

*Crosswinds East
Community Development District*

Meeting Agenda

May 28, 2025

AGENDA

Crosswinds East

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 21, 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 28, 2025, at 9:00 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87671948897>

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

Meeting ID: 876 7194 8897

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 May 6, 2025 Board of Supervisors Meeting
4. 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
5. Consideration of Proposals for Security Camera Installation and Service from Current Demands (**NOT CLOSED SESSION**)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - 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, May 6, 2025** at 10:15 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Jessica Spencer
Bobbie Henley
Lindsey Roden

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock *by Zoom*
Meredith Hammock
Chace Arrington *by Zoom*
Joey Duncan *by Zoom*
Joel Blanco
Marshall Tindall *by Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:15 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 April 1, 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 April 1, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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 Public Hearing

Ms. Burns presented the resolution and the proposed Fiscal Year 2025/2026 budget to the Board. She noted the \$46,000 developer contribution will be removed. Ms. Burns added that the large capital reserve is due to only having one phase complete and they are working on finishing the other amenities. Ms. Burns offered to answer any questions on the budget.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget, 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 Public Hearing on August 5, 2025, was approved as amended.

FIFTH ORDER OF BUSINESS

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

Ms. Burns stated they did not receive the proposals, and this item will be tabled until next month's meeting.

SIXTH ORDER OF BUSINESS

Ratification of Phase 1 Conveyance Documents

Ms. Burns stated these documents have already been executed by the Chairman and they need to be ratified.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Phase 1 Conveyance Documents, were ratified.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock had nothing to report but offered to answer questions.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Blanco presented the Field Management Report on page 47 of the agenda package. He stated the GMS staff has continued to conduct overall reviews in the District. They have found the landscaping remains in great condition. He noted irrigation in Phase 1 is currently being installed. He continued with the pond reviews, stating the appearance is more uniformed than it has been. The vendor has continued to spray the leftover vegetation for the next scheduling and the rest of the leftover vegetation will be treated.

Mr. Blanco stated they have completed their amenity reviews. He stated the cabana exterior has been completed with water meter and landscaping pending installation but hopes it will be finished soon. He noted the pool and dog park fencing have been completed with some dog equipment still pending on the installation. The playground has been built and is waiting on the installation of the rubber mulch.

Mr. Blanco stated they found in their review large amounts of sand bordering the easement by Powerline Road. He believes this is due to run-off and he will continue to monitor the situation.

i. Consideration of Proposal for Pest Control Services at the Amenity Center

Mr. Blanco presented the proposal for pest control services at the Amenity Center. He stated this will be an annual amount of \$730 and is in the budget

On MOTION by Ms. Spencer, seconded by Ms. Schwenk, with all in favor, the Pest Control Services Proposal at the Amenity Center, was approved.

ii. Consideration of Proposal for Pool Chair Lift

Mr. Blanco presented the proposal for a pool chair lift for \$13,500.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal totaling \$13,500 for a Pool Chair Lift, 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. Spencer, seconded by Ms. Roden, 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.

iii. Presentation of Number of Registered Voters—1

Ms. Burns stated there is currently one registered voter in the District.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked the Board for adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Crosswinds East - Baker Dairy

Bid Ranking Results

BID OPENING 04/18/2025

Crosswinds East - Baker Dairy														
						Maximum Points	40	25	10	10	10	5	100	
Bidder	Opening Price	Opening Price w/ Proper Comps (Doesn't Include Survey/Material Testing/Fence/Masonry Walls)	Substantial Completion Days	Final Completion Days	Price Rank (Based on Adjusted Price)	Schedule Rank (Based on Substantial Completion)	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank
Stage Door II, LLC	\$ 1,316,645.69		180	210	2	4	39.7	5.0	10	10	10	5	79.7	4
QGS	\$ 1,362,112.49		100	130	3	1	38.3	25.0	10	10	10	5	98.3	1
Tucker Paving	\$ 1,307,132.29		150	178	1	3	40.0	12.5	10	10	10	5	87.5	2
Kearney	\$ 1,646,928.33		133	175	4	2	29.6	16.8	10	10	10	5	81.4	3

Alternate
Bid Amount

\$ 13,945.93

\$ 37,137.25

\$ 74,976.80

Crosswinds East - Carl Boozer

Bid Ranking Results

BID OPENING 04/18/2025

Crosswinds East - Carl Boozer														
						Maximum Points	40	25	10	10	10	5	100	
Bidder	Opening Price	Opening Price w/ Proper Comps (Doesn't Include Survey/Material Testing/Fence/Masonry Walls)	Substantial Completion Days	Final Completion Days	Price Rank (Based on Adjusted Price)	Schedule Rank (Based on Substantial Completion)	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank
Stage Door II, LLC	\$ 1,507,122.72		160	190	2	4	39.5	10.0	10	10	10	5	84.5	3
QGS	\$ 1,653,339.82		100	130	3	1	35.5	25.0	10	10	10	5	95.5	1
Tucker Paving	\$ 1,487,319.33		158	186	1	2	40.0	10.5	10	10	10	5	85.5	2
Kearney	\$ 1,811,382.71		159	207	4	3	31.3	10.3	10	10	10	5	76.5	4

\$16,215.46

\$48,349.63

\$88,208.00

SECTION V

Current Demands Electrical & Security Services, Inc

2315 Commerce Point Drive, Suite 100

Lakeland, FL 33801

+18635834443

service@currentdemands.com

**CURRENT
DEMANDS****Estimate****ADDRESS**

GMS

6200 LEE VISTA BLVD, SUITE 300

ORLANDO, FL 32822

SHIP TO

GMS

DUNNO YET

ESTIMATE

GMS23254

DATE

05/07/2025

EXPIRATION

06/07/2025

DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) LIBERTY 16CH NVR AND 1) 8CHANNEL BRIDGE WITH 4) IP CAMERAS CAPABLE OF VIDEO VERIFICATION SERVICES	1	0.00	0.00T
L3NVR16POE	Liberty L3 16-channel NVR No Storage, NDAA, AI, 8MP Max, 120W PoE	1	357.45	357.45T
LIB SECURI WD43PURZ	LIBERTY-WD43PURZ LIB SECURI WD43PURZ LIBERTY WD PURPLE 4TB HDD SATA 6 GB/S 256MB CACHE INDIV. BOXED	2	242.00	484.00T
CHEKT 4 CAMERA SYSTEM KIT	4 Camera Exterior Visual Security AI System Kit includes the 8-channel CKB308 Bridge and 4 CHEKT AI-12vDI cameras.	1	1,592.00	1,592.00T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY RACKSHELF	1	98.02	98.02T
TPE TG82G GIGABIT POE	TRENDNET 8 PORT GIGABIT POE + SWITCH	1	169.99	169.99T
9816386 Line Interactive UPS 600VA/360W, 120V,	9816386 Line Interactive UPS 600VA/360W, 120V,	1	141.21	141.21T
CAT 5 WIRE	CAT 5 WIRE	1,000	0.30	300.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	200.00	200.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	2,000.00	2,000.00

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL**5,342.67****TAX****0.00****TOTAL****\$5,342.67**

Accepted By

Accepted Date

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS23255
GMS	GMS	DATE	05/07/2025
6200 LEE VISTA BLVD, SUITE 300	DUNNO YET	EXPIRATION	06/07/2025
ORLANDO, FL 32822		DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	4	20.00	80.00T
NOTE	ESTIMATE TO PROVIDE REMOTE MONITORING/VIDEO VERIFICATION ALARM SERVICES TO COVER THE POOL AREA USING 4) CAMERAS	1	0.00	0.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	120.00
	TAX	0.00
	TOTAL	\$120.00

Accepted By

Accepted Date

SECTION VI

SECTION C



Crosswinds East CDD

Field Management Report



May 28th, 2025

Joel Blanco

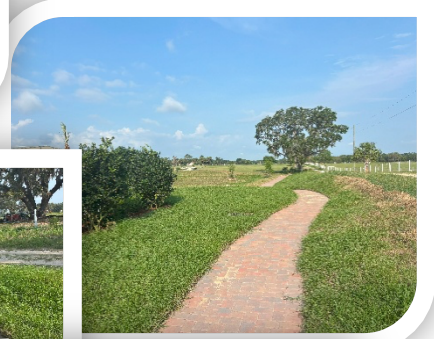
Field Manager

GMS

Site Item

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 to the summer season.
- + Landscaping to the right of the walking path entrance has had sod installed.
- + Irrigation along E Crosswinds Blvd. has had its irrigation installation progressing with installation of plantings starting along the Carl Boozer entrance of the Phase 1.
- + Sod installation is also starting on drainage easement areas behind Amers Loop in Phase 1.



Site Item

Pond Review

- ✚ Staff has continued to review the dry ponds throughout the district.
- ✚ Ponds were found in satisfactory standards—uniformed, less vegetation, and evenly disc'd.
- ✚ 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 and landscaping has been completed
- ✚ Pool fencing has been installed including the equipment area with final inspection scheduled.
- ✚ Pool was found filled and serviced.
- ✚ Dog park had trees installed inside and to the left of the tract completed.
- ✚ Playground area by the amenity remains pending equipment installation including rubber mulch. Playground equipment installation date is scheduled for June, per construction.
- ✚ CDD specific signs have been ordered and pending installation with vendor's notified to start servicing the amenity as amenity opening is near.

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. Thank you.

Respectfully,
Joel Blanco

SECTION D

SECTION 1

Crosswinds East
Community Development District

Summary of Checks

April 22, 2025 to May 20, 2025

Bank	Date	Check No.'s	Amount
General Fund	4/25/25	314-321	\$ 147,095.12
	5/7/25	322-325	\$ 278,366.32
	5/9/25	326-327	\$ 2,400.00
	5/12/25	328-332	\$ 441,025.16
	5/16/25	333-334	\$ 11,664.63
	Total:		\$ 880,551.23
			\$ 880,551.23

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/22/25		PAGE 1		
*** CHECK DATES 04/22/2025 - 05/20/2025 ***		CROSSWINDS EAST GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNTCHECK..... AMOUNT	#		
4/25/25	00038	3/28/25 19398	202503 320-53800-47000	POND MAINTENANCE-MAR25		*	200.00				
				AQUATIC WEED MANAGEMENT, INC				200.00	000314		
4/25/25	00053	4/24/25 04242025	202504 300-20700-10000	ASSESSMENT TSFR-S2024 AA1		*	665.62				
				CROSSWINDS EAST CDD C/O US BANK				665.62	000315		
4/25/25	00001	2/28/25 53	202502 320-53800-48000	CLEAN GARB AROUND DRAIN		*	300.00				
				GOVERNMENTAL MANAGEMENT SERVICES-CF				300.00	000316		
4/25/25	00032	4/01/25 17125	202504 320-53800-46200	LANDSCAPE MAINT-APR25		*	7,947.00				
				PRINCE & SONS, INC				7,947.00	000317		
4/25/25	00025	3/20/25 2208.04	202504 300-20700-10200	031 GR FR#26		*	750.00				
				FURR,WEGMAN & BANK ARCHITECTS, P.A.				750.00	000318		
4/25/25	00044	3/25/25 PAYAPP#4	202504 300-20700-10200	031 GR FR#27		*	133,665.00				
				HENKELMAN CONSTRUCTION INC				133,665.00	000319		
4/25/25	00013	3/18/25 11825	202504 300-20700-10200	031 CW FR#31		*	827.50				
		3/18/25 11826	202504 300-20700-10200	031 CW FR#31		*	415.00				
				KILINSKI VAN WYK PLLC				1,242.50	000320		
4/25/25	00031	4/01/25 240193-0	202504 300-20700-10200	032 PH2 FR#4		*	2,325.00				
				ROBERTS CONSULTING SERVICES, INC.				2,325.00	000321		
5/07/25	00035	5/01/25 05012025	202505 300-15500-10000	PYGRND/EQUIP LEASE-MAY25		*	3,529.11				
				BOWPROP I, LLC				3,529.11	000322		
5/07/25	00053	5/01/25 05012025	202505 300-20700-10000	ASSESSMENT TSFR-2024 AA1		*	269,605.82				
				CROSSWINDS EAST CDD C/O US BANK				269,605.82	000323		
5/07/25	00011	4/22/25 22445849	202503 310-51300-31100	ENGINEERING SVCS-MAR25		*	405.00				
				DEWBERRY ENGINEERS, INC.				405.00	000324		

CRSW CROSSWINDS EAS BOH											

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/07/25	00013	4/25/25 11960	202503 310-51300-31500		*	4,826.39	
		ATTORNEY SVCS-MAR25		KILINSKI VAN WYK PLLC			4,826.39 000325
5/09/25	00038	4/25/25 19462	202504 320-53800-47000		*	200.00	
		POND MAINTENANCE-APR25		AQUATIC WEED MANAGEMENT, INC			200.00 000326
5/09/25	00015	5/01/25 27425	202505 310-51300-32200		*	2,200.00	
		AUDIT FYE 09/30/24		GRAU AND ASSOCIATES			2,200.00 000327
5/12/25	00054	1/17/25 220551	202505 300-20700-10200		*	2,000.00	
		031 CW FR#32					
		1/17/25 220553	202505 300-20700-10200		*	2,000.00	
		031 CW FR#32					
		4/07/25 220574	202505 300-20700-10200		*	87,500.00	
		031 CW FR#34		GREENLAND SERVICES LLC			91,500.00 000328
5/12/25	00049	3/26/25 25HAM005	202505 300-20700-10200		*	8,527.00	
		031 CW FR#32		HAMILTON ENGINEERING SURVEYING LLC			8,527.00 000329
5/12/25	00029	4/08/25 1019975	202505 300-20700-10200		*	23,795.43	
		031 CW FR#34					
		4/08/25 1019976	202505 300-20700-10200		*	7,480.20	
		031 CW FR#34		HARRIS CIVIL ENGINEERS, LLC			31,275.63 000330
5/12/25	00017	3/31/25 PAYAPP#2	202505 300-20700-10200		*	89,295.64	
		031 CW FR#33					
		3/31/25 PAYAPP#7	202505 300-20700-10200		*	207,689.89	
		031 CW FR#33		QGS DEVELOPMENT, INC.			296,985.53 000331
5/12/25	00019	3/31/25 2164	202505 300-20700-10200		*	12,737.00	
		031 GR FR#28		SIGNATURE PRIVACY WALLS OF FLORIDA			12,737.00 000332
5/16/25	00055	4/30/25 79089APR	202504 320-53800-43200		*	5,846.35	
		HAINES CITY WATER-APR25		CITY OF HAINES CITY			5,846.35 000333
5/16/25	00001	5/01/25 58	202505 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES-MAY25					

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/01/25	58	202505 310-51300-35200		WEBSITE ADMIN-MAY25	*	105.00	
5/01/25	58	202505 310-51300-35100		INFORMATION TECH-MAY25	*	157.50	
5/01/25	58	202505 310-51300-31300		DISSEMINATION SVCS-MAY25	*	500.00	
5/01/25	58	202505 310-51300-51000		OFFICE SUPPLIES-MAY25	*	.15	
5/01/25	58	202505 310-51300-42000		POSTAGE-MAY25	*	472.30	
5/01/25	59	202505 320-53800-34000		FIELD MANAGEMENT-MAY25	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF						5,818.28	000334
TOTAL FOR BANK A						880,551.23	
TOTAL FOR REGISTER						880,551.23	

SECTION 2

Crosswinds East
Community Development District

Unaudited Financial Reporting
April 30, 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
April 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 589,056	\$ -	\$ -	\$ 589,056
Due from Developer	\$ 163	\$ -	\$ 311,838	\$ 312,000
Due from General	\$ -	\$ 270,059	\$ -	\$ 270,059
<u>Investments:</u>				
Series 2024 A1				
Construction	\$ -	\$ -	\$ 147	\$ 147
Interest	\$ -	\$ 110	\$ -	\$ 110
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 1,398,909	\$ -	\$ 1,398,909
Series 2024 A2				
Construction	\$ -	\$ -	\$ 2,076	\$ 2,076
Reserve	\$ -	\$ 428,984	\$ -	\$ 428,984
Revenue	\$ -	\$ 429,847	\$ -	\$ 429,847
Prepayment	\$ -	\$ 1,634	\$ -	\$ 1,634
Prepaid Expenses	\$ 6,966	\$ -	\$ -	\$ 6,966
Total Assets	\$ 596,184	\$ 4,312,942	\$ 314,061	\$ 5,223,187
Liabilities:				
Accounts Payable	\$ 11,278	\$ -	\$ -	\$ 11,278
Contracts Payable	\$ -	\$ -	\$ 311,838	\$ 311,838
Due to Debt Service	\$ 270,059	\$ -	\$ -	\$ 270,059
Total Liabilities	\$ 281,337	\$ -	\$ 311,838	\$ 593,174
Fund Balance:				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 3,452,477	\$ -	\$ 3,452,477
Debt Services - Series 2024 A2	\$ -	\$ 860,465	\$ -	\$ 860,465
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ 147	\$ 147
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 2,076	\$ 2,076
Unassigned	\$ 314,848	\$ -	\$ -	\$ 314,848
Total Fund Balances	\$ 314,848	\$ 4,312,942	\$ 2,223	\$ 4,630,013
Total Liabilities & Fund Balance	\$ 596,184	\$ 4,312,942	\$ 314,061	\$ 5,223,187

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance

Revenues:

Assessments - On Roll	\$ 277,200	\$ 277,200	\$ 286,648	\$ 9,448
Assessments - Direct (Unplatted)	\$ 50,000	\$ 25,000	\$ 50,000	\$ 25,000
Assessments - Lot Closings	\$ -	\$ -	\$ 65,973	\$ 65,973
Developer Contributions	\$ 249,660	\$ 35,000	\$ 35,000	\$ -
Total Revenues	\$ 576,860	\$ 337,200	\$ 437,621	\$ 100,421

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,200	\$ 4,800
Employer FICA Expense	\$ -	\$ -	\$ 168	\$ (168)
Engineering	\$ 15,000	\$ 8,750	\$ 1,185	\$ 7,565
Attorney	\$ 60,000	\$ 35,000	\$ 15,114	\$ 19,886
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,500	\$ 500
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 6,000	\$ (1,000)
Trustee Fees	\$ 4,020	\$ 4,020	\$ 4,811	\$ (791)
Management Fees	\$ 40,000	\$ 23,333	\$ 23,333	\$ 0
Information Technology	\$ 1,890	\$ 1,103	\$ 1,103	\$ -
Website Maintenance	\$ 1,260	\$ 735	\$ 735	\$ -
Postage & Delivery	\$ 250	\$ 250	\$ 1,815	\$ (1,565)
Insurance	\$ 5,980	\$ 5,980	\$ 5,408	\$ 572
Copies	\$ 750	\$ 438	\$ -	\$ 438
Legal Advertising	\$ 10,000	\$ 5,833	\$ 3,746	\$ 2,087
Other Current Charges	\$ 2,500	\$ 1,458	\$ 905	\$ 554
Office Supplies	\$ 625	\$ 365	\$ 11	\$ 354
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 168,900	\$ 108,890	\$ 75,209	\$ 33,681

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 8,000	\$ 8,000	\$ 2,959	\$ 5,041
Field Management	\$ 15,000	\$ 8,750	\$ 8,750	\$ -
Landscaping Replacement	\$ 7,500	\$ 4,375	\$ 3,150	\$ 1,225
Streetlights	\$ 18,000	\$ 10,500	\$ 4,211	\$ 6,289
Electric	\$ 2,000	\$ 1,167	\$ 832	\$ 335
Water & Sewer	\$ 15,000	\$ 8,750	\$ 5,846	\$ 2,904
Landscape Maintenance	\$ 58,500	\$ 34,125	\$ 36,379	\$ (2,254)
Lake Maintenance	\$ -	\$ -	\$ 1,400	\$ (1,400)
Irrigation Repairs	\$ 3,500	\$ 3,500	\$ 4,212	\$ (712)
Maintenance	\$ 8,500	\$ 4,958	\$ 2,168	\$ 2,790
Field Contingency	\$ 100,000	\$ 58,333	\$ -	\$ 58,333
Subtotal Field Expenditures	\$ 236,000	\$ 142,458	\$ 69,908	\$ 72,550

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Amenities Expenditures				
Amenity - Electric	\$ 2,600	\$ 1,517	\$ -	\$ 1,517
Amenity - Water	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Playground & Furniture Lease	\$ 50,000	\$ 29,167	\$ 24,704	\$ 4,463
Internet	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Amenity Landscaping	\$ 6,500	\$ 3,792	\$ -	\$ 3,792
Replacement	\$ 3,500	\$ 2,042	\$ -	\$ 2,042
Amenity Irrigation Repairs	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Pest Control	\$ 1,500	\$ 875	\$ -	\$ 875
Janitorial Services	\$ 16,160	\$ 9,427	\$ -	\$ 9,427
Security Services	\$ 30,000	\$ 17,500	\$ -	\$ 17,500
Pool Maintenance	\$ 23,700	\$ 13,825	\$ -	\$ 13,825
Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Amenity Access Management	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Amenties Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Subtotal Amenity Expenditures	\$ 171,960	\$ 100,310	\$ 24,704	\$ 75,606
Total Operations & Maintenance	\$ 407,960	\$ 242,768	\$ 94,612	\$ 148,157
Total Expenditures	\$ 576,860	\$ 351,658	\$ 169,821	\$ 181,837
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 267,800	
Fund Balance - Beginning	\$ -		\$ 47,047	
Fund Balance - Ending	\$ -		\$ 314,848	

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 April 30, 2025

	Adopted	Projected Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 261,800	\$ 270,724	\$ 270,724	\$ -
Assessments - Direct	\$ 1,521,600	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 1,296,900	\$ 1,296,900
Interest	\$ -	\$ -	\$ 54,552	\$ 54,552
Total Revenues	\$ 1,783,400	\$ 270,724	\$ 1,622,176	\$ 1,351,452
<u>Expenditures:</u>				
<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)		\$ 908,976	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 110	\$ 110
Total Other Financing Sources/(Uses)	\$ -		\$ 110	
Net Change in Fund Balance	\$ (8,000)		\$ 909,086	
Fund Balance - Beginning	\$ 752,718		\$ 2,543,391	
Fund Balance - Ending	\$ 744,718		\$ 3,452,477	

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 April 30, 2025

	Adopted	Projected Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Assessments - Lot Closing	\$ -	\$ -	\$ 428,985	\$ 428,985
Interest	\$ -	\$ -	\$ 12,904	\$ 12,904
Total Revenues	\$ -	\$ -	\$ 441,889	\$ 441,889
<u>Expenditures:</u>				
<i>Series 2024</i>				
Interest - 11/1	\$ -	\$ -	\$ 57,605	\$ (57,605)
Total Expenditures	\$ -	\$ -	\$ 57,605	\$ (57,605)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 384,284	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (10,408)	\$ (10,408)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (10,408)	
Net Change in Fund Balance	\$ -	\$ -	\$ 373,876	
Fund Balance - Beginning	\$ 752,718		\$ 486,589	
Fund Balance - Ending	\$ 752,718		\$ 860,465	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 11,008,230	\$ 11,008,230
Interest	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ -	\$ -	\$ 11,008,244	\$ 11,008,244
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,008,672	\$ (11,008,672)
Total Expenditures	\$ -	\$ -	\$ 11,008,672	\$ (11,008,672)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (427)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (110)	\$ (110)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (110)	\$ (110)
Net Change in Fund Balance	\$ -	\$ -	\$ (537)	
Fund Balance - Beginning	\$ -	\$ -	\$ 684	
Fund Balance - Ending	\$ -	\$ -	\$ 147	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,133,279	\$ 1,133,279
Interest	\$ -	\$ -	\$ 74,069	\$ 74,069
Total Revenues	\$ -	\$ -	\$ 1,207,348	\$ 1,207,348
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,304,497	\$ (6,304,497)
Total Expenditures	\$ -	\$ -	\$ 6,304,497	\$ (6,304,497)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (5,097,149)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 10,408	\$ 10,408
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,408	\$ 10,408
Net Change in Fund Balance	\$ -	\$ -	\$ (5,086,741)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,088,817	
Fund Balance - Ending	\$ -	\$ -	\$ 2,076	

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	\$ (2,975)	\$ -	\$ 285,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,648
Assessments - Direct (Unplatted)	\$ -	\$ 20,348	\$ -	\$ 4,652	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 65,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,973
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Total Revenues	\$ -	\$ 20,348	\$ -	\$ 74,304	\$ (2,975)	\$ 35,000	\$ 310,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437,621
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ -	\$ -	\$ 433	\$ 348	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,185
Attorney	\$ 2,662	\$ 456	\$ 2,820	\$ 1,133	\$ 3,218	\$ 4,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,114
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 3,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,811
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 735
Postage & Delivery	\$ 418	\$ 50	\$ 117	\$ 124	\$ 361	\$ 496	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,815
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ 2,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,746
Other Current Charges	\$ 174	\$ 107	\$ 107	\$ 129	\$ 167	\$ 110	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,436	\$ 4,709	\$ 7,140	\$ 5,915	\$ 8,189	\$ 18,999	\$ 8,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,209

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 2,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,959
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Streetlights	\$ 440	\$ 527	\$ 527	\$ 1,065	\$ -	\$ 1,095	\$ 557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,211
Electric	\$ 67	\$ 77	\$ 99	\$ 91	\$ 111	\$ 281	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 832
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,846
Landscape Maintenance	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ 4,097	\$ 7,947	\$ 7,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,379
Lake Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 446	\$ 1,671	\$ 2,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,212
Maintenance	\$ 616	\$ 1,252	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,168
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 9,629	\$ 7,403	\$ 6,173	\$ 7,149	\$ 10,779	\$ 12,869	\$ 15,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,908
Amenities Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,704
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	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,704
Total Operations & Maintenance	\$ 13,158	\$ 10,932	\$ 9,702	\$ 10,678	\$ 14,308	\$ 16,398	\$ 19,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,612
Total Expenditures	\$ 34,594	\$ 15,641	\$ 16,842	\$ 16,593	\$ 22,497	\$ 35,397	\$ 28,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,821
Excess (Deficiency) of Revenues over Expenditures	\$ (34,594)	\$ 4,707	\$ (16,842)	\$ 57,711	\$ (25,472)	\$ (397)	\$ 282,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,800

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
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)
04/11/25	03/01-03/31/25	\$566,397.72	\$0.00	(\$11,327.95)	\$0.00	\$555,069.77	\$285,463.95	\$269,605.82	\$555,069.77
04/30/25	01/01-03/31/25	\$0.00	\$0.00	\$0.00	\$932.64	\$932.64	\$479.64	\$453.00	\$932.64
TOTAL		\$ 568,128.90	\$ (225.83)	\$ (11,473.97)	\$ 943.70	\$ 557,372.80	\$ 286,648.36	\$ 270,724.44	\$ 557,372.80

103%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

GLK Real Estate		Net Assessments		\$ 1,562,296.69	\$ 40,696.69	\$ 1,521,600.00
2025-01						
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
3/28/25	2/1/25	2617	\$10,174.17	\$10,174.17	\$10,174.17	\$0.00
	3/15/25		\$920,149.46			\$0.00
3/28/25	5/1/25	2614	\$10,174.17	\$10,174.17	\$10,174.17	\$0.00
	9/15/25		\$601,450.53		\$0.00	\$0.00
			\$ 1,562,296.67	\$ 40,696.68	\$ 40,696.68	\$ -

GLK Real Estate		Net Assessments		\$ 438,287.06	\$ 9,303.31	\$ 428,983.75
2025-02						
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
3/28/25	2/1/25	2615	\$2,325.83	\$2,325.83	\$2,325.83	\$0.00
	3/15/25		\$263,881.25			\$0.00
3/28/25	5/1/25	2616	\$2,325.83	\$2,325.83	\$2,325.83	\$0.00
	9/15/25		\$165,102.50		\$0.00	\$0.00
			\$ 438,287.07	\$ 9,303.32	\$ 9,303.32	\$ -