\$ 58,500	\$ 29,250	\$ 28,432	\$ 818
Lake Maintenance	\$ -	\$ -	\$ 1,200	\$ (1,200)
Irrigation Repairs	\$ 3,500	\$ 1,750	\$ 4,212	\$ (2,462)
Maintenance	\$ 8,500	\$ 4,250	\$ 1,868	\$ 2,382
Field Contingency	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
<b>Subtotal Field Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 122,000</b>	<b>\$ 53,702</b>	<b>\$ 68,298</b>

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Amenities Expenditures</b>				
Amenity - Electric	\$ 2,600	\$ 1,300	\$ -	\$ 1,300
Amenity - Water	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Playground & Furniture Lease	\$ 50,000	\$ 25,000	\$ 21,175	\$ 3,825
Internet	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Amenity Landscaping	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Replacement	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Amenity Irrigation Repairs	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Pest Control	\$ 1,500	\$ 750	\$ -	\$ 750
Janitorial Services	\$ 16,160	\$ 8,080	\$ -	\$ 8,080
Security Services	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Pool Maintenance	\$ 23,700	\$ 11,850	\$ -	\$ 11,850
Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenity Access Management	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenities Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 171,960</b>	<b>\$ 85,980</b>	<b>\$ 21,175</b>	<b>\$ 64,805</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 407,960</b>	<b>\$ 207,980</b>	<b>\$ 74,876</b>	<b>\$ 133,104</b>
<b>Total Expenditures</b>	<b>\$ 576,860</b>	<b>\$ 298,243</b>	<b>\$ 136,032</b>	<b>\$ 162,210</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (9,355)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 47,047</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 37,693</b>	

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

	Adopted Budget	Projected Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 261,800	\$ 666	\$ 666	\$ -
Assessments - Direct	\$ 1,521,600	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 1,296,900	\$ 1,296,900
Interest	\$ -	\$ -	\$ 44,764	\$ 44,764
<b>Total Revenues</b>	<b>\$ 1,783,400</b>	<b>\$ 666</b>	<b>\$ 1,342,330</b>	<b>\$ 1,341,664</b>
<b>Expenditures:</b>				
<i>Series 2024</i>				
Interest - 11/1	\$ 713,200	\$ 713,200	\$ 713,200	\$ -
Principal - 5/1	\$ 365,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 713,200	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,791,400</b>	<b>\$ 713,200</b>	<b>\$ 713,200</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (8,000)</b>		<b>\$ 629,130</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ 110	\$ 110
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>		<b>\$ 110</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (8,000)</b>		<b>\$ 629,240</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 752,718</b>		<b>\$ 2,543,391</b>	
<b>Fund Balance - Ending</b>	<b>\$ 744,718</b>		<b>\$ 3,172,631</b>	

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

	Adopted Budget	Projected Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Lot Closing	\$ -	\$ -	\$ 428,985	\$ 428,985
Interest	\$ -	\$ -	\$ 10,024	\$ 10,024
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 439,009</b>	<b>\$ 439,009</b>
<b>Expenditures:</b>				
<i>Series 2024</i>				
Interest - 11/1	\$ -	\$ -	\$ 57,605	\$ (57,605)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,605</b>	<b>\$ (57,605)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 381,404</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,970)	\$ (8,970)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,970)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 372,434</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 752,718</b>		<b>\$ 486,589</b>	
<b>Fund Balance - Ending</b>	<b>\$ 752,718</b>		<b>\$ 859,023</b>	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 10,563,060	\$ 10,563,060
Interest	\$ -	\$ -	\$ 13	\$ 13
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,563,073</b>	<b>\$ 10,563,073</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 10,563,502	\$ (10,563,502)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,563,502</b>	<b>\$ (10,563,502)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (429)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (110)	\$ (110)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (110)</b>	<b>\$ (110)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (538)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 684</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146</b>	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 224,193	\$ 224,193
Interest	\$ -	\$ -	\$ 72,972	\$ 72,972
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 297,165</b>	<b>\$ 297,165</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,393,411	\$ (5,393,411)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,393,411</b>	<b>\$ (5,393,411)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,096,246)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,970	\$ 8,970
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,970</b>	<b>\$ 8,970</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,087,277)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,088,817</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,540</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ -	\$ -	\$ 3,680	\$ (2,975)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705
Assessments - Direct (Unplatted)	\$ -	\$ 20,348	\$ -	\$ 4,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 65,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,973
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 20,348</b>	<b>\$ -</b>	<b>\$ 74,304</b>	<b>\$ (2,975)</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 126,677</b>					
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Engineering	\$ -	\$ -	\$ -	\$ 433	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 780
Attorney	\$ 2,662	\$ 456	\$ 2,820	\$ 1,133	\$ 3,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,287
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,811
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 418	\$ 50	\$ 117	\$ 124	\$ 361	\$ 496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,566
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ 2,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,746
Other Current Charges	\$ 174	\$ 107	\$ 107	\$ 129	\$ 167	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,436</b>	<b>\$ 4,709</b>	<b>\$ 7,140</b>	<b>\$ 5,915</b>	<b>\$ 8,189</b>	<b>\$ 13,768</b>	<b>\$ -</b>	<b>\$ 61,156</b>					

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 2,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,959
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Streetlights	\$ 440	\$ 527	\$ 527	\$ 1,065	\$ -	\$ 1,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,654
Electric	\$ 67	\$ 77	\$ 99	\$ 91	\$ 111	\$ 281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ 7,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,432
Lake Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 446	\$ 1,671	\$ 2,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,212
Maintenance	\$ 616	\$ 1,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 9,629</b>	<b>\$ 7,403</b>	<b>\$ 6,173</b>	<b>\$ 7,149</b>	<b>\$ 10,479</b>	<b>\$ 12,869</b>	<b>\$ -</b>	<b>\$ 53,702</b>					
<b>Amenities Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,175
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenities Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ 3,529</b>	<b>\$ -</b>	<b>\$ 21,175</b>					
<b>Total Operations &amp; Maintenance</b>	<b>\$ 13,158</b>	<b>\$ 10,932</b>	<b>\$ 9,702</b>	<b>\$ 10,678</b>	<b>\$ 14,008</b>	<b>\$ 16,398</b>	<b>\$ -</b>	<b>\$ 74,876</b>					
<b>Total Expenditures</b>	<b>\$ 34,594</b>	<b>\$ 15,641</b>	<b>\$ 16,842</b>	<b>\$ 16,593</b>	<b>\$ 22,197</b>	<b>\$ 30,165</b>	<b>\$ -</b>	<b>\$ 136,032</b>					
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,594)</b>	<b>\$ 4,707</b>	<b>\$ (16,842)</b>	<b>\$ 57,711</b>	<b>\$ (25,172)</b>	<b>\$ 4,835</b>	<b>\$ -</b>	<b>\$ (9,355)</b>					

# Crosswinds East

## Community Development District

### Long Term Debt Report

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

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

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

ON ROLL ASSESSMENTS

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

51.43%                      48.57%                      100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2024 AA1 Debt Service	Total
01/13/2025	12/16-12/31/24	\$7,526.88	(\$225.83)	(\$146.02)	\$0.00	\$7,155.03	\$3,679.72	\$3,475.31	\$7,155.03
02/03/2025	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$11.06	\$11.06	\$5.69	\$5.37	\$11.06
03/28/25	INV# 4652204 & 4652205	(\$5,795.70)	\$0.00	\$0.00	\$0.00	(\$5,795.70)	(\$2,980.64)	(\$2,815.06)	(\$5,795.70)
TOTAL		\$ 1,731.18	\$ (225.83)	\$ (146.02)	\$ 11.06	\$ 1,370.39	\$ 704.77	\$ 665.62	\$ 1,370.39

0%	Net Percent Collected
\$ 537,629.49	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	\$0.00
	2/1/25		\$10,174.17		\$0.00	\$0.00
	3/15/25		\$920,149.46		\$0.00	\$0.00
	5/1/25		\$10,174.17		\$0.00	\$0.00
	9/15/25		\$601,450.53		\$0.00	\$0.00
			\$ 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	\$0.00
	2/1/25		\$2,325.83		\$0.00	\$0.00
	3/15/25		\$263,881.25		\$0.00	\$0.00
	5/1/25		\$2,325.83		\$0.00	\$0.00
	9/15/25		\$165,102.50		\$0.00	\$0.00
			\$ 438,287.07	\$ 4,651.66	\$ 4,651.66	\$ -

# SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary  
Crosswinds East CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Crosswinds East Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there is currently **1** voter within the Crosswinds East Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

**PolkElections.gov**

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Para asistencia en Español, por favor de llamar al (863) 534-5888