

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

***Adopted Budget***  
***FY2026***



# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-7</b>	<b>General Fund Narrative</b>
<b>8</b>	<b>Debt Service - Series 2024 AA1</b>
<b>9-10</b>	<b>Amortization Schedule AA1</b>
<b>11</b>	<b>Debt Service - Series 2024 AA2</b>
<b>12-13</b>	<b>Amortization Schedule AA2</b>

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

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Total Thru 09/30/25	Adopted Budget FY2026
-------------	-----------------------------	-----------------------------	-------------------------------	---------------------------	-----------------------------

**Revenues**

Assessments - On Roll	\$ 277,200	\$ 289,522	\$ -	\$ 289,522	\$ 1,089,667
Assessments - Direct (Unplatted)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 90,409
Developer Contributions	\$ 249,660	\$ 35,000	\$ -	\$ 35,000	\$ -
Lot Closings	\$ -	\$ 65,973	\$ -	\$ 65,973	\$ -

<b>Total Revenues</b>	<b>\$ 576,860</b>	<b>\$ 440,495</b>	<b>\$ -</b>	<b>\$ 440,495</b>	<b>\$ 1,180,076</b>
-----------------------	-------------------	-------------------	-------------	-------------------	---------------------

**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 3,000	\$ 7,600	\$ 12,000
Employer FICA Expense	\$ -	\$ 352	\$ 230	\$ 581	\$ 918
Engineering	\$ 15,000	\$ 2,663	\$ 3,750	\$ 6,413	\$ 15,000
Attorney	\$ 60,000	\$ 23,960	\$ 15,000	\$ 38,960	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,700	\$ -	\$ 5,700	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 900
Dissemination	\$ 5,000	\$ 7,000	\$ 1,500	\$ 8,500	\$ 8,755
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,020	\$ 4,811	\$ -	\$ 4,811	\$ 10,242
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 250	\$ 2,502	\$ 834	\$ 3,336	\$ 250
Insurance	\$ 5,980	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 750	\$ -	\$ 188	\$ 188	\$ 750
Legal Advertising	\$ 10,000	\$ 4,076	\$ 2,500	\$ 6,576	\$ 5,000
Other Current Charges	\$ 2,500	\$ 1,170	\$ 450	\$ 1,620	\$ 2,500
Office Supplies	\$ 625	\$ 16	\$ 30	\$ 46	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative:</b>	<b>\$ 168,900</b>	<b>\$ 100,697</b>	<b>\$ 38,268</b>	<b>\$ 138,965</b>	<b>\$ 147,644</b>
--	-------------------	-------------------	------------------	-------------------	-------------------

**Operations & Maintenance**

**Field Expenditures**

Property Insurance	\$ 8,000	\$ 2,959	\$ -	\$ 2,959	\$ 30,000
Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,450
Landscaping Replacement	\$ 7,500	\$ 3,150	\$ 4,350	\$ 7,500	\$ 40,000
Streetlights	\$ 18,000	\$ 4,768	\$ 1,650	\$ 6,418	\$ 40,000
Electric	\$ 2,000	\$ 1,162	\$ 450	\$ 1,612	\$ 5,000
Water & Sewer	\$ 15,000	\$ 5,846	\$ 3,750	\$ 9,596	\$ 30,000
Landscape Maintenance	\$ 58,500	\$ 56,783	\$ 23,841	\$ 80,624	\$ 400,000
Lake Maintenance	\$ -	\$ 1,800	\$ 600	\$ 2,400	\$ 2,400
Irrigation Repairs	\$ 3,500	\$ 4,592	\$ -	\$ 4,592	\$ 15,000
General Repairs & Maintenance	\$ 8,500	\$ 2,688	\$ 5,812	\$ 8,500	\$ 10,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Contingency	\$ 100,000	\$ 200	\$ 25,000	\$ 25,200	\$ 58,233

<b>Subtotal Field Expenditures</b>	<b>\$ 236,000</b>	<b>\$ 95,199</b>	<b>\$ 69,203</b>	<b>\$ 164,402</b>	<b>\$ 656,083</b>
------------------------------------	-------------------	------------------	------------------	-------------------	-------------------

# Crosswinds East

## Community Development District

### Adopted Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Total Thru 09/30/25	Adopted Budget FY2026
<b>Amenities Expenditures</b>					
Amenity - Electric	\$ 2,600	\$ -	\$ 650	\$ 650	\$ 50,000
Amenity - Water	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 30,000
Playground & Furniture Lease	\$ 50,000	\$ 31,762	\$ 10,587	\$ 42,349	\$ 97,349
Internet	\$ 2,000	\$ -	\$ 500	\$ 500	\$ 4,000
Amenity Landscaping	\$ 6,500	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 1,500	\$ 70	\$ 210	\$ 280	\$ 4,000
Janitorial Services	\$ 16,160	\$ -	\$ 4,040	\$ 4,040	\$ 48,000
Security Services	\$ 30,000	\$ -	\$ 7,500	\$ 7,500	\$ 52,000
Pool Maintenance	\$ 23,700	\$ -	\$ 5,925	\$ 5,925	\$ 36,000
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 20,000
Amenity Access Management	\$ 10,000	\$ 1,250	\$ 3,750	\$ 5,000	\$ 15,000
Amenities Contingency	\$ 7,500	\$ 14,092	\$ -	\$ 14,092	\$ 20,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 171,960</b>	<b>\$ 47,174</b>	<b>\$ 37,162</b>	<b>\$ 84,336</b>	<b>\$ 376,349</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 407,960</b>	<b>\$ 142,373</b>	<b>\$ 106,365</b>	<b>\$ 248,738</b>	<b>\$ 1,032,432</b>
<b>Total Expenditures</b>	<b>\$ 576,860</b>	<b>\$ 243,070</b>	<b>\$ 144,634</b>	<b>\$ 387,703</b>	<b>\$ 1,180,076</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 197,425</b>	<b>\$ (144,634)</b>	<b>\$ 52,791</b>	<b>\$ (0)</b>

Net Assessments	\$1,180,076
Add: Discounts & Collections 7%	\$88,823
Gross Assessments	<u>\$1,268,898</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 - Townhomes	216	0.04	162	\$6,606	\$30.58	\$32.89
Unplatted - Single Family	2055	0.05	2055	\$83,803	\$40.78	\$43.85
	<b>3807</b>		<b>3621</b>	<b>\$1,180,076</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.

---

#### **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**  
**Adopted Budget**  
**Debt Service Fund**  
**Series 2024 Assessment Area One**

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Total Thru 09/30/25	Adopted Budget FY2026
<b>Revenues</b>					
Assessments	\$ 261,800	\$ 273,438	\$ -	\$ 273,438	\$ 1,783,400
Assessments - Direct	\$ 1,521,600	\$ -	\$ 224,700	\$ 224,700	\$ -
Assessments - Lot Closings	\$ -	\$ 1,296,900	\$ -	\$ 1,296,900	\$ -
Interest	\$ -	\$ 72,554	\$ 24,185	\$ 96,739	\$ 48,370
Carry Forward Surplus <sup>(1)</sup>	\$ 752,718	\$ 759,991	\$ -	\$ 759,991	\$ 860,479
<b>Total Revenues</b>	<b>\$ 2,536,118</b>	<b>\$ 2,402,884</b>	<b>\$ 248,885</b>	<b>\$ 2,651,769</b>	<b>\$ 2,692,248</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>\$ 1,791,400</b>	<b>\$ -</b>	<b>\$ 1,791,400</b>	<b>\$ 1,789,519</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 110	\$ -	\$ 110	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 110</b>	<b>\$ -</b>	<b>\$ 110</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 744,718</b>	<b>\$ 611,594</b>	<b>\$ 248,885</b>	<b>\$ 860,479</b>	<b>\$ 902,730</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	Principal		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	Prinicpal		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
			\$	25,785,000.00	\$	28,599,357.78	\$ 54,384,357.78

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

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Total Thru 09/30/25	Adopted Budget FY2026
<b>Revenues</b>					
Assessments	\$ -	\$ 428,985	\$ -	\$ 428,985	\$ 428,982
Interest	\$ -	\$ 17,685	\$ 5,895	\$ 23,580	\$ 11,790
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 57,605	\$ -	\$ 57,605	\$ 172,692
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 504,275</b>	<b>\$ 5,895</b>	<b>\$ 510,170</b>	<b>\$ 613,465</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>\$ 319,845</b>	<b>\$ -</b>	<b>\$ 319,845</b>	<b>\$ 430,205</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (13,225)	\$ (4,408)	\$ (17,633)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (13,225)</b>	<b>\$ (4,408)</b>	<b>\$ (17,633)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 171,205</b>	<b>\$ 1,487</b>	<b>\$ 172,692</b>	<b>\$ 183,260</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		Principal		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

	\$	6,400,000.00	\$	6,463,479.89	\$	12,863,479.89
--	----	--------------	----	--------------	----	---------------