

*Crosswinds East
Community Development District*

Meeting Agenda

January 6, 2026

AGENDA

Crosswinds East

Community Development District

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

December 30, 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, January 6, 2026**, at **9:15 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/88230704235>

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

Meeting ID: 882 3070 4235

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 December 2, 2025 Board of Supervisors Meeting
4. Consideration of Irrigation Cost Share Agreement
5. Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Review of Discing Options for Landscaping Contract (*to be provided under separate cover*)
 - 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 continued meeting of the Board of Supervisors of the Crosswinds East Community Development District was held on **Tuesday, December 2, 2025**, at 9:26 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Jessica Spencer	Assistant Secretary
Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:26 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. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of October 7, 2025,
Board of Supervisors Meeting**

Ms. Burns presented the minutes from October 7, 2025, Board of Supervisors meeting. 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 October 7, 2025, Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Review and Ranking of Proposals Received for Landscape Maintenance Services RFP (*to be provided under separate cover*)**

Ms. Burns presented the amended and restated rules of procedure for the District. The Board reviewed the landscape maintenance RFP and the seven proposals received after the bid was issued because the bid exceeded the statutory threshold. Staff presented the scoring summary and rankings and explained that the Board could either accept the staff recommendation or complete individual scoring. Ms. Burns reviewed the scores for each proposer and noted that Yellowstone ranked first overall, followed by Prince & Sons and Juniper. Juniper was identified as the low bidder, while Prince & Sons was the current landscape provider. Yellowstone received the highest overall score based on experience, pricing, and reasonableness of numbers. The Board discussed the importance of controlling costs and generally agreed to proceed with the staff rankings. Questions were raised about the scope of services, specifically pond disking, including the number of times per year and the wide range of pricing across proposals.

Ms. Burns explained that disking was included six times per year and that pricing varied significantly between vendors. Ms. Burns advised that the Board could award the contract, excluding pond disking, and either negotiate that service separately with the selected contractor or rebid it independently. It was also noted that, due to the winter season, immediate disking needs were limited. Following the discussion, the Board made a motion to accept the staff rankings and award the landscape maintenance contract to the top-ranked proposer, Yellowstone, excluding pond disking from the scope of services. Ms. Burns stated that the Board agreed to exclude disking from the current contract. It was noted that disk costs were below the bid threshold, so a formal procurement process was not required. The Board provided staff direction to obtain pricing—potentially from Yellowstone and other vendors—to evaluate options if the entire contract was not awarded, and to return alternatives for the board's consideration.

On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, Awarding the Landscape Maintenance Services Contract to Yellowstone Landscape, excluding Discing from the contract, was approved.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Ms. Burns stated that they had a public hearing on the adoption of the amended and restated rules of procedure for the District. She added that the public hearing had been advertised. She asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns reviewed Resolution 2026-02, which would adopt the amended and restated Rules of Procedure. She explained that the amended rules were included in the agenda package and had previously been presented to the Board at the prior meeting when the public hearing was set. She noted that no substantive changes had been made since that time and that the updates consisted of statutory changes and minor cleanup items.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District, was approved.

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had nothing to report but could answer any questions.

B. Engineer

Ms. Burns had nothing to report from the District engineer.

C. Field Manager's Report

Mr. Tindall noted that his report was provided in the agenda package and summarized it for the Board.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and offered to answer any Board questions.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements are included in the agenda package for Board review and that no action is required. Ms. Burns added that this was the first set of the year. She said that they were still waiting on funds from the tax collector from all the Districts.

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. Shockley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Savannah Hancock, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

COST SHARE AND EASEMENT AGREEMENT

THIS COST SHARE AND EASEMENT AGREEMENT (“**Agreement**”) is made and entered into to be effective this 6th day of January 2026, by and between:

Crosswinds East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, and whose mailing address is c/o Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

Grove at Crosswinds Service Provider, LLC, a Florida limited liability company, whose address is 111 West Central Avenue, Suite 1440, Winter Haven, Florida 33882 (“**Service Provider**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management infrastructure, roadway improvements, and certain common areas, specifically **Tracts A, B, C, D, E, F, G, and H as identified on the Plat titled “Congdon Townhomes Phases 1 and 2,” recorded at Book 203, Pages 30 et seq., of the Official Records of Polk County, Florida** (“**District Property**”); and

WHEREAS, the Service Provider owns and/or is responsible for providing irrigation to the District property and for certain private townhome properties adjacent to the District Property known as the Grove at Crosswinds (“**Townhome Property**”); and

WHEREAS, portions of the District Property and Townhome Property, as depicted at **Exhibit A**, benefit from a common irrigation system which is owned by the Service Provider; and

WHEREAS, the Parties wish to document their agreement for the District to pay its proportionate share of costs related to the irrigation system which benefits the District Property; and

WHEREAS, the District desires to grant the Service Provider a non-exclusive perpetual access and maintenance easement over the District Property for the purposes of operating and maintaining the portions of the irrigation system located on portions of the District Property.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. COST SHARING. The District agrees to make payment for its proportionate share of the costs related to the irrigation system as set forth herein. The District shall make payment within forty-five (45) days of receipt of a valid invoice, and all invoices and payments shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Invoices shall be accompanied by sufficient information to support the amounts requested therein. In no event shall the District be responsible for payment of costs related to the private portions of the irrigation system.

- a. ***Operational Costs.*** The Service Provider agrees that it shall own the irrigation system and all utility accounts associated therewith shall be in the name of the Service Provider. Upon execution of this Agreement, the District agrees to pay such portion of the recurring water utility costs for the irrigation system connected to meter no. 133188667 that is associated with the actual monthly amount of water usage by the District, as indicated by private meter no. _____ and private meter no. _____, at the locations described in **Exhibit B**.
- b. ***Maintenance and Repair Costs.*** The District shall be solely responsible for payment for repair of any damage caused by District staff or contractors. The District shall not be responsible for the repair of any portion of the irrigation system located on the Townhome Property. Consistent with the operational costs, the District agrees to pay such portion of the costs of regular maintenance and repair of the irrigation system connected to meter no. 133188667 that is associated with the actual monthly amount of water usage by the District during the month in which the repairs occur, as indicated by private meter no. _____ and private meter no. _____. In the event that special maintenance is needed, the Service Provider shall notify the District at least sixty (60) days in advance and the Parties shall negotiate in good faith to agree on an appropriate cost share. The District shall not be responsible for costs incurred in connection with actions of the Service Provider's staff or contractors, or due to the Service Provider's failure to maintain the Townhome Property irrigation system in accordance with industry standards and/or the requirements of all applicable permits, approvals, and laws.
- c. ***Payment Disputes.*** Upon request, the Service Provider shall make available to the District, for review at a reasonable time and place, its books and records with respect to its expenses related to the operation and maintenance of the irrigation system. In the event of a dispute between the Parties relating to the payment of any of the cost of the maintenance of the Improvements, including a dispute regarding the quality of the maintenance, the District shall give written notice to the Service Provider with supporting documentation regarding the nature and amount of the dispute. The Parties shall commence informal negotiations within thirty (30) days of notice of such dispute and work in good faith towards resolution of the same.

3. GRANT OF ACCESS EASEMENT; OPERATION AND MAINTENANCE. The District hereby grants to the Service Provider, its successors, and assigns a non-exclusive, perpetual

easement (“Access Easement”) over, under, and across the District Property for the purpose of ingress and egress by the Service Provider to access and/or otherwise construct, install, repair, reconstruct, use, maintain and operate the portions of the irrigation system located within the District Property. The Service Provider agrees to operate and maintain the irrigation system consistent with industry standards and the requirements of all applicable permits, approvals, and laws.

4. COMPLIANCE WITH LAW. Any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

5. DEFAULT. A default by a party under this Agreement, which continues for more than 30 days after the non-defaulting party has sent written notice of such default to the non-defaulting party, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

6. ENFORCEMENT OF AGREEMENT. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ and paralegals’ fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys’ fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

7. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for the resolution of all disputes shall be a court of competent jurisdiction in Polk County, Florida.

8. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by the Parties hereto.

9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

10. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addresses set forth in this Agreement.

11. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties to this Agreement and their successors and assigns, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party to this Agreement or its successor or assign. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties to this Agreement and their successors and assigns any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties to this Agreement and their respective representatives, successors, and assigns.

12. ASSIGNMENT; RUNS WITH THE LAND. The covenants, terms, agreements, rights and obligations of the Parties are intended to be, and are construed as, covenants running with the land, and shall be binding upon, and inure to the benefit of each of the Parties and their respective successors and assigns.

13. PUBLIC RECORDS. The Service Provider understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. The Service Provider agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability or sovereign immunity contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

18. SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Service Provider certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as

defined in Section 787.06, *Florida Statutes*. Service Provider agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

20. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Service Provider represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Service Provider shall immediately notify the District. If Service Provider is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

21. FOREIGN INFLUENCE. Service Provider understands that under Section 286.101, *Florida Statutes*, that Service Provider must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

[SIGNATURE PAGE FOR COST SHARE AND EASEMENT AGREEMENT]

WITNESS

**CROSSWINDS EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: Warren K. "Rennie" Heath, II
Title: Chairman, Board of Supervisors

By: _____
Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of January 2026, by Warren K. "Rennie" Heath, II, as Chairperson of Crosswinds East Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[SIGNATURE PAGE FOR COST SHARE AND EASEMENT AGREEMENT]

WITNESS

**GROVE AT CROSSWINDS SERVICE
PROVIDER, LLC**, a Florida limited liability
company

BY: CSPFL, LLC, a Florida limited liability
company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

**STATE OF _____
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of January 2026, by _____, as _____ of CSPFL, LLC, as Manager of Grove at Crosswinds Service Provider, LLC, a Florida limited liability company, who appeared before me this day, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A: Irrigation Areas

Exhibit A
Irrigation Areas



**CDD Irrigation
Areas**

**Service Provider
Irrigation Areas**

Exhibit B
Private Meter Locations



SECTION V



2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the _____, hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Agency: _____

Print: Neil Combee

Signature: Jill Burns

Title: Polk County Property Appraiser

Print: _____

Date: January 1, 2026

Title: _____

Date: _____

SECTION VI

SECTION C

Crosswinds East CDD

Field Management Report

Completed Items

- Holiday lights were installed as approved.
- Entry fill-ins for Grove at Crosswinds were installed along with a few trees at the amenity.
- Staff created a living cloud-based map that can be added to as areas are added and to track district assets for insurance.



Contracted Services

- Current landscape maintenance looks good. Beds are detailed and neat.
- Orienting new landscper as contract shifts from Prince and Sons to Yellowstons at the beginning of the month
- Amenity pool and janitorial are doing well. No issues to note currently.
- Overall site maintenance is satisfactory.



In Progress

- Soliciting vendors to separate discing proposals.
- Coordinating final punch list items with incumbent landscaper: Minor irrigation repairs and plant replacements.
- Continuing to monitor the park tracts and other areas as they progress and come online.



SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Crosswinds East Community Development District

Summary of Checks

November 22, 2025 to December 19, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	12/2/25	443	\$ 3,529.12
	12/4/25	444	\$ 4,160.00
	12/12/25	445-456	\$ 964,310.76
	12/17/25	457	\$ 58,930.46
		Total:	<u>\$ 1,030,930.34</u>
General Fund			
		Autodrafts	\$ 21,643.37
			<u>\$ 21,643.37</u>
Supervisor Fees			
	<u>December 2025</u>		
	Lindsey E Roden	50031	\$ 184.70
	Lauren O Schwenk	50032	\$ 184.70
	Bobbie J Shockley	50033	\$ 184.70
	Jessica M Spencer	50034	\$ 184.70
		Total:	<u>\$ 738.80</u>
			<u>\$ 1,053,312.51</u>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/22/25 PAGE 1
*** CHECK DATES 11/22/2025 - 12/19/2025 *** CROSSWINDS EAST GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
12/02/25	00035	12/01/25	12012025	202512	300-15500-10000					*	3,529.12		
			PYGRND/EQUIP LEASE-JAN26										
									BOWPROP I, LLC			3,529.12	000443
12/04/25	00011	9/22/25	22463158	202508	310-51300-31100					*	4,160.00		
			ENGINEERING SVCS-AUG25										
									DEWBERRY ENGINEERS, INC.			4,160.00	000444
12/12/25	00038	10/30/25	20522	202510	320-53800-47000					*	200.00		
			POND MAINTENANCE-OCT25										
			11/25/25	20692	202511	320-53800-47000				*	200.00		
									POND MAINTENANCE-NOV25				
									AQUATIC WEED MANAGEMENT, INC			400.00	000445
12/12/25	00053	12/12/25	12122025	202512	300-20700-10000					*	861,323.90		
			ASSESSMENT TRXF-S2024-AA1										
									CROSSWINDS EAST CDD C/O US BANK			861,323.90	000446
12/12/25	00068	10/21/25	16288	202510	330-57200-48200					*	800.00		
			CLEANING SVCS-OCT25										
			11/30/25	16531	202511	330-57200-48200				*	800.00		
									CLEANING SVCS-NOV25				
									CSS CLEAN STAR SERVICES OF CENTRAL			1,600.00	000447
12/12/25	00011	11/19/25	22469231	202510	310-51300-31100					*	212.50		
			ENGINEERING SVCS-OCT25										
									DEWBERRY ENGINEERS, INC.			212.50	000448
12/12/25	00037	10/27/25	1489	202510	310-51300-31302					*	5,000.00		
			DTS MUNI CDA SAAS 1YR SUB										
									DISCLOSURE TECHNOLOGY SERVICES, LLC			5,000.00	000449
12/12/25	00001	11/01/25	83	202511	320-53800-34000					*	1,287.50		
			FIELD MANAGEMENT-NOV25										
			11/01/25	83	202511	320-53800-49000				*	7.00		
									SIFER KEY TAG				
			11/01/25	84	202511	310-51300-34000				*	3,433.33		
									MANAGEMENT FEES-NOV25				
			11/01/25	84	202511	310-51300-35200				*	108.17		
									WEBSITE MANAGEMENT-NOV25				
			11/01/25	84	202511	310-51300-35100				*	162.25		
									INFORMATION TECH-NOV25				
			11/01/25	84	202511	310-51300-31300				*	515.00		
									DISSEMINATION SVCS-NOV25				
			11/01/25	84	202511	330-57200-48300				*	1,250.00		
									AMENITY MANAGEMENT				

CRSW CROSSWINDS EAS BOH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/22/25 PAGE 2
*** CHECK DATES 11/22/2025 - 12/19/2025 *** CROSSWINDS EAST GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
		11/01/25	84	202511	310-51300-51000					*	3.19	
			OFFICE SUPPLIES									
		11/01/25	84	202511	310-51300-42000					*	68.70	
			POSTAGE									
									GOVERNMENTAL MANAGEMENT SERVICES-CF		6,835.14	000450
12/12/25	00013	11/14/25	13580	202510	310-51300-31500					*	1,588.75	
			ATTORNEY SVCS-OCT25									
									KILINSKI VAN WYK PLLC		1,588.75	000451
12/12/25	00065	11/05/25	68017036	202511	330-57200-48100					*	60.00	
			PEST CONTROL-NOV25									
		12/03/25	68557328	202512	330-57200-48100					*	60.00	
			PEST CONTROL-DEC25									
									MASSEY SERVICES, INC.		120.00	000452
12/12/25	00048	10/13/25	4652338	202512	300-20700-10000					*	19,176.32	
			1% ADMIN FEE DEBT									
		10/13/25	4652339	202512	300-32500-10000					*	9,880.20	
			1% ADMIN FEE MAINT									
									POLK COUNTY PROPERTY APPRAISER		29,056.52	000453
12/12/25	00032	11/01/25	20690	202511	320-53800-46200					*	4,850.00	
			POND DISKING-NOV25									
		11/01/25	20761	202511	320-53800-46200					*	15,620.00	
			LANDSCAPE MAINT-NOV25									
		12/01/25	21214	202512	320-53800-46200					*	4,850.00	
			POND DISKING-DEC25									
		12/01/25	21215	202512	320-53800-46200					*	15,620.00	
			LANDSCAPE MAINT-DEC25									
									PRINCE & SONS, INC		40,940.00	000454
12/12/25	00066	11/01/25	CM-26742	202511	330-57200-48500					*	1,500.00	
			POOL MAINTENANCE-NOV25									
		11/12/25	29652	202511	330-57200-49000					*	13,500.00	
			LIFT INSTALLED									
		12/01/25	29900	202512	330-57200-48500					*	1,500.00	
			POOL MAINTENANCE-DEC25									
									MCDONNELL CORPORATION		16,500.00	000455
12/12/25	00053	12/12/25	12122025	202512	300-20700-10000					*	733.95	
			ASSMT TRXF-S2024 AA1 FY25									
									CROSSWINDS EAST CDD C/O US BANK		733.95	000456
12/17/25	00033	11/19/25	8164	202511	300-53800-60000					*	58,930.46	
			FINAL PYMT FOR PROJECT									
									LEGACY CONSTRUCTION SERVICES GROUP		58,930.46	000457

CBRSW CROSSWINDS EAS BOH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/22/25 PAGE 3
*** CHECK DATES 11/22/2025 - 12/19/2025 *** CROSSWINDS EAST GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 1,030,930.34

CRSW CROSSWINDS EAS BOH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/22/25 PAGE 1
*** CHECK DATES 11/22/2025 - 12/19/2025 *** CROSSWINDS EAST GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/16/25	00071	10/04/25	131-12.2	202512	320-53800-48100				AMERICAN POWER WASHING LLC DBA	*	3,250.00		
			50% DEP HOLIDAY LIGHTS									3,250.00	080034
12/16/25	00055	11/26/25	2429-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	338.76		
			2901 POWERLINE IRR-NOV.25									338.76	080035
12/16/25	00055	11/26/25	4919-11.	202511	330-57200-43200				CITY OF HAINES CITY	*	657.37		
			4112 HUMMOCK PL-NOV.25									657.37	080036
12/16/25	00055	11/26/25	5399-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	1,191.55		
			4043 KING HILL DR-NOV.25									1,191.55	080037
12/16/25	00055	11/26/25	5658-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	343.14		
			1797 CROSSWIND -NOV.25									343.14	080038
12/16/25	00055	11/26/25	5668-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	202.48		
			4849 KATRINA DR-NOV.25									202.48	080039
12/16/25	00055	12/20/25	4928-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	2,332.57		
			4297 RIVERBEND IRR-NOV.25									2,332.57	080040
12/16/25	00055	12/20/25	4929-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	3,199.83		
			3402 OAK PARK DR-NOV.25									3,199.83	080041
12/16/25	00055	12/20/25	4930-11.	202511	320-53800-43200				CITY OF HAINES CITY	*	1,758.91		
			4160 CARL BOOZER-NOV.25									1,758.91	080042
12/16/25	00022	11/24/25	3650-11.	202511	320-53800-43000				DUKE ENERGY	*	22.81		
			4160 CARL BOOZER-NOV.25									22.81	080043
12/16/25	00022	12/10/25	1597-12.	202512	320-53800-43000				DUKE ENERGY	*	33.63		
			3626 RODEN N ENT-DEC.25									33.63	080044
12/16/25	00022	12/12/25	2311-12.	202512	320-53800-43000				DUKE ENERGY	*	33.09		
			3863 KING HILL DR-DEC.25									33.09	080045

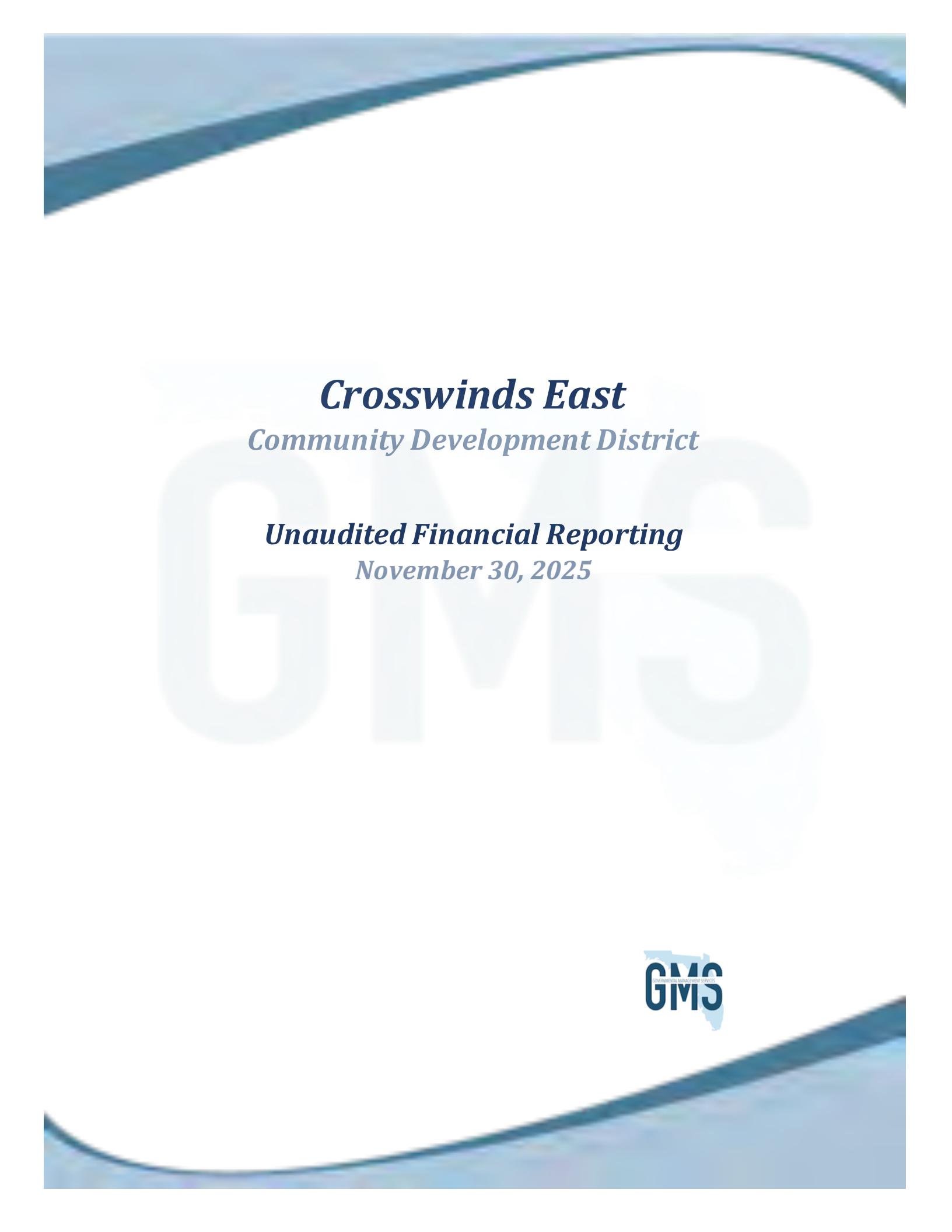
CRSW CROSSWINDS EAS BOH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE/PREPARED/COMPUTER CHECK REGISTER RUN 12/22/25 PAGE 2
*** CHECK DATES 11/22/2025 - 12/19/2025 *** CROSSWINDS EAST GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/16/25	00022	12/12/25	9152-12.	202512	330-57200-43000					*	492.06		
			4112 HUMMOCK	PL-DEC.25								492.06	080046
					DUKE ENERGY								
12/16/25	00022	12/15/25	2147-12.	202512	320-53800-43000					*	34.09		
			4289 RIVERBEND	DEC.25								34.09	080047
					DUKE ENERGY								
12/16/25	00022	12/15/25	2474-12.	202512	320-53800-43100					*	557.46		
			3599 BAKER DAIRY	DEC.25								557.46	080048
					DUKE ENERGY								
12/16/25	00022	12/15/25	8049-12.	202512	320-53800-43100					*	7,175.62		
			2871 POWER LINE	RD-DEC.25								7,175.62	080049
					DUKE ENERGY								
12/16/25	00070	12/16/25	8224-12.	202512	330-57200-44000					*	20.00		
			AMENITY THE GROVES	DEC.25								20.00	080050
					SUMMIT BROADBAND								
									TOTAL FOR BANK Z		21,643.37		
									TOTAL FOR REGISTER		21,643.37		

CRSW CROSSWINDS EAS BOH

SECTION 2



Crosswinds East

Community Development District

Unaudited Financial Reporting
November 30, 2025



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5	<u>Series 2024 A2 Debt Service Fund</u>
6	<u>Amenity Capital Projects</u>
7	<u>Series 2024 A1 Capital Projects Fund</u>
8	<u>Series 2024 A2 Capital Projects Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

Crosswinds East
Community Development District
Combined Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 63,350	\$ -	\$ -	\$ 63,350
Amenity Account	\$ -	\$ -	\$ 765,434	\$ 765,434
State Board of Administration	\$ 10,409	\$ -	\$ -	\$ 10,409
Due from Developer	\$ 69,163	\$ -	\$ -	\$ 69,163
Due from General Fund	\$ -	\$ 9,419	\$ -	\$ 9,419
Investments:				
<i>Series 2024 A1</i>				
Construction	\$ -	\$ -	\$ 8,684	\$ 8,684
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 171,340	\$ -	\$ 171,340
<i>Series 2024 A2</i>				
Construction	\$ -	\$ -	\$ 687	\$ 687
Reserve	\$ -	\$ 214,492	\$ -	\$ 214,492
Revenue	\$ -	\$ 8,879	\$ -	\$ 8,879
Prepaid Expenses	\$ 3,529	\$ -	\$ -	\$ 3,529
Total Assets	\$ 146,451	\$ 2,187,530	\$ 774,806	\$ 3,108,786
Liabilities:				
Accounts Payable	\$ 124,805	\$ -	\$ -	\$ 124,805
Due to Debt Service	\$ 9,419	\$ -	\$ -	\$ 9,419
Due to Other	\$ 1,664	\$ -	\$ -	\$ 1,664
Total Liabilities	\$ 135,888	\$ -	\$ -	\$ 135,888
Fund Balance:				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 1,964,159	\$ -	\$ 1,964,159
Debt Services - Series 2024 A2	\$ -	\$ 223,371	\$ -	\$ 223,371
Capital Projects - Amenity	\$ -	\$ -	\$ 765,434	\$ 765,434
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ 8,684	\$ 8,684
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 687	\$ 687
Unassigned	\$ 10,563	\$ -	\$ -	\$ 10,563
Total Fund Balances	\$ 10,563	\$ 2,187,530	\$ 774,806	\$ 2,972,899
Total Liabilities & Fund Balance	\$ 146,451	\$ 2,187,530	\$ 774,806	\$ 3,108,786

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 1,089,667	\$ 4,475	\$ 4,475	\$ -
Assessments - Direct (Unplatted)	\$ 90,409	\$ 130,607	\$ 130,607	\$ -
Interest Income	\$ -	\$ -	\$ 73	\$ 73
Total Revenues	\$ 1,180,076	\$ 135,082	\$ 135,155	\$ 73
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
Employer FICA Expense	\$ 918	\$ 153	\$ 61	\$ 92
Engineering	\$ 15,000	\$ 2,500	\$ 213	\$ 2,288
Attorney	\$ 25,000	\$ 4,167	\$ 1,589	\$ 2,578
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 8,755	\$ 1,459	\$ 1,245	\$ 215
Disclosure Software	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Trustee Fees	\$ 10,242	\$ 7,329	\$ 7,329	\$ -
Management Fees	\$ 41,200	\$ 6,867	\$ 6,867	\$ 0
Information Technology	\$ 1,947	\$ 324	\$ 325	\$ (0)
Website Maintenance	\$ 1,298	\$ 216	\$ 216	\$ (0)
Postage & Delivery	\$ 250	\$ 42	\$ 219	\$ (178)
Insurance	\$ 6,934	\$ 6,934	\$ 5,732	\$ 1,202
Copies	\$ 750	\$ 125	\$ 7	\$ 118
Legal Advertising	\$ 5,000	\$ 833	\$ 642	\$ 191
Other Current Charges	\$ 2,500	\$ 417	\$ 73	\$ 343
Office Supplies	\$ 625	\$ 104	\$ 4	\$ 101
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,644	\$ 43,795	\$ 35,645	\$ 8,150
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 30,000	\$ 30,000	\$ 21,878	\$ 8,122
Field Management	\$ 15,450	\$ 2,575	\$ 2,575	\$ -
Landscaping Replacement	\$ 40,000	\$ 6,667	\$ -	\$ 6,667
Streetlights	\$ 40,000	\$ 6,667	\$ 7,464	\$ (797)
Electric	\$ 5,000	\$ 833	\$ 212	\$ 622
Water & Sewer	\$ 30,000	\$ 5,000	\$ 23,753	\$ (18,753)
Landscape Maintenance	\$ 400,000	\$ 66,667	\$ 40,940	\$ 25,727
Lake Maintenance	\$ 2,400	\$ 400	\$ 400	\$ -
Irrigation Repairs	\$ 15,000	\$ 2,500	\$ 360	\$ 2,140
Maintenance	\$ 10,000	\$ 1,667	\$ 140	\$ 1,527
Field Contingency	\$ 10,000	\$ 1,667	\$ 7	\$ 1,660
Capital Outlay	\$ 58,233	\$ 58,233	\$ 58,930	\$ (697)
Subtotal Field Expenditures	\$ 656,083	\$ 182,875	\$ 156,659	\$ 26,216

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

	Adopted Budget	Prorated Budget Thru 11/30/25		Actual Thru 11/30/25		Variance
Amenities Expenditures						
Amenity - Electric	\$ 50,000	\$ 8,333	\$ 990	\$ 7,344		
Amenity - Water	\$ 30,000	\$ 5,000	\$ 1,426	\$ 3,574		
Playground & Furniture Lease	\$ 97,349	\$ 16,225	\$ 7,058	\$ 9,167		
Internet	\$ 4,000	\$ 667	\$ 80	\$ 587		
Pest Control	\$ 4,000	\$ 667	\$ 120	\$ 547		
Janitorial Services	\$ 48,000	\$ 8,000	\$ 1,600	\$ 6,400		
Security Services	\$ 52,000	\$ 8,667	\$ -	\$ 8,667		
Pool Maintenance	\$ 36,000	\$ 6,000	\$ 3,000	\$ 3,000		
Amenity Repairs & Maintenance	\$ 20,000	\$ 3,333	\$ -	\$ 3,333		
Amenity Access Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -		
Amenties Contingency	\$ 20,000	\$ 20,000	\$ 13,500	\$ 6,500		
Subtotal Amenity Expenditures	\$ 376,349	\$ 79,392	\$ 30,274	\$ 49,118		
Total Operations & Maintenance	\$ 1,032,432	\$ 262,266	\$ 186,932	\$ 75,334		
Total Expenditures	\$ 1,180,076	\$ 306,061	\$ 222,578	\$ 83,484		
Excess (Deficiency) of Revenues over Expend	\$ -		\$ (87,423)			
Fund Balance - Beginning	\$ -		\$ 97,986			
Fund Balance - Ending	\$ -		\$ 10,563			

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 November 30, 2025

	Adopted Budget	Projected Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 1,783,400	\$ 8,685	\$ 8,685	\$ -
Interest	\$ 48,370	\$ 8,062	\$ 15,985	\$ 7,924
Total Revenues	\$ 1,831,770	\$ 16,746	\$ 24,670	\$ 7,924
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$ 704,759	\$ 704,759	\$ 704,759	\$ -
Principal - 5/1	\$ 380,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 704,759	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,789,519	\$ 704,759	\$ 704,759	\$ -
Excess (Deficiency) of Revenues over Expend	\$ 42,251		\$ (680,089)	
Fund Balance - Beginning	\$ 860,479		\$ 2,644,248	
Fund Balance - Ending	\$ 902,730		\$ 1,964,159	

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 November 30, 2025

	Adopted Budget	Projected Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - Direct	\$ 428,982	\$ -	\$ -	\$ -
Interest	\$ 11,790	\$ 1,965	\$ 2,431	\$ 466
Total Revenues	\$ 440,772	\$ 1,965	\$ 2,431	\$ 466
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$ 165,103	\$ 165,103	\$ 165,103	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 165,103	\$ -	\$ -	\$ -
Total Expenditures	\$ 430,205	\$ 165,103	\$ 165,103	\$ -
Excess (Deficiency) of Revenues over Expend	\$ 10,567		\$ (162,671)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,345)	\$ (1,345)
Total Other Financing Sources/(Uses)	\$ -		\$ (1,345)	
Net Change in Fund Balance	\$ 10,567		\$ (164,017)	
Fund Balance - Beginning	\$ 172,692		\$ 387,388	
Fund Balance - Ending	\$ 183,259		\$ 223,371	

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

	Adopted Budget	Projected Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,642	\$ 2,642
Total Revenues	\$ -	\$ -	\$ 2,642	\$ 2,642
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expend	\$ -		\$ 2,642	
Fund Balance - Beginning	\$ -		\$ 762,792	
Fund Balance - Ending	\$ -		\$ 765,434	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 996,150	\$ 996,150
Interest	\$ -	\$ -	\$ 1,515	\$ 1,515
Total Revenues	\$ -	\$ -	\$ 997,666	\$ 997,666
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,034,996	\$ (2,034,996)
Total Expenditures	\$ -	\$ -	\$ 2,034,996	\$ (2,034,996)
Excess (Deficiency) of Revenues over Expend	\$ -		\$ (1,037,330)	
Fund Balance - Beginning	\$ -		\$ 1,046,014	
Fund Balance - Ending	\$ -		\$ 8,684	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 88,661	\$ 88,661
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 88,675	\$ 88,675
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 178,921	\$ (178,921)
Total Expenditures	\$ -	\$ -	\$ 178,921	\$ (178,921)
Excess (Deficiency) of Revenues over Expend	\$ -		\$ (90,246)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,345	\$ 1,345
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,345	\$ 1,345
Net Change in Fund Balance	\$ -		\$ (88,900)	
Fund Balance - Beginning			\$ 89,588	
Fund Balance - Ending	\$ -		\$ 687	

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	\$ -	\$ 4,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,475
Assessments - Direct (Unplatted)	\$ 45,205	\$ 85,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,607
Interest Income	\$ 38	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Total Revenues	\$ 45,242	\$ 89,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,155
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Employer FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213
Attorney	\$ 1,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,589
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 730	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,245
Disclosure Software	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 7,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,329
Management Fees	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,867
Information Technology	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Website Maintenance	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216
Postage & Delivery	\$ 151	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Legal Advertising	\$ 642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642
Other Current Charges	\$ 29	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Office Supplies	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 31,310	\$ 4,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,645

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	\$ 21,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,878
Field Management	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 6,906	\$ 557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,464
Electric	\$ 105	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212
Water & Sewer	\$ 14,386	\$ 9,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,753
Landscape Maintenance	\$ 20,470	\$ 20,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,940
Lake Maintenance	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Irrigation Repairs	\$ -	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
Maintenance	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Field Contingency	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Capital Outlay	\$ -	\$ 58,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,930
Subtotal Field Expenditures	\$ 65,233	\$ 91,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,659
Amenities Expenditures													
Amenity - Electric	\$ 511	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Amenity - Water	\$ 769	\$ 657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,426
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,058
Internet	\$ 60	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Pest Control	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Janitorial Services	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenities Contingency	\$ -	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Subtotal Amenity Expenditures	\$ 8,479	\$ 21,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,274
Total Operations & Maintenance	\$ 73,711	\$ 113,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,932
Total Expenditures	\$ 105,021	\$ 117,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,578
Excess (Deficiency) of Revenues over Expenses	\$ (59,779)	\$ (27,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (87,423)

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
Less: Principal Payment 5/1/25	(\$365,000)
Current Bonds Outstanding	\$25,420,000

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	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$214,492
Reserve Fund Balance	\$214,492
Bonds Outstanding - 8/29/24	\$6,400,000
Less: Principal Payment 5/1/25	(\$95,000)
Current Bonds Outstanding	\$6,305,000

Crosswinds East CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$	988,019.98	\$	1,917,632.34	\$	2,905,652.32
Net Assessments	\$	918,858.58	\$	1,783,398.08	\$	2,702,256.66

34.00%	66.00%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2024 AA1 Debt Service	Total
11/26/25	11/08-11/15/25	\$13,987.46	(\$559.56)	(\$268.56)	\$0.00	\$13,159.34	\$4,474.62	\$8,684.72	\$13,159.34
TOTAL		\$ 13,987.46	\$ (559.56)	\$ (268.56)	\$ -	\$ 13,159.34	\$ 4,474.62	\$ 8,684.72	\$ 13,159.34

0%	Net Percent Collected	Balance Remaining to Collect
	\$ 2,689,097.32	

DIRECT BILL ASSESSMENTS

GLK Real Estate 2026-01	Net Assessments	\$ 90,409.00	\$ 90,409.00
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>
	10/1/25	2777	\$ 45,204.50
	2/1/26		\$ 22,602.25
	5/1/26		\$ 22,602.25
			\$ 90,409.00
			\$ 45,204.50
			\$ 45,204.50

Casa Fresca Cool House LLC 2026-02	Net Assessments	\$ 599,788.57	\$ 170,805.80	\$ 428,982.77
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>
45971	10/1/25	WIRED TO TRUIST	\$ 85,402.90	\$ 85,402.90
	2/1/26		\$ 42,701.45	\$ -
	3/15/26		\$ 266,130.27	\$ -
	5/1/26		\$ 42,701.45	\$ -
	9/15/26		\$ 162,852.50	\$ -
			\$ 599,788.57	\$ 85,402.90
			\$ 85,402.90	\$ -