

*Crosswinds East
Community Development District*

Meeting Agenda

April 7, 2026

AGENDA

Crosswinds East

Community Development District

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

March 31, 2026

Board of Supervisors Meeting Crosswinds East Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Crosswinds East Community Development District** will be held on **Tuesday, April 7, 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 March 3, 2026 Board of Supervisors Meeting
4. Consideration of Assignment of Pool and Clubhouse Construction Contract
5. Consideration of Quote for Fitness Center Equipment & Presentation of DRAFT Equipment Lease/Purchase Agreement
6. Presentation of Arbitrage Rebate Reports from AMTEC
 - A. Series 2024 Assessment Area One Project Bonds
 - B. Series 2024 Assessment Area Two Project Bonds
7. 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
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, March 3, 2026**, at 9:15 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Bobbie Shockley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:15 a.m. and called the roll. Three Board members were present in person 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 February 3, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from February 3, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the February 3, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals from Nation Security for Amenity Security Patrol Services

A. Seasonal 16 Hours Per Week Option

B. Season 7 Days Per Week Option

Ms. Burns reviewed the proposals for amenity security patrol services. Two main options were discussed: Option one involves increased staffing from spring break through Labor Day, providing coverage on weekends and daily during the summer, while option two offers limited summer staffing with no weekend coverage between spring break and Memorial Day. The budget for security is \$52,000, and both options fall under budget option one by \$13,000 and option two by \$24,000. The second amenity facility will not be open this fiscal year, so only one facility is being considered for security coverage.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposals from Nation Security for Amenity Security Patrol Services Option One, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Assignment of Amenity Center Construction Contract

Ms. Burns stated this was entered into by the developer and would be assigned to the CDD.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Assignment of Amenity Center Construction Contract, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had nothing to report.

B. Engineer

Mr. Arrington stated he had nothing to report.

C. Field Manager’s Report

Mr. Tindall reviewed the overall maintenance. The current maintenance update indicates a waiting period, with routine trash pickup ongoing and amenities in good condition. The team is closely monitoring plant health, especially as the season changes, to assess which vegetation will recover after recent cold snaps. New park areas and a playground are being integrated into operations and insurance coverage. Proposals for additional common areas are being collected, and preparations are underway to keep the grounds in optimal shape as the weather transitions. He stated the report highlights several maintenance and repair items, including estimates for light facade repairs, sign replacement, and landscaping work. These items have already been submitted to the insurance company; the sign is insured, but landscaping coverage is uncertain and will be verified. Construction continues with new features like a dog park, additional park areas, perimeter improvements, and a playground being added. These updates will be incorporated into the next round of maintenance and included in the Yellowstone contract.

i. Consideration of Proposals for Entrance Area Repair on Carl Boozer

Mr. Tindall reviewed repair work for the ball or sign facade, which was damaged when a vehicle struck it and displaced stones. It also mentions replacing a cabinet and landscape elements, with Yellowstone handling disposal and replacement. The project is pending suitable weather and may not be covered by insurance.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposals for Entrance Area Repair on Carl Boozer, was approved.

ii. Consideration of Proposal from Yellowstone for Replacement Landscaping for Grove at Crosswinds Areas

Mr. Tindall reviewed two repair and replacement proposals focused on the growth crosswinds area, particularly the entrance sign and surrounding plantings. The proposals address issues with failing plants, such as jasmine struggling in sandy soil, and recommend replacing them with more resilient species and adding color. There is also a proposal for sod replacement and a magnolia tree near the amenity area, intended to improve curb appeal and fill in bare spots as weather permits. Budget details are included to ensure the projects remain within allocated

landscaping funds. He will send out a budget for this. There's \$32,489 left in the Landscaping budget right now.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal from Yellowstone for Replacement Landscaping for Grove at Crosswinds Areas, was approved.

iii. Consideration of Addendum to Landscape Maintenance Services Contract

Mr. Tindall reviewed Yellowstone phase and other related phases that are progressing, using TCID time management. A summary on page 185 and detailed breakdowns on page one of five show that each parcel is handled individually to determine rates. The newly included section is highlighted in yellow, with a total expansion cost of \$129,384. The overall maintenance budget is \$400,000, but this does not include additional services, which will be approved as needed throughout the year. Maps and subtotals for new and existing services are available, while some upcoming items in gray are still pending and expected to be ready soon. He noted the awarded contracts include two main items: Yellowstone's current contract for \$181,980 and a separate line item for \$18,000. While the formal offer also covered the yellow area along the boulevard for \$3,000, this section was not ready during the initial contract discussions. Although it was projected as part of the overall plan and included in formal documentation, it was not explicitly written into the contract but was later formally added.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Addendum to Landscape Maintenance Services Contract, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the Check Register and stated it is in the package for review.

On MOTION by Ms. Shockley, seconded by Ms. Roden, 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.

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

**DEVELOPER’S AFFIDAVIT AND AGREEMENT
REGARDING ASSIGNMENT OF CONTRACTOR AGREEMENT
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, personally appeared Lauren O. Schwenk, as Manager of GLK Real Estate LLC (“**Developer**”), who, after being first duly sworn, deposes and says:

- (i) I, Lauren O. Schwenk, as manager and authorized representative for Developer am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the Crosswinds East Community Development District (“**District**”) to accept an assignment of the Contractor Agreement (defined below).
- (ii) The agreement (“**Contractor Agreement**”) between Developer and Greenland Services, LLC (“**Contractor**”), dated February 26, 2026, including all change orders approved to date, and attached hereto as **Exhibit A**, either
 - a. X was competitively bid prior to its execution and represents a fair, competitive and reasonable price for the work involved; or
 - b. _____ is below the applicable bid thresholds and was not required to be competitively bid prior to its execution.

(iii) Developer, in consideration for the District’s acceptance of an assignment of the Contractor Agreement agrees to indemnify, hold harmless and defend the District and its successors, assigns, agents, employees, staff, contractors, officers, governing board members, and representatives (together, “**Indemnitees**”), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys’ fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Contractor Agreement. Such indemnification does not negate the responsibilities of the District or the Contractor in performance of its requirements under the Agreement or Florida law.

(iv) Developer has obtained a release from Contractor (and all subcontractors and material suppliers thereto) acknowledging the assignment of the above referenced contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, *Florida Statutes*, and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.

- (v) The Contractor has:
 - a. X furnished and recorded a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, which is attached hereto as **Exhibit C**, or
 - b. _____ was not required to provide such a bond pursuant to Section 255.05, *Florida Statutes*; or

- c. _____ Developer will furnish a demand note agreement in satisfactory form to the District.

- (vi) Developer
 - a. X represents and warrants that there are no outstanding liens or claims relating to the Contractor Agreement, or
 - b. _____ has posted a transfer bond in accordance with Section 713.24, *Florida Statutes*, which is attached hereto as **Exhibit D**.

- (vii) Developer represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contractor Agreement are current and there are no outstanding disputes under the Contractor Agreement.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ___ day of April 2026.

GLK Real Estate LLC

 [Print Name]

By: _____
 Name: Lauren O. Schwenk, Manager

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of April 2026, by Lauren O. Schwenk, as Manager of GLK Real Estate LLC, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

 Notary Public Signature

**Crosswinds East
 Community Development District**

 Witness

 Print Name of Witness

 Chairperson, Board of Supervisors

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of April 2026, by Warren K. (“Rennie”) Heath, II, Chairperson of the Crosswinds East Community Development District, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

 Notary Public Signature

**EXHIBIT A
CONTRACTOR AGREEMENT**

[Attached beginning at following page.]

EXHIBIT B
CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

For ten dollars and such additional good and valuable consideration received in hand, the receipt and sufficiency of which are hereby acknowledged, Greenland Services, LLC ("**Contractor**"), hereby agrees as follows:

- (i) The agreement between GLK Real Estate LLC and Contractor dated February 26, 2026 ("**Contractor Agreement**"), has been assigned to the Crosswinds East Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity.

- (ii) Contractor represents and warrants that either:
 - a. Contractor has furnished and recorded a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond; or

 - b. Contractor has not been required to furnish or provide a performance and payment bond under Section 255.05, *Florida Statutes*, and has notified any subcontractors, materialmen or others claiming interest in the work that (a) no such bond exists; (b) the District, as a local unit of special purpose government, is not an "Owner" as defined in Section 713.01(23), *Florida Statutes*; and (c) there are no lien rights available to any person providing materials or services for improvements in connection with the Contractor Agreement.

- (iii) Contractor represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contractor Agreement are current, there are no past-due invoices for payment due to Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.

- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Executed this ____ day of April 2026.

GREENLAND SERVICES, LLC,
a Florida limited liability company

By: Tyler Bowen, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of April 2026, by Tyler Bowen, as Manager of Greenland Services, LLC, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

**ADDENDUM (“ADDENDUM”) TO CONTRACTOR AGREEMENT (“CONTRACT”)
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**

1. ASSIGNMENT. This Addendum applies to that certain Contract between the Crosswinds East Community Development District (“**District**” or “**Owner**”) and Greenland Services, LLC (“**Contractor**”), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS. Before commencing the work, and consistent with the requirements of Section 255.05, *Florida Statutes*, Contractor shall execute, deliver to the District, and record in the public records of Polk County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, *Florida Statutes*. Such bond and/or security shall be for 100% of the project cost and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special purpose government and not an “Owner” as defined in Section 713.01(24), *Florida Statutes*. Therefore, as against the District or the District’s property, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

3. LIQUIDATED DAMAGES. Contractor and District recognize that time is of the essence and that District will suffer financial and other losses if the work is not completed within the contract times specified in the Contract. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by District if the work is not completed on time. The District and Contractor agree that an assessment of actual damages as of the date of this Addendum would be uncertain, and the amount of liquidated damages set forth herein is reasonable. Accordingly, instead of requiring any such proof of actual damages, District and Contractor agree that as liquidated damages for delay (but not as a penalty):

- a. *Substantial Completion:* Contractor shall pay District \$1,000 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in the Contract, until the work is substantially complete.
- b. *Completion of Remaining Work:* After substantial completion, if Contractor shall neglect, refuse, or fail to complete the remaining work within the contract times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay District \$1,000 for each day that expires after such time until the work is completed and ready for final payment.
- c. Liquidated damages for failing to timely attain substantial completion, and final completion are not additive, and will not be imposed concurrently.

4. INSURANCE. In addition to the existing additional insureds under the Contract, the District, its officers, governing board, agents, staff, and representatives shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required

insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, *Florida Statutes*. All payments due and not made within the time prescribed by Section 218.735, *Florida Statutes*, bear interest at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*. To the extent the Contract is inconsistent in any way with Florida's Local Government Prompt Payment Act, Sections 218.70 – 218.80, *Florida Statutes*, such Act shall control, and the Contract, together with this Addendum, shall be construed to allow for the maximum amount of time allowable under the Act in order to review any punch lists and make payment. Further, the District shall hold retainage up to 5% of each pay application, consistent with Chapters 218 and 255, *Florida Statutes*.

6. INDEMNIFICATION. Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Three Million Dollars (\$3,000,000), which amounts Contractor agrees bears a reasonable commercial relationship to the Contract and are enforceable and were included as part of the bid and/or assignment documents. Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

7. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax-exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials and verify the exact manner, method, and requirements for acquiring any such Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase

order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax-exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.
- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all materials and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

8. PUBLIC RECORDS. Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with the Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Contractor does not transfer the records to the District.
- d. Upon completion of the Contract, transfer, at no cost, to the District all public records in possession of Contractor or keep and maintain public records required by the District to perform the service. If Contractor transfers all public records to the District upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O JILL BURNS, GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, AND JBURNS@GMSCFL.COM.

9. **SOVEREIGN IMMUNITY.** Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

10. **NOTICES.** Notices provided to the District pursuant to the Contract shall be provided as follows:

District: Crosswinds East Community Development District
 c/o Governmental Management Services – Central Florida, LLC
 219 East Livingston Street
 Orlando, Florida 32801
 Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
 517 East College Avenue
 Tallahassee, Florida 32301
 Attn: District Counsel

11. **SCRUTINIZED COMPANIES STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, regarding Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Terrorism

Sectors List, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List or been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

12. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

13. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

14. DISCRIMINATION STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.134(2)(a), *Florida Statutes*, regarding discriminatory vendor list, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit D**.

15. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, *FLORIDA STATUTES*, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

16. FOREIGN INFLUENCE. Upon the Assignment, Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor 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.

17. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Contract immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Contract, Contractor represents that no public

employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Contract.

18. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Addendum, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

GREENLAND SERVICES, LLC,
a Florida limited liability company

Witness

By: Tyler Bowen, Manager

Print Name of Witness

CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT

Witness

By: Warren K. ("Rennie") Heath, II
Its: Chairperson, Board of Supervisors

Print Name of Witness

- Exhibit A:** Scrutinized Companies Statement
- Exhibit B:** Public Entity Crimes Statement
- Exhibit C:** Trench Safety Act Statements
- Exhibit D:** Discrimination Statement
- Exhibit E:** Anti-Human Trafficking Affidavit
- Exhibit F:** Performance Bond
- Exhibit G:** Payment Bond

EXHIBIT A
SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS
LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Crosswinds East Community Development District by Tyler Bowen, as Manager (print individual's name and title) for Greenland Services, LLC (print name of entity submitting sworn statement) whose business address is 988 Snively Avenue, Winter Haven, Florida 33880.

2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more if at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, the company (a) is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, *Florida Statutes*, or is engaged in a boycott of Israel; (b) is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*; or (c) is engaged in business operations in Cuba or Syria.

3. Based on information and belief, at the time the entity submitting this sworn statement accepts assignment of its Contract with GLK Real Estate LLC to the Crosswinds East Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or is engaged in business operations in Cuba or Syria.

4. The entity will immediately notify the Crosswinds East Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or is engaged in business operations in Cuba or Syria.

Signature by authorized representative of Contractor

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me by means of physical presence or online notarization this _____ day of April 2026, by Tyler Bowen, Manager of Greenland Services, LLC

Signature of Notary Public taking acknowledgement

(SEAL)

EXHIBIT B
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Crosswinds East Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Manager for Greenland Services, LLC, ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 988 Snively Avenue, Winter Haven, Florida 33880.
4. Contractor's Federal Employer Identification Number (FEIN) is 47-1446963.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement:
N/A.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term

"person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of April 2026.

Subcontractor: _____

By: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of April 2026, by Tyler Bowen as Manager of Greenland Services, LLC, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida

EXHIBIT C
TRENCH SAFETY ACT COMPLIANCE STATEMENT
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that The Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:

(Written)Dollars\$(Figures)
3. The amount listed above has been included within the Contract Price.

Dated this _____ day of April 2026.

Contractor: **GREENLAND SERVICES, LLC**

By: Tyler Bowen, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of April 2026, by Tyler Bowen as Manager of Greenland Services, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

TRENCH SAFETY ACT COMPLIANCE COST STATEMENT
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida’s Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Project Total			

Dated this _____ day of April 2026.

Contractor: **GREENLAND SERVICES, LLC**

 By: Tyler Bowen, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of April 2026, by Tyler Bowen as Manager of Greenland Services, LLC, who is personally known to me or who has produced _____ as identification.

 Notary Public, State of Florida

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

EXHIBIT D
SWORN STATEMENT PURSUANT TO SECTION 287.134(2)(a), FLORIDA STATUTES,
ON DISCRIMINATION
CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Crosswinds East Community Development District.
2. I, Tyler Bowen, am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Manager for Greenland Services, LLC (“Contractor”), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor’s business address is 988 Snively Avenue, Winter Haven, Florida 33880.
4. Contractor’s Federal Employer Identification Number (FEIN) is 47-1446963.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A.)

5. I understand that a "discrimination" or “discriminated” as defined in Section 287.134(1)(b), *Florida Statutes*, means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity; if an appeal is made, the determination of liability does not occur until the completion of any appeals to a higher tribunal.
6. I understand that “discriminatory vendor list” as defined in Section 287.134(1)(c), *Florida Statutes*, means the list required to be kept by the Florida Department of Management Services pursuant to Section 287.134(3)(d), *Florida Statutes*.
7. I understand that “entity” as defined in Section 287.134(1)(e), *Florida Statutes*, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
8. I understand that an “affiliate” as defined in Section 287.134(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of an entity that discriminated; or
 - b. An entity under the control of any natural person or entity that is active in the management of the entity that discriminated. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one entity of shares constituting a controlling interest in another entity, or a pooling of equipment or income among entities when not for fair market value under an arm's length agreement, shall be a prima facie case that one entity controls another entity

9. I understand that, pursuant to Section 287.134(2)(a), *Florida Statutes*, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any affiliate of the entity, has been placed on the discriminatory vendor list.

The entity submitting this sworn statement, or an affiliate of the entity, appears on the discriminatory vendor list.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT PLACED ON THE DISCRIMINATORY VENDOR LIST. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY.

Signature by authorized representative

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of April 2026, by Tyler Bowen as Manager of Greenland Services, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

EXHIBIT E
ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Tyler Bowen, as Manager, on behalf of Greenland Services, LLC, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Greenland Services, LLC

By: _____

Name: Tyler Bowen

Title: Manager

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Tyler Bowen, as Manager, of Greenland Services, LLC, who is personally known to me or who produced _____ as identification this _____ day of April 2026.

(Notary Seal)

Notary Public

**EXHIBIT F
PERFORMANCE BOND**

<p>Contractor</p> <p>Name: Greenland Services, LLC</p> <p>Address (<i>principal place of business</i>):</p> <p>988 Snively Avenue Winter Haven, Florida 33880</p> <p>Telephone Number:</p>	<p>Surety</p> <p>Name: [Full formal name of Surety]</p> <p>Address (<i>principal place of business</i>):</p> <p>[Address of Surety's principal place of business]</p> <p>Telephone Number: [Telephone Number]</p>
<p>Owner</p> <p>Name: Crosswinds East Community Development District</p> <p>Mailing address (<i>principal place of business</i>):</p> <p>219 East Livingston Street Orlando, Florida 32801</p> <p>Telephone Number:</p> <p>(407) 841-5524</p>	<p>Contract</p> <p>Description (<i>name and location</i>):</p> <p><u>Crosswinds East Amenity Center Construction Services</u></p> <p>Contract Price: <u>\$2,485,465.00</u></p> <p>Effective Date of Contract: [Date of Contract]</p>
<p>Bond</p> <p>Bond Amount: <u>\$2,485,465.00 (Contract Price)</u></p> <p>Date of Bond: [Date]</p> <p>(<i>Date of Bond cannot be earlier than Effective Date of Contract</i>)</p> <p>Modifications to this Bond form:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> See Paragraph 16</p>	
<p>Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.</p>	
Contractor as Principal	Surety
<p>By: _____ (<i>Full formal name of Contractor</i>)</p> <p>_____</p> <p align="center"><i>(Signature)</i></p> <p>Name: _____</p> <p align="center"><i>(Printed or typed)</i></p> <p>Title: _____</p> <p>Attest: _____</p> <p align="center"><i>(Signature)</i></p> <p>Name: _____</p> <p align="center"><i>(Printed or typed)</i></p> <p>Title: _____</p>	<p>By: _____ (<i>Full formal name of Surety</i>) (<i>corporate seal</i>)</p> <p>_____</p> <p align="center"><i>(Signature)(Attach Power of Attorney)</i></p> <p>Name: _____</p> <p align="center"><i>(Printed or typed)</i></p> <p>Title: _____</p> <p>Attest: _____</p> <p align="center"><i>(Signature)</i></p> <p>Name: _____</p> <p align="center"><i>(Printed or typed)</i></p> <p>Title: _____</p>
<p><i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i></p>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
 - 3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
 - 3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
 - 5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or
 - 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

- 5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
 - 5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.
- 6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.
- 7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:
 - 7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
 - 7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and
 - 7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
- 8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.
- 9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
- 10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
- 11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.
- 12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.

Modifications to this Bond are as follows: **This Bond is hereby amended so that the provisions and limitations of Section 255.05, Florida Statutes, including without limitation subsection (6) and the notice and time limitation provisions in subsections (2) and (10), or Sections 713.23 and 713.245, Florida Statutes, whichever are applicable, are incorporated by reference herein.**

**EXHIBIT G
PAYMENT BOND**

<p>Contractor</p> <p>Name: Greenland Services, LLC</p> <p>Address (<i>principal place of business</i>): 988 Snively Avenue Winter Haven, Florida 33880 <u>Telephone Number:</u></p>	<p>Surety</p> <p>Name: [Full formal name of Surety]</p> <p>Address (<i>principal place of business</i>): [Address of Surety's principal place of business]</p> <p><u>Telephone Number:</u> [Telephone Number]</p>
<p>Owner</p> <p align="center">Crosswinds East Community Development District</p> <p>Name: Development District</p> <p>Mailing address (<i>principal place of business</i>): 219 East Livingston Street Orlando, Florida 32801 <u>Telephone Number:</u> (407) 841-5524</p>	<p>Contract</p> <p>Description (<i>name and location</i>): Crosswinds East Amenity Center Construction Services</p> <p>Contract Price: \$2,485,465.00</p> <p>Effective Date of Contract: [Date of Contract]</p>
<p>Bond</p> <p>Bond Amount: \$2,485,465.00 (Contract Price)</p> <p>Date of Bond: [Date] <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i></p> <p>Modifications to this Bond form: <input type="checkbox"/> None <input checked="" type="checkbox"/> See Paragraph 18</p>	
<p>Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.</p>	
Contractor as Principal	Surety
By: _____ <i>(Full formal name of Contractor)</i>	By: _____ <i>(Full formal name of Surety) (corporate seal)</i>
Name: _____ <i>(Signature)</i>	Name: _____ <i>(Signature)(Attach Power of Attorney)</i>
Title: _____ <i>(Printed or typed)</i>	Title: _____ <i>(Printed or typed)</i>
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
<p><i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i></p>	

The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

1. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
2. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
3. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
4. The Surety's obligations to a Claimant under this Bond will arise after the following:
 - 4.1. Claimants who do not have a direct contract with the Contractor
 - 4.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 4.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 4.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).
5. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
6. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 6.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 6.2. Pay or arrange for payment of any undisputed amounts.
 - 6.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety

shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

7. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
8. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
9. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
11. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.
12. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.
13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
14. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.
15. Definitions
 - 15.1. *Claim*—A written statement by the Claimant including at a minimum:
 - 15.1.1 The Name of the Claimant;
 - 15.1.2 The name of the person for whom the labor was done, or materials or equipment furnished;

- 15.1.3 A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
 - 15.1.4 A brief description of the labor, materials, or equipment furnished;
 - 15.1.5 The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
 - 15.1.6 The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
 - 15.1.7 The total amount of previous payments received by the Claimant; and
 - 15.1.8 The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.
- 15.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic’s lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of “labor, materials, or equipment” that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor’s subcontractors, and all other items for which a mechanic’s lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.
- 15.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.
- 15.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
- 15.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
16. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
17. Modifications to this Bond are as follows: **This Bond is hereby amended so that the provisions and limitations of Section 255.05, Florida Statutes, including without limitation subsection (6) and the notice and time limitation provisions in subsections (2) and (10), or Sections 713.23 and 713.245, Florida Statutes, whichever are applicable, are incorporated by reference herein.**

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty-sixth day of February in the year Two Thousand Twenty-Six
(*In words, indicate day, month and year.*)

BETWEEN the Owner:
(*Name, legal status, address and other information*)

GLK Real Estate, LLC
346 East Central Ave
Winter Haven, FL 33880
863-324-3698

and the Contractor:
(*Name, legal status, address and other information*)

Greenland Services, LLC
PO Box 1757
Winter Haven, FL 33882
863-287-0793

for the following Project:
(*Name, location and detailed description*)

Crosswinds East CDD Amenity
2294 Crosswinds Blvd
Haines City, FL 33844
Crosswinds East CDD Amenity

The Architect:
(*Name, legal status, address and other information*)

Furr, Wegman & Banks Architects, P.A.
625 E Orange Street
Lakeland, FL 33801
863-660-4095

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
upon permit issuance and written Notice to Proceed

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- Not later than **One Hundred Eighty (180)** calendar days from the date of commencement of the Work.

[] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Two Million Four Hundred and Eighty-Five Thousand Four Hundred Sixty-Five Dollars and Zero Cents (\$ 2,485,465.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

	Price
Artificial Turf on Deck (NIC on Bid Qualifications)	\$85,000
Private Inspections (necessary for schedule)	\$15,500

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

n/a

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

n/a

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

n/a

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Thirtieth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Fifteenth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Fifteen (15) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

%

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing

to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Price Cassidy
346 E Central Ave
Winter Haven, FL 33880
863-324-3698
price@cassidylanddev.com

§ 8.3 The Contractor's representative:

(Name, address, email address, and other information)

Tyler Bowen
PO Box 1757
Winter Haven, FL 33882
863-557-0449
greenlandservicesllc@gmail.com

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

.5 Drawings

.6 Specifications

Section	Title	Date	Pages
---------	-------	------	-------

.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
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Supplementary and other Conditions of the Contract:

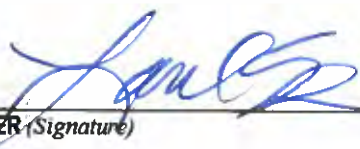
Document	Title	Date	Pa
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.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

FURR, WEGMAN & BANKS ARCHITECTS, PA - CROSSWINDS EAST CLUBHOUSE #25-24
CONTRACTOR - BID QUALIFICATIONS (REVISED 12/19/2025)

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

BY: Lauren Schwenk, Manager

(Printed name and title)



CONTRACTOR (Signature)

BY: Tyler Bowen, Managing Member

(Printed name and title)

AIA Document G702[®] – 1992

Application and Certificate for Payment

TO OWNER: GLK Real Estate, LLC 346 East Central Ave Winter Haven, FL 33880	PROJECT: Crosswinds East CDD Amenity 2294 Crosswinds Blvd Haines City, FL 33844	APPLICATION NO: SOV PERIOD TO: 02-26-2026 CONTRACT FOR: CONTRACT DATE: 02-26-2026 PROJECT NOS: / /
FROM Greenland Services, LLC CONTRACTOR: PO Box 1757 Winter Haven, FL 33882	VIA Furr, Wegman & Banks Architects, P.A. ARCHITECT:	Distribution to: OWNER: [] ARCHITECT: [] CONTRACTOR [] FIELD: [] OTHER: []

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703[®], Continuation Sheet, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM.....	\$2,485,465.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$2,485,465.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$0.00
5. RETAINAGE:	
a. 0.00% of Completed Work	
(Column D + E on G703: \$0.00)=	\$0.00
b. 0.00% of Stored Material	
(Column F on G703: \$0.00)=	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$0.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$2,485,465.00

CONTRACTOR:

By: _____ Date: _____
 State of: _____
 County of: _____

Subscribed and sworn to before
 me this _____ day of _____
 Notary Public:
 My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$0.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00



AIA Document G703[®] – 1992

Continuation Sheet

AIA Document G702[®], Application and Certification for Payment, or G732[™], Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

Crosswinds East CDD
Amenity
2294 Crosswinds Blvd
Haines City, FL 33844

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

SOV

01-30-2026

02-26-2026

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G+C)		
1	General Conditions	47,700.00	0.00	0.00	0.00	0.00	0.00%	47,700.00	0.00
2	Payment & Performance Bond	28,300.00	0.00	0.00	0.00	0.00	0.00%	28,300.00	0.00
3	Builder's Risk Insurance	6,750.00	0.00	0.00	0.00	0.00	0.00%	6,750.00	0.00
4	Project Manager	57,000.00	0.00	0.00	0.00	0.00	0.00%	57,000.00	0.00
5	Concrete	70,000.00	0.00	0.00	0.00	0.00	0.00%	70,000.00	0.00
6	Masonry	50,000.00	0.00	0.00	0.00	0.00	0.00%	50,000.00	0.00
7	Termite Treatment	1,600.00	0.00	0.00	0.00	0.00	0.00%	1,600.00	0.00
8	Trusses	19,500.00	0.00	0.00	0.00	0.00	0.00%	19,500.00	0.00
9	Framing	175,000.00	0.00	0.00	0.00	0.00	0.00%	175,000.00	0.00
10	Drywall	25,500.00	0.00	0.00	0.00	0.00	0.00%	25,500.00	0.00
11	Roofing	65,000.00	0.00	0.00	0.00	0.00	0.00%	65,000.00	0.00
12	Fascia & Soffit	13,750.00	0.00	0.00	0.00	0.00	0.00%	13,750.00	0.00
13	Waterproofing	17,000.00	0.00	0.00	0.00	0.00	0.00%	17,000.00	0.00
14	Gutters	4,250.00	0.00	0.00	0.00	0.00	0.00%	4,250.00	0.00
15	Insulation	32,000.00	0.00	0.00	0.00	0.00	0.00%	32,000.00	0.00
16	Store Front Entry	38,750.00	0.00	0.00	0.00	0.00	0.00%	38,750.00	0.00
17	Windows & Doors	55,000.00	0.00	0.00	0.00	0.00	0.00%	55,000.00	0.00
18	Acoustical Ceiling	12,285.00	0.00	0.00	0.00	0.00	0.00%	12,285.00	0.00
19	Flooring	34,500.00	0.00	0.00	0.00	0.00	0.00%	34,500.00	0.00
20	Millwork	14,500.00	0.00	0.00	0.00	0.00	0.00%	14,500.00	0.00
21	Granite	7,000.00	0.00	0.00	0.00	0.00	0.00%	7,000.00	0.00
22	Ceramic Tile - Walls & Floors	46,500.00	0.00	0.00	0.00	0.00	0.00%	46,500.00	0.00
23	Painting - Int & Ext	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	0.00
24	Stone Veneer	30,000.00	0.00	0.00	0.00	0.00	0.00%	30,000.00	0.00
25	Window Trellis	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	0.00
26	Exterior Siding	98,485.00	0.00	0.00	0.00	0.00	0.00%	98,485.00	0.00
27	Mechanical HVAC	86,500.00	0.00	0.00	0.00	0.00	0.00%	86,500.00	0.00
28	Plumbing	90,000.00	0.00	0.00	0.00	0.00	0.00%	90,000.00	0.00
29	Backflow Preventer	3,125.00	0.00	0.00	0.00	0.00	0.00%	3,125.00	0.00
30	Electrical	176,000.00	0.00	0.00	0.00	0.00	0.00%	176,000.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G+C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
31	Access Control	13,500.00	0.00	0.00	0.00	0.00	0.00%	13,500.00	0.00
32	Toilet Access.& Partitions	45,250.00	0.00	0.00	0.00	0.00	0.00%	45,250.00	0.00
33	Pool Deck Pavers	389,500.00	0.00	0.00	0.00	0.00	0.00%	389,500.00	0.00
34	Planters	5,500.00	0.00	0.00	0.00	0.00	0.00%	5,500.00	0.00
35	Fencing	41,500.00	0.00	0.00	0.00	0.00	0.00%	41,500.00	0.00
36	Pool Shower	8,000.00	0.00	0.00	0.00	0.00	0.00%	8,000.00	0.00
37	Trellis Structures	254,720.00	0.00	0.00	0.00	0.00	0.00%	254,720.00	0.00
38	Cantilevered Shades	156,000.00	0.00	0.00	0.00	0.00	0.00%	156,000.00	0.00
39	Flatwork	35,000.00	0.00	0.00	0.00	0.00	0.00%	35,000.00	0.00
40	Pickle Ball Courts	80,000.00	0.00	0.00	0.00	0.00	0.00%	80,000.00	0.00
41	Turf Area	85,000.00	0.00	0.00	0.00	0.00	0.00%	85,000.00	0.00
42	Private Provider - Inspect	15,500.00	0.00	0.00	0.00	0.00	0.00%	15,500.00	0.00
	GRAND TOTAL	2,485,465.00	0.00	0.00	0.00	0.00	0.00%	2,485,465.00	0.00



Date Prepared: December 3, 2025 (Revised 12/19/25)

CROSSWINDS EAST CLUBHOUSE #25-24 CONTRACTOR - BID QUALIFICATIONS		
Regulatory Agency Permit Fees	Not in Contract	
Impact Fees	Not in Contract	
Power Company Charges	Not in Contract	
Utility Connection Fees	Not in Contract	
Permanent Utility Deposit	Not in Contract	
Inspection Fees	Not in Contract	
Builder's Risk Insurance	Include	
Payment & Performance Bonds	Include	
Landscaping	Not in Contract	
Sod	Not in Contract	
Irrigation	Not in Contract	
Landscape & Site Lighting	Not in Contract	
Utility Allowance	Not in Contract	
Cantilever Shade Structures	Include	
Pool Furniture	Not in Contract	
Mail Kiosks (including concrete pad)	Not in Contract	Revised 12/19/25
Bike Racks	Not in Contract	
Benches	Not in Contract	
Trash Cans	Not in Contract	
Other Site Furnishings	Not in Contract	
Monument/Monument Signs	Not in Contract	
Entry Signs	Not in Contract	
Trellis Structures	Include	Revised 12/19/25
Quality Control Soil & Material Testing	Not in Contract	
Amenity Bldg. & Pool Area Fencing	Include	
Dog Park Fencing	Not in Contract	
Dog Park Fountains	Not in Contract	
Pool/Pool Deck Pavers/Pool Copings/Pool Deck Planters	Include	
Playground Equipment	Not in Contract	
Playground Surface	Not in Contract	
Pool Wastewater to Stubout 5 ft. from Pump	Include	
Building Pad/Soil Prep to -8.4" below Bldg. Fin. Floor	Include as Additive Alternate	Revised 12/19/25
Pool Pad/Soil Prep to -10" below Fin. Pool Coping	Include as Additive Alternate	
Excess Pool Spoils (Hauled Away)	Include	
Handicap Lift at Pool	Not in Contract	
Water & Sewer to Stubout 5 ft. from Bldg.	Include	
Backflow Preventor & Slab	Include	
Sitework	Include as Additive Alternate	
Site Grading	Include as Additive Alternate	
Site Utilities	Not in Contract	
Site Paving/Striping/Concrete Wheel Stops	Include as Additive Alternate	
Site Curbing	Include as Additive Alternate	
Stormwater Drainage Structures & Underground Piping	Include as Additive Alternate	
All Concrete Sidewalks & Pads (excluding mail kiosk pad)	Include	Revised 12/19/25

CROSSWINDS EAST CLUBHOUSE #25-24 CONTRACTOR - BID QUALIFICATIONS		
Protective Vehicular Bollards	Not in Contract	
Concrete Slab or Rock (at Pool Equipment)	Not in Contract	
Granite Countertop	Include	
Floor/Wall Tile	Include	
Toilet Accessories	Include	
Temporary Power/Generator	Not in Contract	
Temporary Water	Not in Contract	
Primary Elec. Conduit & Conductors (Svc. to Transf.)	Not in Contract	
Secondary Elec. Conduit & Wire (Bldg. to Transf.)	Include	
Phone & Data Conduit (Bldg. to Transformer)	Not in Contract	
Pool Electrical Work (Incl. Elec. Ground & Lights)	Include	
Card Reader System	Include	
Quality Control Inspection Fees	Not in Contract	
Final ALTA Survey	Not in Contract	
Playground Mulch	Not in Contract	
Gravel	Not in Contract	
Non-Impact Windows	Include	
As-Built Surveys/As-Built Final Drawings	Not in Contract	
Vehicular Pavers	Not in Contract	
Multi-Purpose Field	Not in Contract	
Pool Shower	Include	
Artificial Turf	Not in Contract	
Pickleball Courts, Nets, Support Posts and Fencing	Include	Revised 12/19/25
Retaining Wall	Not in Contract	Revised 12/19/25

NOTE 1: The submitted bids shall only include items that are identified within the Architect 's (33) sheets (Furr, Wegman & Banks Architects, P.A.), the Pool Designer' s (11) sheets (G.B. Collins Engineering, P.A.) , and any items confirmed to be included in the bid within any Addenda.

NOTE 2: Some items from the Civil Engineer 's (10) sheets (Absolute Engineering, Inc.) and the Landscape Designer's (17) sheets (Roberson Resource Group) shall be included within the bid - Reference the line items above that indicate "Include" or "Include as Additive Alternate".

SECTION V

FitnessZone - Commercial Sales

2509 County Road 87

Alabaster, AL 35007

Phone: 205-621-0555

Fax: 205-664-0360

Email: matthewpaugh@fitnesszone.com

Quote



Quote

CrossWinds Fitness Facility

Cassidy Land Development

2294 Crosswinds Blvd

Haines City Florida

kristin@cassidylanddev.com

863-837-0839

Signed: _____

Title: _____

Date: _____

Sales Rep.		Date	Prices Good Thru	Terms	Freight
Matthew Paugh		3/9/26	4/9/26	Check/Credit Card	Best Way
QTY.	ITEM #	DESCRIPTION		UNIT PRICE	NET AMOUNT
4		Spirit CT800 Commercial Treadmills		\$ 3999.00	\$ 15996.00
3		Spirit CR 800 Recumbent Bikes		\$ 2,799.00	\$ 8,397.00
2		Spirit CS 800 Stepper		\$ 2,299.00	\$ 4,598.00
1		Hoist CF 3416 Glute Thrust		\$ 3,960.00	\$ 3,960.00
1		Hoist HD3000 Dual Action Pulley		\$ 6,050.00	\$ 6,050.00
1		Hoist MI7 Functional Trainer		\$ 5,500.00	\$ 5,500.00
1		Spirit CE800 Elliptical		\$ 3,199.00	\$ 3,199.00
1		Hoist HD3600 Dual Abb Crunch/ Low Back		\$ 3,960.00	\$ 3,960.00
1		Hoist 3800 Dual Inner/Outer Thigh		\$ 3,900.00	\$ 3,900.00
1		Hoist 3400 Leg Curl/Leg Ext		\$ 3,900.00	\$ 3,900.00
2		Hoist CF3170 Bench Press		\$ 1,694.00	\$ 3,388.00
4		Body Solid 7 Foot Black Oxide Bar		\$ 300.00	\$ 1,200.00
1		Hoist 3172 Incline Bench Press		\$ 1,996.00	\$ 1,996.00
2		Body Solid 355lb Rubber Plate Set		\$ 1,099.00	\$ 2,198.00
2		Hoist 3443 Olympic Plate Tree		\$ 800.00	\$ 1,600.00
5		Hoist 3160 Benches		\$ 1100.00	\$ 5,500.00
1		Hoist 3367 Squat Rack		\$ 2,662.00	\$ 2,662.00
2		Hoist 3461 3 Tier Dumbbells Rack (Round Dumbbells)		\$ 1814.00	\$ 3,628.00
2		BodySolid Pro Style Round 5-75lb Dumbbells		\$ 2400.00	\$ 4,800.00
		All Hoist Equipment Platinum. Cardio Black Color.			
		Cassidy Land Development Discount		\$ (15,000.00)	\$ (15,000.00)
		Main Level Assembly. No removal.			
				Subtotal:	\$ 71,432.00
				Equip. Total	\$ 71,432.00
				Delivery/Setup	\$ 8,000.00
				Tax	\$ 0.00
				Total	\$ 79,432.00

To Process this order the following is needed:

* Signed Quote, Purchase Order, and or Tax Exempt Number (if applicable).

Paid in full prior to ordering. Balance due upon installation.

GYM EQUIPMENT LEASE/PURCHASE AGREEMENT

This Gym Equipment Lease/Purchase Agreement (“Agreement”) dated as of April ____, 2026, and entered into by and between _____, LLC, a Florida limited liability company, as Lessor (“Lessor”), and the CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government and political subdivision of the State of Florida, organized and existing under the laws of the State of Florida, as Lessee (“Lessee”).

WITNESSETH:

WHEREAS, Lessee desires to lease and acquire from Lessor certain equipment described in each Schedule (as each such term is defined herein), subject to the terms and conditions of, and for the purposes set forth in this Lease; and in the event of a conflict, the terms of a Schedule prevail; and

WHEREAS, the relationship between the parties shall be a continuing one and items of equipment may be added to the Equipment from time to time by execution of additional Schedules by the parties hereto and as otherwise provided herein; and

WHEREAS, Lessee is authorized under the constitution and laws of the State of Florida to enter into this Agreement and the Schedules hereto for the purposes set forth herein;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and in consideration of the premises hereinafter contained, the parties hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

“Acquisition Amount” means the amount specified in the Lease and represented by Lessee to be sufficient to acquire the Equipment listed in such Lease, which amount shall be not less than \$10.

“Acquisition Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Acquisition Fund Agreement” means, with respect to this Lease, an Acquisition Fund and Account Control Agreement in form and substance acceptable to and executed by the Lessee, the Lessor and the Acquisition Fund Custodian, pursuant to which an Acquisition Fund is established and administered, if any.

“Acquisition Fund Custodian” means the Acquisition Fund Custodian identified in any Acquisition Fund Agreement, and its successors and assigns.

“Acquisition Period” means, with respect to this Lease, that period stated in the Schedule to the Lease during which the Lease Proceeds attributable to the Lease may be expended on Equipment Costs.

“Agreement” means this Gym Equipment Lease/Purchase Agreement, including the exhibits hereto, together with any amendments and modifications to the Agreement pursuant to Section 13.06.

“Certificate” means the certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C.

“Code” means Title 26 of the U.S. Code, except where otherwise indicated.

“Commencement Date” means the date when Lessee’s obligation to pay rent commences under such Lease, which date shall be the earlier of (i) the date on which the Equipment listed in this Lease is accepted by Lessee in the manner described in Section 5.01, and (ii) the date on which sufficient moneys to purchase the Equipment listed in such Lease are deposited for that purpose with an Acquisition Fund Custodian.

“Equipment” means the property listed in the Lease and all replacements, repairs, restorations, modifications and improvements hereof or thereto made pursuant to Section 8.01 of Article V. Whenever reference is made in this Agreement to Equipment listed in this Lease, such reference shall be deemed to include all such replacements, repairs, restorations, modifications and improvements of or to such Equipment.

“Equipment Costs” means the total cost of the Equipment listed in this Lease, including all delivery charges, installation charges, capitalizable consulting and training fees, legal fees, financing costs, and other costs necessary to vest full, clear legal title to the Equipment in Lessor, and otherwise incurred in connection with the financing provided by the lease-purchase of the Equipment as provided in the Lease.

“Expense Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Event of Default” means an Event of Default described in Section 12.01.

“Lease” means a Schedule and the terms of this Agreement which are incorporated by reference into such Schedule.

“Lease Proceeds” means, with respect to this Lease, the total amount of money to be paid by Lessee to Lessor the in accordance with the Agreement.

“Lease Term” for the Lease shall begin on the Commencement Date thereof and continue as specified in the Schedule applicable thereto.

“Lessee” means the entity or entities referred to as Lessee in the first paragraph of this Agreement.

“Lessor” means (a) the entity referred to as Lessor in the first paragraph of this Agreement or (b) any assignee or transferee of any right, title or interest of Lessor in and to the Equipment under a Lease (including Rental Payments thereunder) pursuant to Section 11.01, but does not include Lessee, any party taking a leasehold interest in the Equipment or any entity solely by reason of that entity retaining or assuming any obligation of Lessor to perform under a Lease.

“Maximum Equipment Cost” means \$79,432.00.

“Purchase Price” means, with respect to the Equipment listed on this Lease, the amount that Lessee may pay to Lessor to purchase such Equipment as provided in such Lease.

“Rental Payments” means the basic rental payments payable by Lessee under this Lease pursuant to Section 4.01, in each case consisting of a principal component and an interest component.

“Schedule” means each separately numbered Schedule of Property substantially in the form of **Exhibit A** hereto together with a Rental Payment Schedule attached thereto substantially in the form of **Exhibit A-1** hereto.

“State” means the State of Florida.

“Utilization Period” means the date by which Lessee must deliver an Acceptance Certificate for the Equipment under this Lease as indicated in Section 3.04(b).

“Vendor” means the manufacturer or supplier of the Equipment or any other person as well as the agents or dealers of the manufacturer or supplier from whom Lessor arranged Lessee’s acquisition and financing of the Equipment pursuant to the applicable Lease.

ARTICLE II

COVENANTS

Section 2.01 Representations and Covenants of Lessee. Lessee represents, covenants and warrants for the benefit of Lessor on the date hereof and as of the Commencement Date of the Lease as follows:

(a) Lessee is a political subdivision of the State within the meaning of Section 103(c) of the Code, duly organized and existing under the constitution and laws of the State with full power and authority to enter into this Agreement and the Lease and the transactions contemplated hereby and to perform all of its obligations hereunder.

(b) Lessee has duly authorized the execution and delivery of this Agreement and this Lease by proper action of its governing body at a meeting duly called, regularly convened and attended throughout by the requisite quorum of the members thereof, or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Agreement and this Lease.

(c) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the date hereof.

(d) Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a political subdivision.

(e) Lessee has complied with such public bidding requirements as may be applicable to this Agreement and the Lease and the acquisition by Lessee of the Equipment as provided in the Lease.

(f) During the Lease Term, the Equipment will be used by Lessee only for the purpose of performing essential governmental or proprietary functions of Lessee consistent with the permissible scope of Lessee's authority. Lessee does not intend to sell or otherwise dispose of any interest in the Equipment prior to the last Rental Payment scheduled to be paid under each Lease.

(g) Lessee shall deliver to Lessor (i) annual audited financial statements (including (1) a balance sheet, (2) statement of revenues, expenses and changes in fund balances, (3) statement of cash flows and notes, and (4) schedules and attachments to the financial statements) within 270 days of its fiscal year end, (ii) such other financial statements and information as Lessor may reasonably request, and (iii) its annual budget for the following fiscal year within 30 days of the adoption thereof. The annual audited financial statements shall be accompanied by an unqualified opinion of Lessee's auditor. Credit information relating to Lessee may be disseminated among Lessor and any of its affiliates and any of their respective successors and assigns.

(h) Lessee has kept, and throughout the Lease Term of this Agreement will keep, its books and records in accordance with generally accepted accounting principles.

(i) Lessee has an immediate need for the Equipment listed on the Schedule and expects to make immediate use of the Equipment listed on the Schedule. Lessee's need for the Equipment is not temporary and Lessee does not expect the need for any item of the Equipment to diminish during the Lease Term.

(j) The payment of the Rental Payments or any portion thereof is not (under the terms of this Lease or any underlying arrangement) directly or indirectly (a) secured by any interest in property used or to be used in any activity carried on by any person other than a state or local governmental unit or payments in respect of such property; or (b) on a present value basis, derived from payments (whether or not to Lessee) in respect of property, or borrowed money, used or to be used in any activity carried on by any person other than a state or local governmental unit. The Equipment will not be used, directly or indirectly, in any activity carried on by any person other than a state or local governmental unit. No portion of the Equipment Costs for the Equipment will be used, directly or indirectly, to make or finance loans to any person other than Lessee. Lessee has not entered into any management or other service contract with respect to the use and operation of the Equipment.

(k) There is no pending litigation, tax claim, proceeding or dispute that Lessee reasonably expects will materially and adversely affect Lessee's financial condition or impairs its ability to perform its obligations hereunder. Lessee will, at its expense, maintain its legal existence in good standing and do any further act and execute, acknowledge, deliver, file, register and record any further documents Lessor may reasonably request in order to protect Lessor's interest in the Equipment and Lessor's rights and benefits under this Lease.

ARTICLE III

LEASE

Section 3.01 Lease of Equipment. Subject to the terms of this Agreement, Lessor agrees to provide the funds specified in this Lease to be provided by it to acquire the Equipment, up to an amount equal to the Maximum Equipment Cost. Upon the execution of this Lease, Lessor leases and lets to Lessee, and Lessee rents and leases from Lessor, the Equipment as set forth in such Lease and in accordance with the terms thereof.

Section 3.02 Continuation of Lease Term. Lessee intends to continue the Lease Term and to pay the Rental Payments thereunder. Lessee reasonably believes that an amount sufficient to make all Rental Payments during the entire Lease Term of the Lease can be obtained from legally available funds of Lessee. Lessee further intends to do all things lawfully within its power to obtain and maintain funds sufficient and available to discharge its obligation to make Rental Payments due hereunder, including making provision for such payments to the extent necessary in each budget or appropriation request submitted and adopted in accordance with applicable provisions of law, to have such portion of the budget or appropriation request approved and to exhaust all available reviews and appeals in the event such portion of the budget or appropriation request is not approved.

Section 3.03 Abatement. During any period in which, by reason of material damage or destruction or taking under the power of eminent domain (or sale to any entity threatening the use of such power) or material title defect with respect to any Equipment, there is substantial interference with the use and possession by Lessee of such Equipment, the Lessee's obligation to pay rent applicable to such Equipment shall be abated proportionately in whole or in part. Lessee shall immediately notify Lessor upon the occurrence of any event causing substantial interference with Lessee's use and possession of any Equipment, and such notice shall be provided prior to the abatement of any rent. The amount of abatement of the Lessee's obligation to pay rent shall be such that the remaining rental obligation of the Lessee for each rental period represents fair consideration for the use and possession of the portions of the Equipment that are not affected by such interference. Such abatement shall commence on the date that Lessee's use and possession of the affected Equipment is restricted because of such interference and end on the earlier of (i) the date on which the use and possession thereof are restored to Lessee, or (ii) the date on which Lessee either (x) replaces the affected Equipment or (y) uses the proceeds of insurance or condemnation award to pay the applicable Purchase Price therefor. Notwithstanding any such interference with Lessee's use and possession of a portion of the Equipment, this Lease shall continue in full force and effect with respect to any remaining Equipment. To the extent applicable, Lessee waives any and all other rights to terminate this Lease by virtue of any

interference with the use and possession of any Equipment.

Section 3.04 Conditions to Lessor's Performance.

(a) As a prerequisite to the performance by Lessor of any of its obligations pursuant to this Lease, Lessee shall deliver to Lessor the following:

(i) A fully completed Schedule, executed by Lessee;

(ii) An Acquisition Fund Agreement, if applicable;

(iii) A Certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C, completed to the satisfaction of Lessor;

(iv) Proof of official action of Lessee's governing body authorizing the execution and delivery of this Lease and performance by Lessee of its obligations hereunder;

(v) Evidence of insurance as required by Section 7.02 hereof;

(vi) All documents, including financing statements, affidavits, notices and similar instruments, in form satisfactory to Lessor, which Lessor deems necessary or appropriate at that time pursuant to Section 6.01 and 6.02;

(vii) Such other items, if any, as are set forth in such Lease or are reasonably required by Lessor.

(b) In addition, the performance by Lessor of any of its obligations pursuant to this Lease shall be subject to: (i) no material adverse change in the financial condition of Lessee since the date of this Lease, (ii) no Event of Default having occurred, and (iii) if no Acquisition Fund has been established, the Equipment must be accepted by Lessee no later than _____ (the "Utilization Period").

(c) Subject to satisfaction of the foregoing, Lessor will pay the Acquisition Amount for Equipment described in the Schedule to the Vendor upon receipt of the documents described in Sections 5.01(a) and (b); or if an Acquisition Fund has been established pursuant to an Acquisition Fund Agreement, Lessor will deposit the Acquisition Amount for Equipment described in the Schedule with the Acquisition Fund Custodian.

(d) Lessee will cooperate with Lessor in Lessor's review of this proposed Lease. Without limiting the foregoing, Lessee will provide Lessor with any documentation or information Lessor may request in connection with Lessor's review of any proposed Lease. Such documentation may include, without limitation, documentation concerning the Equipment and its contemplated use and location and documentation or information concerning the financial status of Lessee and other matters related to Lessee.

ARTICLE IV

PAYMENT AND PREPAYMENT OF RENT

Section 4.01 Rental Payments. Lessee shall promptly pay Rental Payments, in lawful money of the United States of America, to Lessor on the dates and in such amounts as provided in this Lease. Lessee shall pay Lessor a charge on any Rental Payment not paid on the date such payment is due at the stated rate plus ten percent [10%] per annum or the maximum amount permitted by law, whichever is less, from such date. Lessee shall not permit the federal government to guarantee any Rental Payments under this Lease. Rental Payments consist of principal and interest payments as more fully detailed on the Schedule, the interest on which begins to accrue as of the Commencement Date for each such Schedule.

Section 4.02 Interest and Principal Components. A portion of each Rental Payment is paid as, and represents payment of, interest, and the balance of each Rental Payment is paid as, and represents payment of, principal. The Lease shall set forth the principal and interest components of each Rental Payment payable thereunder during the Lease Term.

Section 4.03 Rental Payments to Constitute a Current Expense of Lessee. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments under this Lease shall constitute a current expense of Lessee payable solely from its general fund or other funds that are legally available for that purpose and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by Lessee, nor shall anything contained herein or in a Lease constitute a pledge of any general tax revenues, funds or moneys of Lessee.

Section 4.04 Rental Payments to be Unconditional. Except as provided in Section 3.03, the obligations of Lessee to make Rental Payments and to perform and observe the other covenants and agreements contained in this Lease shall be absolute and unconditional in all events without abatement, diminution, deduction, set-off or defense, for any reason, including without limitation any failure of the Equipment, after it has been accepted by Lessee, any defects, malfunctions, breakdowns or infirmities in the equipment or any accident, condemnation or unforeseen circumstances. Lessee's obligations to make Rental Payments or pay other amounts hereunder shall not be abated on account of obsolescence or failure of the Equipment to perform as desired.

Section 4.05 Tax Covenant. Lessee agrees that it will not take any action that would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes, nor will it omit to take or cause to be taken, in timely manner, any action, which omission would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes. Lessee makes no representation as to the excludability of any interest payment from federal, state, or local taxation.

Section 4.06 Event of Taxability. Upon the occurrence of an Event of Taxability, the interest component shall be at a Taxable Rate retroactive to the date as of which the interest component is determined by the Internal Revenue Service to be includible in the gross income of

the owner or owners thereof for federal income tax purposes, and Lessee will not pay any additional amount.

For purposes of this Section, "Event of Taxability" means a determination that the interest component is includible for federal income tax purposes in the gross income of the owner thereof due to Lessee's action or failure to take any action.

Section 4.07 Mandatory Prepayment. If the Lease Proceeds are deposited into an Acquisition Fund, any funds remaining in the Acquisition Fund on or after the Acquisition Period and not applied to Equipment Costs, shall be applied by Lessor on the next Rental Payment date to the prepayment of the principal component of the outstanding Rental Payments due under the applicable Schedule in inverse order of maturity.

ARTICLE V

THE EQUIPMENT

Section 5.01 Delivery, Installation and Acceptance of Equipment. (a) Lessee shall order the Equipment, cause the Equipment to be delivered and installed at the location specified in the Leases and pay any and all delivery and installation costs and other Equipment Costs in connection therewith (which amounts may be funded from the Acquisition Fund or amounts from the Acquisition Fund will be used to reimburse Lessee for any prior payment from Lessee's own funds). When the Equipment listed in this Lease has been delivered and installed, Lessee shall promptly accept such Equipment and evidence said acceptance by executing and delivering to Lessor an acceptance certificate in the form attached hereto as **Exhibit B**.

(b) Lessee shall deliver to Lessor original invoices and bills of sale (if title to such Equipment has passed to Lessee) relating to each item of Equipment accepted by Lessee. With respect to Equipment not purchased through an Acquisition Fund, Lessor shall, upon receipt of an Acceptance Certificate from Lessee, prepare a Schedule of Property and Rental Payment Schedule. Lessee shall execute and deliver such Schedules to Lessor within five (5) business days of receipt.

Section 5.02 Enjoyment of Equipment. Lessor shall provide Lessee with quiet use and enjoyment of the Equipment during the Lease Term, and Lessee shall peaceably and quietly have, hold and enjoy the Equipment during the Lease Term, without suit, trouble or hindrance from Lessor, except as otherwise expressly set forth in the related Lease. Lessor shall not interfere with such quiet use and enjoyment during the Lease Term so long as Lessee is not in default under the related Lease.

Section 5.03 Location; Inspection. Once installed, no item of the Equipment will be moved from the location specified for it in the Lease on which such item is listed without Lessor's consent, which consent shall not be unreasonably withheld. Lessor shall have the right at all reasonable times during regular business hours to enter into and upon the property of Lessee for the purpose of inspecting the Equipment.

Section 5.04 Use and Maintenance of the Equipment. Lessee will not install, use,

operate, or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by the related Lease. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative, or judicial body; provided that Lessee may contest in good faith the validity or application of any such law, regulation or ruling in any reasonable manner that does not, in the opinion of Lessor, adversely affect the interest (including the reversionary interest) of Lessor in and to the Equipment or its interest or rights under the Lease.

Lessee agrees that it will maintain, preserve, and keep the Equipment in good repair and working order, in accordance with manufacturer's recommendations. Lessor shall have no responsibility to maintain, repair or make improvements or additions to the Equipment.

Lessee shall not alter any item of Equipment or install any accessory, equipment or device on an item of Equipment if that would impair any applicable warranty, the originally intended function or the value of that Equipment. All repairs, parts, accessories, equipment and devices furnished, affixed to or installed on any Equipment, excluding temporary replacements, shall thereupon become subject to the interest of Lessor therein.

ARTICLE VI

TITLE AND SECURITY

Section 6.01 Title to the Equipment. During the Lease Term, all right, title and interest in and to each item of the Equipment shall be vested in Lessor. Lessee shall at all times protect and defend, at its own cost and expense, Lessor's title in and to the Equipment from and against all claims, liens and legal processes of its creditors, and keep all Equipment free and clear of all such claims, liens and processes. Upon purchase of the Equipment under a Lease by Lessee pursuant to Section 10.01, Lessor shall transfer to Lessee title to the Equipment, as-is, without warranty of any kind other than as to the absence of liens created by or through Lessor, and shall execute and deliver to Lessee such documents as Lessee may reasonably request to evidence the transfer of Lessor's right, title and interest in the Equipment subject to the related Lease.

Section 6.02 Security Interest. As additional security for the payment of all of Lessee's obligations under this Lease, upon the execution of this Lease, Lessee grants to Lessor a security interest constituting a first lien on (a) Lessee's right, title and interest in the Equipment applicable to such Lease, (b) moneys and investments held from time to time in the Acquisition Fund, if any, and (c) any and all proceeds of any of the foregoing. Lessee agrees to execute and authorizes Lessor to file such notices of assignment, chattel mortgages, financing statements and other documents, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain Lessor's security interest in the Equipment, the Acquisition Fund and the proceeds thereof.

Section 6.03 Personal Property. The Equipment is and will remain personal property

and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. Upon the request of Lessor, Lessee will, at Lessee's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

ARTICLE VII

TAXES, CHARGES AND INSURANCE

Section 7.01 Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all levies, liens, and encumbrances except those created by this Lease. The parties to this Agreement contemplate that the Equipment will be used for a governmental or proprietary purpose of Lessee and that the Equipment will therefore be exempt from all property taxes. If the use, possession or acquisition of any Equipment is nevertheless determined to be subject to taxation, Lessee shall pay when due all taxes and governmental charges lawfully assessed or levied against or with respect to such Equipment. Lessee shall pay all utility and other charges incurred in the use and maintenance of the Equipment. Lessee shall pay such taxes or charges as the same may become due; provided that, with respect to any such taxes or charges that may lawfully be paid in installments over a period of years, Lessee shall be obligated to pay only such installments as accrue during the Lease Term.

Section 7.02 Insurance. Lessee shall during the Lease Term maintain or cause to be maintained casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State, and any other risks reasonably required by Lessor, in an amount at least equal to the then-applicable Purchase Price of the Equipment; provided that, with Lessor's prior written consent, Lessee may self-insure against the risks described herein. Lessee shall furnish to Lessor evidence of such insurance or self-insurance coverage throughout the Lease Term. Lessee shall not cancel or modify such insurance or self-insurance coverage in any way that would affect the interests of Lessor without first giving written notice thereof to Lessor at least thirty (30) days in advance of such cancellation or modification.

Section 7.03 Advances. In the event Lessee shall fail to keep the Equipment in good repair and working order, Lessor may, but shall be under no obligation to, maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by Lessor shall constitute additional rent for the Lease Term and Lessee covenants and agrees to pay such amounts so advanced by Lessor with interest thereon from the due date until paid at the rate of ten percent (10%) per annum or the maximum amount permitted by law, whichever is less.

ARTICLE VIII

DAMAGE TO AND REPLACEMENT OF EQUIPMENT

Section 8.01 Damage, Destruction and Condemnation. Unless Lessee shall have exercised its option to purchase the Equipment by making payment of the Purchase Price as provided in the related Lease, if, prior to the termination of the applicable Lease Term, (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds of any insurance claim or condemnation award or sale under threat of condemnation to be applied to the prompt replacement, repair, restoration, modification or improvement of the Equipment. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee.

If Lessee elects to replace any item of the Equipment (the “Replaced Equipment”) pursuant to this Section, the replacement equipment (the “Replacement Equipment”) shall be of similar type, utility and condition to the Replaced Equipment and shall be of equal or greater value and useful life than the Replaced Equipment. Lessee shall represent, warrant and covenant to Lessor that each item of Replacement Equipment is free and clear of all claims, liens, security interests and encumbrances, excepting only those liens created by or through Lessor, and shall provide to Lessor any and all documents as Lessor may reasonably request in connection with the replacement, including, but not limited to, documentation in form and substance satisfactory to Lessor evidencing Lessor’s title in the Replacement Equipment. Lessor and Lessee hereby acknowledge and agree that any Replacement Equipment acquired pursuant to this paragraph shall constitute “Equipment” for purposes of this Agreement and the related Lease. Lessee shall complete the documentation of Replacement Equipment on or before the next Rent Payment date after the occurrence of a casualty event or be required to exercise the Purchase Option with respect to the damaged equipment.

For purposes of this Article, the term “Net Proceeds” shall mean the amount remaining from the gross proceeds of any insurance claim or condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys’ fees, incurred in the collection thereof.

Section 8.02 Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement referred to in Section 8.01, Lessee shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, or (b) pay or cause to be paid to Lessor the amount of the then applicable Purchase Price for the Equipment, and, upon such payment, the applicable Lease Term shall terminate and Lessor’s interest in the Equipment shall terminate as provided in Section 6.01. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after purchasing such Equipment and such other Equipment shall be retained by Lessee. If Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefor from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under

Article IV.

ARTICLE IX

WARRANTIES

Section 9.01 Disclaimer of Warranties. Lessor makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for use of the Equipment, or any other warranty or representation, express or implied, with respect thereto and, as to Lessor, Lessee's acquisition of the Equipment shall be on an "as is" basis. In no event shall Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Agreement, this Lease, the Equipment or the existence, furnishing, functioning or Lessee's use of any item, product or service provided for in this Agreement or Lease.

Section 9.02 Vendor's Warranties. Lessor hereby irrevocably appoints Lessee its agent and attorney-in-fact during the Lease Term, so long as Lessee shall not be in default under the related Lease, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that Lessor may have against Vendor. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against Vendor of the Equipment, and not against Lessor. Any such matter shall not have any effect whatsoever on the rights of Lessor with respect to this Lease, including the right to receive full and timely payments under a Lease. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties whatsoever as to the existence or the availability of such warranties by Lessor of the Equipment.

ARTICLE X

PURCHASE OF EQUIPMENT

Section 10.01 Purchase Option. Lessee shall have the option to purchase all of the Equipment listed in a Lease, upon giving written notice to Lessor at least thirty (30), but not more than one hundred twenty (120), days before the date of purchase, at the following times and upon the following terms:

(a) From and after the date specified in the related Schedule (the "Purchase Option Commencement Date"), on the Rental Payment dates specified in the Lease, upon payment in full of the Rental Payments then due under such Lease plus the then applicable Purchase Price, which may include a prepayment premium on the unpaid balance as set forth in the applicable Schedule; or

(b) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment listed in a Lease, on the day specified in Lessee's notice to Lessor of its exercise of the purchase option upon payment in full to Lessor of the Rental Payments then due under such Lease plus the then applicable Purchase Price; or

(c) Upon the expiration of the Lease Term, upon payment in full of all Rental

Payments then due and all other amounts then owing under the Lease, and the payment of \$10.00 to Lessor.

After payment of the applicable Purchase Price, Lessee will own the related Equipment, and Lessor's right, title and interests in and to such Equipment will be transferred and terminated in accordance with Section 6.01.

ARTICLE XI

ASSIGNMENT

Section 11.01 Assignment by Lessor. Lessor's right, title and interest in and to Rental Payments and any other amounts payable by Lessee under the Lease, its interest in the Equipment subject to each such Lease, and all proceeds therefrom may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Lessor, without the necessity of obtaining the consent of Lessee; *provided, however*, that any such assignment, transfer or conveyance to a trustee for the benefit of owners of certificates of participation shall be made in a manner that conforms to any applicable State law. Nothing in this Section 11.01 shall be construed, however, to prevent Lessor from executing any such assignment, transfer or conveyance that does not involve funding through the use of certificates of participation within the meaning of applicable State law, including any such assignment, transfer or conveyance as part of a multiple asset pool to a partnership or trust, interests in which are offered and sold in a private placement or limited offering only to investors whom Lessor reasonably believes are qualified institutional buyers or accredited investors within the meaning of the applicable federal securities law; *provided further, however*, that in any event, Lessee shall not be required to make Rental Payments, to send notices or to otherwise deal with respect to matters arising under a Lease with or to more than one individual or entity. No assignment, transfer or conveyance permitted by this Section 11.01 shall be effective until Lessee shall have received a written notice of assignment that discloses the name and address of each such assignee; *provided, however*, that if such assignment is made to a bank or trust company as trustee or paying agent for owners of certificates of participation, trust certificates or partnership interests with respect to the Rental Payments payable under a Lease, it shall thereafter be sufficient that Lessee receives notice of the name and address of the bank or trust company as trustee or paying agent. During the term of the Lease, Lessee shall keep, or cause to be kept, a complete and accurate record of all such assignments in form necessary to comply with Section 149 of the Code. Lessee shall retain all such notices as a register of all assignees and shall make all payments to the assignee or assignees designated in such register. Lessee shall not have the right to and shall not assert against any assignee any claim, counterclaim or other right Lessee may have against Lessor or the Vendor. Assignments in part may include without limitation assignment of all of Lessor's interest in and to the Equipment listed in a particular Lease and all rights in, to and under the Lease related to such Equipment. The option granted in this Section may be separately exercised from time to time with respect to the Equipment listed in the Lease, but such option does not permit the assignment of less than all of Lessor's interests in the Equipment listed in a single Lease. Lessor acknowledges and agrees that any assignment under this Section shall not, and shall not purport to, alter or modify in any respect Lessee's obligations to perform in accordance with the terms of this Agreement and the related Lease in accordance with their terms as originally executed. Any assignment under this Section shall be subject to the condition that Lessee shall incur no costs nor

be required to provide or execute any documents or participate in any manner in connection with such assignment, and Lessor and any such assignee shall be solely responsible for compliance with all securities and other laws in connection with such assignment. Lessor acknowledges that this Agreement and the Lease has not been and will not be registered under the Securities Act of 1933 or any state securities laws and that Lessee has not and will not prepare any offering or disclosure materials or documents for use in connection with this Agreement or any assignment under this Section.

Section 11.02 Assignment and Subleasing by Lessee. None of Lessee's right, title, and interest in, to and under this Lease or any portion of the Equipment may be assigned or encumbered by Lessee for any reason.

ARTICLE XII

DEFAULTS AND REMEDIES

Section 12.01 Events of Default Defined. Any of the following events shall constitute an "Event of Default" under a Lease:

(a) Failure by Lessee to pay any Rental Payment or other payment required to be paid under this Lease at the time specified herein;

(b) Failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in subparagraph (a) above, for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor, unless Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Lessee within the applicable period and diligently pursued until the default is corrected;

(c) Any statement, representation or warranty made by Lessee in or pursuant to this Lease or its execution, delivery or performance shall prove to have been false, incorrect, misleading, or breached in any material respect on the date when made;

(d) Any default occurs under any other agreement for borrowing money or receiving credit under which Lessee may be obligated as borrower, if such default consists of (i) the failure to pay any indebtedness when due or (ii) the failure to perform any other obligation thereunder and gives the holder of the indebtedness the right to accelerate the indebtedness or pursue other remedies;

(e) Lessee shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Lessee, or of all or a substantial part of the assets of Lessee, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a

voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Lessee in any bankruptcy, reorganization or insolvency proceeding; or

(f) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator or Lessee or of all or a substantial part of the assets of Lessee, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days.

Section 12.02 Remedies on Default. Whenever any Event of Default exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

(a) By written notice to Lessee, Lessor may without terminating such Lease, collect each Rental Payment payable by Lessee pursuant to such Lease and other amounts payable by Lessee under such Lease as they become due and payable;

(b) With or without terminating the Lease Term under such Lease, Lessor may enter the premises where the Equipment listed in such Lease is located and retake possession of such Equipment or require Lessee at Lessee's expense to promptly return any or all of such Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease such Equipment or, for the account of Lessee, sublease such Equipment, continuing to hold Lessee liable, but solely from legally available funds, for the difference between (i) the Rental Payments payable by Lessee pursuant to such Lease and other amounts related to such Lease or the Equipment listed therein that are payable by Lessee to the end of the Lease Term, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under such Lease, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all brokerage, auctioneer's and attorney's fees). The exercise of any such remedies respecting any such Event of Default shall not relieve Lessee of any other liabilities under any other Lease or the Equipment listed therein;

(c) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under such Lease or as a secured party in any or all of the Equipment subject to such Lease; and

(d) By action pursuant to Florida law, or as otherwise provided by law, obtain the issuance of a writ of mandamus enforcing, for the entire balance of the remaining Lease Term, the duty of Lessee to appropriate and take all other administrative steps necessary for the payment of rents, and other amounts due hereunder.

Section 12.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease now or hereafter existing at law or in equity, provided that Lessor shall have no right to accelerate any Rental Payment or otherwise declare any

Rental Payment or other amount payable not then in default to be immediately due and payable. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Lessor to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice other than such notice as may be required in this Article.

Section 12.04 Application of Moneys. Any net proceeds from the exercise of any remedy under this Agreement, including the application specified in Section 12.02(b)(ii) (after deducting all expenses of Lessor in exercising such remedies including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing Equipment and all brokerage, auctioneer's or attorney's fees), shall be applied as follows:

(a) If such remedy is exercised solely with respect to a single Lease, Equipment listed in such Lease or rights thereunder, then to amounts due pursuant to such Lease and other amounts related to such Lease or such Equipment.

ARTICLE XIII

MISCELLANEOUS

Section 13.01 Notices. All notices, certificates or other communications under this Lease shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, or delivered by overnight courier, or sent by facsimile transmission (with electronic confirmation) to the parties hereto at the addresses immediately after the signatures to this Agreement (or at such other address as either party hereto shall designate in writing to the other for notices to such party) and to any assignee at its address as it appears on the registration books maintained by Lessee.

Section 13.02 E-Verify. The Lessor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Lessor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Lessor anticipates entering into agreements with a subcontractor for services under this Agreement, Lessor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Lessor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the Lessee upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Lessor shall be liable for any additional costs incurred by the Lessee because of the termination. If the Lessee has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Lessor has otherwise complied with its obligations hereunder, the Lessee shall promptly notify the Lessor. The Lessor agrees to immediately terminate the agreement with the subcontractor upon notice from the Lessee.

Section 13.03 Release and Indemnification. To the extent permitted by law, but only from legally available funds, without waiving available insurance coverage, and only up to the monetary limits of liability granted in Section 768.28, *Florida Statutes*, Lessee shall indemnify, protect, hold harmless, save and keep harmless Lessor from and against any and all liability, obligation, loss, claim, tax and damage whatsoever, regardless of cause thereof, and all expenses in connection therewith (including, without limitation, counsel fees and expenses, penalties connected therewith imposed on interest received) arising out of or as a result of (a) the entering into of this Agreement or Lease, (b) the ownership of any item of the Equipment, (c) the ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of the Equipment, (d) any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person, and/or (e) the breach of any covenant in the Lease or any material misrepresentation contained in the Lease. The indemnification arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under all Leases or the termination of the Lease Term under all Leases for any reason. Notwithstanding the foregoing, nothing herein shall be deemed as a waiver of the Lessee 's sovereign immunity or the Lessee's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Section 13.04 Binding Effect. This Agreement and Lease shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns.

Section 13.05 Severability. In the event any provision of this Agreement and/or Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 13.06 Amendments, Changes and Modifications. This Agreement and Lease may only be amended by Lessor and Lessee in writing.

Section 13.07 Execution in Counterparts. This Agreement and Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 13.08 Applicable Law. This Agreement and Lease shall be governed by and construed in accordance with the laws of the State.

Section 13.09 Captions. The captions or headings in this Agreement and in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections herein.

[Signatures on following page]

IN WITNESS WHEREOF, Lessor and Lessee have caused this Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

LESSOR:

_____, LLC

LESSEE:

Crosswinds East Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

By _____

Title _____

By _____

Title _____

EXHIBIT A

SCHEDULE OF PROPERTY NO. 1

Dated: April , 2026

Re: Gym Equipment Lease/Purchase Agreement, dated as of April ____, 2026, by and between _____, LLC as Lessor, and the Crosswinds East Community Development District, as Lessee

1. Defined Terms. All terms used herein have the meanings ascribed to them in the above-referenced Gym Equipment Lease/Purchase Agreement (the “Gym Equipment Lease”).

2. Equipment. The following items of Equipment are hereby included under this Schedule of the Gym Equipment Lease:

[See Attached Exhibit A-2]

3. Payment Schedule.

(a) *Rental Payments.* The Rental Payments shall be in such amounts and payable on such dates as set forth in the Rental Payment Schedule attached to this Schedule as Exhibit A-1.

(b) *Purchase Price Schedule.* The Purchase Price on each Rental Payment date for the Equipment listed in this Schedule shall be the amount set forth for such Rental Payment date in the “Purchase Price” column of the Rental Payment Schedule attached to this Schedule. The Purchase Price is in addition to all Rental Payments then due under this Schedule (including the Rental Payment shown on the same line in the Rental Payment Schedule).

4. Representations, Warranties and Covenants. Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in the Gym Equipment Lease are true and correct as though made on the date of commencement of Rental Payments on this Schedule. Lessee further represents and warrants that no material adverse change in Lessee’s financial condition has occurred since the date of the Gym Equipment Lease.

5. The Lease. The terms and provisions of the Gym Equipment Lease are hereby incorporated into this Schedule by reference and made a part hereof.

[Remainder of Page Intentionally Left Blank]

6. Purchase Option Commencement Date. For purposes of Section 10.01 of the Lease, the Purchase Option Commencement Date is April _____, 2026.

LESSOR:

_____, LLC

LESSEE:

Crosswinds East Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

By _____

By _____

Title _____


Title _____

This Counterpart No. 1 must be manually executed and in serially numbered counterparts. To the extent that this Lease constitutes chattel paper (as defined in the Uniform Commercial Code), no security interest herein may be created through the transfer or possession of any Counterpart other than this Counterpart No. 1.

EXHIBIT A-1
RENTAL PAYMENT SCHEDULE

Crosswinds East CDD				
<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
12/01/2026	1,025.76	10.000%	661.93	1,687.69
01/01/2027	1,034.31	10.000%	653.39	1,687.70
02/01/2027	1,042.93	10.000%	644.77	1,687.70
03/01/2027	1,051.62	10.000%	636.08	1,687.70
04/01/2027	1,060.38	10.000%	627.31	1,687.69
05/01/2027	1,069.22	10.000%	618.48	1,687.70
06/01/2027	1,078.13	10.000%	609.56	1,687.69
07/01/2027	1,087.11	10.000%	600.58	1,687.69
08/01/2027	1,096.17	10.000%	591.52	1,687.69
09/01/2027	1,105.31	10.000%	582.39	1,687.70
10/01/2027	1,114.52	10.000%	573.18	1,687.70
11/01/2027	1,123.81	10.000%	563.89	1,687.70
12/01/2027	1,133.17	10.000%	554.52	1,687.69
01/01/2028	1,142.62	10.000%	545.08	1,687.70
02/01/2028	1,152.14	10.000%	535.56	1,687.70
03/01/2028	1,161.74	10.000%	525.96	1,687.70
04/01/2028	1,171.42	10.000%	516.28	1,687.70
05/01/2028	1,181.18	10.000%	506.51	1,687.69
06/01/2028	1,191.02	10.000%	496.67	1,687.69
07/01/2028	1,200.95	10.000%	486.75	1,687.70
08/01/2028	1,210.96	10.000%	476.74	1,687.70
09/01/2028	1,221.05	10.000%	466.65	1,687.70
10/01/2028	1,231.22	10.000%	456.47	1,687.69
11/01/2028	1,241.48	10.000%	446.21	1,687.69
12/01/2028	1,251.83	10.000%	435.86	1,687.69
01/01/2029	1,262.26	10.000%	425.43	1,687.69
02/01/2029	1,272.78	10.000%	414.91	1,687.69
03/01/2029	1,283.39	10.000%	404.31	1,687.70
04/01/2029	1,294.08	10.000%	393.61	1,687.69
05/01/2029	1,304.87	10.000%	382.83	1,687.70
06/01/2029	1,315.74	10.000%	371.95	1,687.69
07/01/2029	1,326.71	10.000%	360.99	1,687.70
08/01/2029	1,337.76	10.000%	349.93	1,687.69
09/01/2029	1,348.91	10.000%	338.79	1,687.70
10/01/2029	1,360.15	10.000%	327.55	1,687.70
11/01/2029	1,371.48	10.000%	316.21	1,687.69
12/01/2029	1,382.91	10.000%	304.78	1,687.69
01/01/2030	1,394.44	10.000%	293.26	1,687.70
02/01/2030	1,406.06	10.000%	281.64	1,687.70
03/01/2030	1,417.78	10.000%	269.92	1,687.70
04/01/2030	1,429.59	10.000%	258.11	1,687.70
05/01/2030	1,441.50	10.000%	246.19	1,687.69
06/01/2030	1,453.52	10.000%	234.18	1,687.70
07/01/2030	1,465.63	10.000%	222.07	1,687.70
08/01/2030	1,477.84	10.000%	209.85	1,687.69
09/01/2030	1,490.16	10.000%	197.54	1,687.70
10/01/2030	1,502.58	10.000%	185.12	1,687.70
11/01/2030	1,515.10	10.000%	172.60	1,687.70
12/01/2030	1,527.72	10.000%	159.97	1,687.69
01/01/2031	1,540.45	10.000%	147.24	1,687.69
02/01/2031	1,553.29	10.000%	134.40	1,687.69
03/01/2031	1,566.24	10.000%	121.46	1,687.70
04/01/2031	1,579.29	10.000%	108.41	1,687.70
05/01/2031	1,592.45	10.000%	95.25	1,687.70
06/01/2031	1,605.72	10.000%	81.98	1,687.70
07/01/2031	1,619.10	10.000%	68.60	1,687.70
08/01/2031	1,632.59	10.000%	55.10	1,687.69
09/01/2031	1,646.20	10.000%	41.50	1,687.70
10/01/2031	1,659.91	10.000%	27.78	1,687.69
11/01/2031	1,673.75	10.000%	13.95	1,687.70
	79,432.00		21,829.75	101,261.75

EXHIBIT A-2 EQUIPMENT

FitnessZone - Commercial Sales				
2509 County Road 87 Alabaster, AL 35007 Phone: 205-621-0555 Fax: 205-664-0360 Email: matthewpaugh@fitnesszone.com		Quote		
Quote CrossWinds Fitness Facility Cassidy Land Development 2294 Crosswinds Blvd Haines City Florida kristin@cassidylanddev.com 863-837-0839			Signed: _____ Title: _____ Date: _____	
Sales Rep. Matthew Paugh	Date 3/9/26	Prices Good Thru 4/9/26	Terms Check/Credit Card	Freight Best Way
QTY.	ITEM #	DESCRIPTION	UNIT PRICE	NET AMOUNT
4		Spirit CT800 Commercial Treadmills	\$ 3,999.00	\$ 15,996.00
3		Spirit CR 800 Recumbent Bikes	\$ 2,799.00	\$ 8,397.00
2		Spirit CS 800 Stepper	\$ 2,299.00	\$ 4,598.00
1		Hoist CF 3416 Glute Thrust	\$ 3,960.00	\$ 3,960.00
1		Hoist HD3000 Dual Action Pulley	\$ 6,050.00	\$ 6,050.00
1		Hoist MI7 Functional Trainer	\$ 5,500.00	\$ 5,500.00
1		Spirit CE800 Elliptical	\$ 3,199.00	\$ 3,199.00
1		Hoist HD3600 Dual Abb Crunch/ Low Back	\$ 3,960.00	\$ 3,960.00
1		Hoist 3800 Dual Inner/Outer Thigh	\$ 3,900.00	\$ 3,900.00
1		Hoist 3400 Leg Curl/Leg Ext	\$ 3,900.00	\$ 3,900.00
2		Hoist CF3170 Bench Press	\$ 1,694.00	\$ 3,388.00
4		Body Solid 7 Foot Black Oxide Bar	\$ 300.00	\$ 1,200.00
1		Hoist 3172 Incline Bench Press	\$ 1,996.00	\$ 1,996.00
2		Body Solid 355lb Rubber Plate Set	\$ 1,099.00	\$ 2,198.00
2		Hoist 3443 Olympic Plate Tree	\$ 800.00	\$ 1,600.00
5		Hoist 3160 Benches	\$ 1,100.00	\$ 5,500.00
1		Hoist 3367 Squat Rack	\$ 2,662.00	\$ 2,662.00
2		Hoist 3461 3 Tier Dumbbells Rack (Round Dumbbells)	\$ 1,814.00	\$ 3,628.00
2		BodySolid Pro Style Round 5-75lb Dumbbells	\$ 2,400.00	\$ 4,800.00
		All Hoist Equipment Platinum. Cardio Black Color.		
		Cassidy Land Development Discount	\$ (15,000.00)	\$ (15,000.00)
		Main Level Assembly. No removal.		
			Subtotal:	\$ 71,432.00
			Equip. Total	\$ 71,432.00
			Delivery/Setup	\$ 8,000.00
			Tax	\$ 0.00
			Total	\$ 79,432.00

To Process this order the following is needed:
 * Signed Quote, Purchase Order, and or Tax Exempt Number (if applicable).
 Paid in full prior to ordering. Balance due upon installation.

EXHIBIT B

ACCEPTANCE CERTIFICATE

_____, LLC

Re: Schedule of Property No. 1, dated April ____, 2026, to Gym Equipment Lease/Purchase Agreement, dated as of April ____, 2026, between _____, LLC, as Lessor, and the Crosswinds East Community Development District, as Lessee.

Ladies and Gentlemen:

In accordance with the Gym Equipment Lease/Purchase Agreement (the “Agreement”), the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

1. All of the Equipment (as such term is defined in the Agreement) listed in the above-referenced Schedule of Property (the “Schedule”) has been delivered, installed and accepted on the date hereof.

2. Lessee has conducted such inspection and/or testing of the Equipment listed in the Schedule as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.

3. Lessee is currently maintaining the insurance coverage required by Section 7.02 of the Agreement.

4. No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Agreement) exists at the date hereof.

Date: April ____, 2026

LESSEE:
Crosswinds East Community Development
District

By _____

Title _____

EXHIBIT C

CERTIFICATE

The undersigned, a duly elected Chairman of the Board of Supervisors of the Crosswinds East Community Development District, certified as follows:

- A. The following listed persons are duly elected and acting officials of the
- B. Crosswinds East Community Development District, as Lessee (the “Officials”) in the capacity set forth opposite their respective names below and that the facsimile signatures are true and correct as of the date hereof.

B. The Officials are duly authorized, on behalf of Lessee, to negotiate, execute and deliver the Gym Equipment Lease/Purchase Agreement dated as of April ____, 2026 and the Schedule(s) thereunder and all future Schedule(s) (the “Agreements”) by and between Lessee and _____, LLC, and these Agreements are binding and authorized Agreements of Lessee, enforceable in all respects in accordance with their terms.

Name of Official	Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

Dated _____ By _____
Title _____
(Seal)

The signer of this Certificate cannot be listed above as authorized to execute the Agreements.

SECTION VI

SECTION A

REBATE REPORT

\$25,785,000

Crosswinds East Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area One Project)

Dated: February 29, 2024

Delivered: February 29, 2024

Rebate Report to the Computation Date

February 28, 2029

Reflecting Activity To

February 28, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 11, 2026

Crosswinds East Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$25,785,000 Crosswinds East Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2024 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Crosswinds East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of February 28, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 28, 2029 Computation Date
Reflecting Activity from February 29, 2024 through February 28, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Crosswinds Project Fund	4.897071%	256,443.95	(51,796.71)
Grove Project Fund	0.000000%	0.00	0.00
Cost of Issuance Fund	4.227360%	9.65	(4.23)
Capitalized Interest Fund	4.885154%	2,046.36	(422.36)
Debt Service Reserve Fund	4.214126%	148,405.77	(62,909.97)
Totals	4.629971%	\$406,905.73	\$(115,133.27)
Bond Yield	5.662364%		
Rebate Computation Credits			(5,216.26)
Net Rebatable Arbitrage			\$(120,349.53)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 29, 2024, the date of the closing, to February 28, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 28, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 29, 2024 and February 28, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 28, 2029.

7. Computation Period

The period beginning on February 29, 2024, the date of the closing, and ending on February 28, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Crosswinds Project Fund	218524005
Grove Project Fund	218524006
Cost of Issuance Fund	218524007
Debt Service Reserve Fund	218524004
Capitalized Interest Fund	218524001
Prepayment Fund	218524003
Revenue Fund	218524000
Sinking Fund	218524002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 28, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 28, 2029, is the Rebateable Arbitrage.

\$25,785,000
Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Delivered: February 29, 2024

Sources of Funds

Par Amount	\$25,685,000.00
Net Original Issue Discount	-97,253.10
Total	\$25,587,746.90

Uses of Funds

Crosswinds Project Fund	\$19,554,969.54
Grove Project Fund	3,364,554.58
Debt Service Reserve Fund	1,783,400.00
Cost of Issuance Fund	223,475.00
Capitalized Interest Fund	245,657.78
Underwriter's Discount	415,690.00
Total	\$25,587,746.90

PROOF OF ARBITRAGE YIELD

\$25,785,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)

Date	Debt Service	Present Value to 02/29/2024 @ 5.6623642430%
05/01/2024	244,710.56	242,368.61
11/01/2024	710,450.00	684,277.66
05/01/2025	1,075,450.00	1,007,312.53
11/01/2025	702,009.38	639,428.66
05/01/2026	1,082,009.38	958,418.93
11/01/2026	693,221.88	597,133.99
05/01/2027	1,093,221.88	915,762.84
11/01/2027	683,971.88	557,170.51
05/01/2028	1,098,971.88	870,585.89
11/01/2028	674,375.00	519,519.29
05/01/2029	1,109,375.00	831,100.92
11/01/2029	664,315.63	483,977.34
05/01/2030	1,119,315.63	793,009.33
11/01/2030	653,793.75	450,444.89
05/01/2031	1,133,793.75	759,644.03
11/01/2031	642,693.75	418,750.48
05/01/2032	1,147,693.75	727,197.59
11/01/2032	628,806.25	387,452.47
05/01/2033	1,163,806.25	697,360.66
11/01/2033	614,093.75	357,838.12
05/01/2034	1,174,093.75	665,318.93
11/01/2034	598,693.75	329,918.75
05/01/2035	1,193,693.75	639,691.18
11/01/2035	582,331.25	303,474.86
05/01/2036	1,212,331.25	614,397.00
11/01/2036	565,006.25	278,455.76
05/01/2037	1,230,006.25	589,502.23
11/01/2037	546,718.75	254,810.47
05/01/2038	1,246,718.75	565,063.12
11/01/2038	527,468.75	232,487.91
05/01/2039	1,267,468.75	543,270.45
11/01/2039	507,118.75	211,379.89
05/01/2040	1,287,118.75	521,732.37
11/01/2040	485,668.75	191,445.21
05/01/2041	1,310,668.75	502,426.40
11/01/2041	462,981.25	172,590.97
05/01/2042	1,337,981.25	485,042.59
11/01/2042	438,918.75	154,735.21
05/01/2043	1,263,918.75	433,310.64
11/01/2043	416,231.25	138,768.23
05/01/2044	1,391,231.25	451,055.37
11/01/2044	389,418.75	122,778.57
05/01/2045	1,419,418.75	435,202.53
11/01/2045	359,806.25	107,281.48
05/01/2046	1,454,806.25	421,828.95
11/01/2046	328,325.00	92,578.54
05/01/2047	1,483,325.00	406,740.93
11/01/2047	295,118.75	78,696.16
05/01/2048	1,520,118.75	394,193.47
11/01/2048	259,900.00	65,541.04
05/01/2049	1,559,900.00	382,541.90
11/01/2049	222,525.00	53,068.43
05/01/2050	1,597,525.00	370,493.21
11/01/2050	182,993.75	41,270.91
05/01/2051	1,637,993.75	359,248.68
11/01/2051	141,162.50	30,107.69
05/01/2052	1,686,162.50	349,729.85

PROOF OF ARBITRAGE YIELD

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Date	Debt Service	Present Value to 02/29/2024 @ 5.6623642430%
11/01/2052	96,743.75	19,513.33
05/01/2053	1,731,743.75	339,677.87
11/01/2053	49,737.50	9,487.30
05/01/2054	1,779,737.50	330,133.75
	54,178,910.60	25,587,746.90

Proceeds Summary

Delivery date	02/29/2024
Par Value	25,685,000.00
Premium (Discount)	-97,253.10
	25,587,746.90
Target for yield calculation	25,587,746.90

BOND DEBT SERVICE

\$25,785,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/29/2024					
05/01/2024			244,710.56	244,710.56	244,710.56
11/01/2024			710,450.00	710,450.00	
05/01/2025	365,000	4.625%	710,450.00	1,075,450.00	1,785,900.00
11/01/2025			702,009.38	702,009.38	
05/01/2026	380,000	4.625%	702,009.38	1,082,009.38	1,784,018.76
11/01/2026			693,221.88	693,221.88	
05/01/2027	400,000	4.625%	693,221.88	1,093,221.88	1,786,443.76
11/01/2027			683,971.88	683,971.88	
05/01/2028	415,000	4.625%	683,971.88	1,098,971.88	1,782,943.76
11/01/2028			674,375.00	674,375.00	
05/01/2029	435,000	4.625%	674,375.00	1,109,375.00	1,783,750.00
11/01/2029			664,315.63	664,315.63	
05/01/2030	455,000	4.625%	664,315.63	1,119,315.63	1,783,631.26
11/01/2030			653,793.75	653,793.75	
05/01/2031	480,000	4.625%	653,793.75	1,133,793.75	1,787,587.50
11/01/2031			642,693.75	642,693.75	
05/01/2032	505,000	5.500%	642,693.75	1,147,693.75	1,790,387.50
11/01/2032			628,806.25	628,806.25	
05/01/2033	535,000	5.500%	628,806.25	1,163,806.25	1,792,612.50
11/01/2033			614,093.75	614,093.75	
05/01/2034	560,000	5.500%	614,093.75	1,174,093.75	1,788,187.50
11/01/2034			598,693.75	598,693.75	
05/01/2035	595,000	5.500%	598,693.75	1,193,693.75	1,792,387.50
11/01/2035			582,331.25	582,331.25	
05/01/2036	630,000	5.500%	582,331.25	1,212,331.25	1,794,662.50
11/01/2036			565,006.25	565,006.25	
05/01/2037	665,000	5.500%	565,006.25	1,230,006.25	1,795,012.50
11/01/2037			546,718.75	546,718.75	
05/01/2038	700,000	5.500%	546,718.75	1,246,718.75	1,793,437.50
11/01/2038			527,468.75	527,468.75	
05/01/2039	740,000	5.500%	527,468.75	1,267,468.75	1,794,937.50
11/01/2039			507,118.75	507,118.75	
05/01/2040	780,000	5.500%	507,118.75	1,287,118.75	1,794,237.50
11/01/2040			485,668.75	485,668.75	
05/01/2041	825,000	5.500%	485,668.75	1,310,668.75	1,796,337.50
11/01/2041			462,981.25	462,981.25	
05/01/2042	875,000	5.500%	462,981.25	1,337,981.25	1,800,962.50
11/01/2042			438,918.75	438,918.75	
05/01/2043	825,000	5.500%	438,918.75	1,263,918.75	1,702,837.50
11/01/2043			416,231.25	416,231.25	
05/01/2044	975,000	5.500%	416,231.25	1,391,231.25	1,807,462.50
11/01/2044			389,418.75	389,418.75	
05/01/2045	1,030,000	5.750%	389,418.75	1,419,418.75	1,808,837.50
11/01/2045			359,806.25	359,806.25	
05/01/2046	1,095,000	5.750%	359,806.25	1,454,806.25	1,814,612.50
11/01/2046			328,325.00	328,325.00	
05/01/2047	1,155,000	5.750%	328,325.00	1,483,325.00	1,811,650.00
11/01/2047			295,118.75	295,118.75	
05/01/2048	1,225,000	5.750%	295,118.75	1,520,118.75	1,815,237.50
11/01/2048			259,900.00	259,900.00	
05/01/2049	1,300,000	5.750%	259,900.00	1,559,900.00	1,819,800.00
11/01/2049			222,525.00	222,525.00	
05/01/2050	1,375,000	5.750%	222,525.00	1,597,525.00	1,820,050.00
11/01/2050			182,993.75	182,993.75	
05/01/2051	1,455,000	5.750%	182,993.75	1,637,993.75	1,820,987.50
11/01/2051			141,162.50	141,162.50	
05/01/2052	1,545,000	5.750%	141,162.50	1,686,162.50	1,827,325.00

BOND DEBT SERVICE

\$25,785,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			96,743.75	96,743.75	
05/01/2053	1,635,000	5.750%	96,743.75	1,731,743.75	1,828,487.50
11/01/2053			49,737.50	49,737.50	
05/01/2054	1,730,000	5.750%	49,737.50	1,779,737.50	1,829,475.00
	25,685,000		28,493,910.60	54,178,910.60	54,178,910.60

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Crosswinds Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/29/24	Beg Bal	-19,554,969.54	-25,848,661.98
03/27/24		2,920.75	3,844.05
03/27/24		2,500.00	3,290.30
03/27/24		137.80	181.36
03/27/24		553,290.58	728,195.71
03/27/24		586,677.69	772,137.09
04/03/24		445.04	585.18
04/11/24		2,390,647.44	3,139,549.47
04/17/24		17,589.12	23,077.66
04/17/24		3,257.50	4,273.98
04/24/24		199,691.74	261,719.58
04/24/24		512,240.93	671,352.16
04/24/24		69,946.23	91,672.79
05/08/24		47,957.36	62,717.44
05/08/24		3,150.00	4,119.49
05/08/24		4,089.00	5,347.49
05/08/24		152.00	198.78
05/28/24		35,423.43	46,182.40
05/28/24		12,124.09	15,806.47
05/28/24		915.00	1,192.91
05/28/24		3,523,427.19	4,593,578.80
05/29/24		67,676.47	88,217.80
05/29/24		792,437.54	1,032,960.11
05/29/24		22,216.73	28,960.01
05/29/24		73,964.00	96,413.73
05/29/24		7,000.00	9,124.66
05/29/24		280,034.12	365,030.76
06/07/24		193,188.07	251,512.71
06/07/24		97,306.00	126,683.27
06/07/24		476,381.18	620,203.52
06/10/24		120,007.00	156,165.15
06/21/24		1,102.00	1,431.59
06/21/24		157,695.20	204,859.01
06/21/24		7,345.90	9,542.93
06/21/24		102,851.00	133,611.89
06/21/24		10,468.00	13,598.79
06/21/24		193,082.38	250,829.86
06/21/24		2,024,796.72	2,630,377.10
06/21/24		885,131.44	1,149,858.38
06/21/24		379,391.00	492,860.04
06/21/24		26,100.00	33,906.04
06/21/24		77,863.00	101,150.43
06/21/24		24,517.55	31,850.31
06/21/24		363,588.61	472,331.44
06/21/24		4,843.09	6,291.57
06/21/24		264,839.20	344,047.85
06/21/24		170,629.00	221,661.07

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Crosswinds Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
06/21/24		3,016.00	3,918.03
07/03/24		68,787.06	89,193.87
07/03/24		190.00	246.37
07/03/24		30,610.00	39,690.96
07/03/24		176,301.00	228,603.59
07/03/24		54,314.00	70,427.14
07/03/24		37,718.00	48,907.66
07/03/24		304,193.24	394,437.16
07/03/24		414,064.90	536,904.05
07/03/24		276,199.94	358,139.19
07/17/24		561,639.18	726,679.01
07/17/24		420.00	543.42
07/17/24		1,393,172.66	1,802,561.81
07/17/24		144,618.00	187,114.56
07/17/24		48,876.00	63,238.40
08/01/24		32,751.39	42,283.60
08/01/24		1,208.89	1,560.73
08/01/24		7,202.09	9,298.24
08/01/24		2,184.00	2,819.65
08/01/24		61,928.00	79,951.98
08/01/24		186,416.70	240,672.79
08/01/24		138,229.00	178,460.19
08/01/24		394,611.20	509,461.75
08/01/24		64,764.00	83,613.39
08/08/24		214.50	276.63
08/08/24		105,259.00	135,746.89
08/08/24		18,178.00	23,443.19
08/08/24		14,702.05	18,960.45
08/08/24		478,017.21	616,473.19
02/14/25		197.50	247.46
03/27/25		244.50	304.32
04/30/25		147.39	182.51

02/28/29	TOTALS:	256,443.95	-51,796.71

ISSUE DATE: 02/29/24 REBATABLE ARBITRAGE: -51,796.71
 COMP DATE: 02/28/29 NET INCOME: 256,443.95
 BOND YIELD: 5.662364% TAX INV YIELD: 4.897071%

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Grove Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/29/24	Beg Bal	-3,364,544.58	-4,447,410.43
02/29/24		3,364,544.58	4,447,410.43

02/28/29	TOTALS:	0.00	0.00

ISSUE DATE:	02/29/24	REBATABLE ARBITRAGE:	0.00
COMP DATE:	02/28/29	NET INCOME:	0.00
BOND YIELD:	5.662364%	TAX INV YIELD:	0.000000%

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/29/24	Beg Bal	-223,475.00	-295,399.58
02/29/24		68,000.00	89,885.54
02/29/24		55,000.00	72,701.54
02/29/24		50,000.00	66,092.31
02/29/24		30,000.00	39,655.39
02/29/24		6,000.00	7,931.08
02/29/24		2,500.00	3,304.62
02/29/24		1,750.00	2,313.23
03/04/24		10,125.00	13,373.32
12/30/24		109.65	138.33

02/28/29	TOTALS:	9.65	-4.23

ISSUE DATE:	02/29/24	REBATABL ARBITRAGE:	-4.23
COMP DATE:	02/28/29	NET INCOME:	9.65
BOND YIELD:	5.662364%	TAX INV YIELD:	4.227360%

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/29/24	Beg Bal	-245,657.78	-324,721.80
03/04/24		33.14	43.77
04/02/24		1,023.95	1,346.59
05/01/24		245,657.78	321,614.13
05/02/24		989.14	1,294.78
06/04/24		0.13	0.17

02/28/29	TOTALS:	2,046.36	-422.36

ISSUE DATE:	02/29/24	REBATABLE ARBITRAGE:	-422.36
COMP DATE:	02/28/29	NET INCOME:	2,046.36
BOND YIELD:	5.662364%	TAX INV YIELD:	4.885154%

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/29/24	Beg Bal	-1,783,400.00	-2,357,380.49
03/04/24		240.62	317.82
04/02/24		7,433.57	9,775.87
05/02/24		7,180.82	9,399.64
06/04/24		7,423.74	9,669.51
07/02/24		7,182.15	9,314.30
08/02/24		7,411.18	9,566.70
09/04/24		7,380.86	9,480.39
10/02/24		6,900.96	8,825.57
11/04/24		6,732.05	8,566.93
12/03/24		6,286.14	7,963.58
01/03/25		6,293.86	7,936.34
02/04/25		6,063.61	7,609.33
03/04/25		5,488.07	6,855.10
04/02/25		5,980.30	7,437.57
05/02/25		5,772.33	7,145.60
06/03/25		5,936.78	7,313.92
07/02/25		5,729.31	7,026.65
08/04/25		5,920.80	7,225.55
09/03/25		5,905.11	7,174.06
10/02/25		5,578.70	6,747.09
11/04/25		5,606.60	6,747.26
12/02/25		5,247.89	6,288.20
01/05/26		5,169.08	6,162.15
02/03/26		5,022.85	5,961.88
02/28/26	Bal	1,783,400.00	2,108,617.14
02/28/26	Acc	4,518.39	5,342.35

02/28/29	TOTALS:	148,405.77	-62,909.97

ISSUE DATE: 02/29/24 REBATABLE ARBITRAGE: -62,909.97
 COMP DATE: 02/28/29 NET INCOME: 148,405.77
 BOND YIELD: 5.662364% TAX INV YIELD: 4.214126%

\$25,785,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.662364%)
02/28/25		-2,120.00	-2,650.54
02/28/26		-2,170.00	-2,565.72

02/28/29	TOTALS:	-4,290.00	-5,216.26

ISSUE DATE: 02/29/24 REBATABLE ARBITRAGE: -5,216.26
 COMP DATE: 02/28/29
 BOND YIELD: 5.662364%

SECTION B

REBATE REPORT

\$6,400,000

Crosswinds East Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area Two Project)

Dated: August 29, 2024
Delivered: August 29, 2024

Rebate Report to the Computation Date
August 29, 2029
Reflecting Activity To
February 28, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001
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www.amteccorp.com

March 11, 2026

Crosswinds East Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$6,400,000 Crosswinds East Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Crosswinds East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of February 28, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 29, 2029 Computation Date
Reflecting Activity from August 29, 2024 through February 28, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.456085%	76,319.75	(19,072.93)
Cost of Issuance Fund	5.878715%	4.63	0.55
Debt Service Reserve Fund	4.038784%	20,047.08	(7,974.04)
Totals	4.363755%	\$96,371.46	\$(27,046.42)
Bond Yield	5.331867%		
Rebate Computation Credit			(2,616.66)
Net Rebatable Arbitrage			\$(29,663.08)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from August 29, 2024, the date of the closing, to February 28, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 29, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 29, 2024 and February 28, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 29, 2029.

7. Computation Period

The period beginning on August 29, 2024, the date of the closing, and ending on February 28, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction Fund	258311005
Cost of Issuance Fund	258311006
Debt Service Reserve Fund	258311004
Prepayment Fund	258311003
Revenue Fund	258311000
Sinking Fund	258311002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 29, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 29, 2029, is the Rebateable Arbitrage.

\$6,400,000
Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Two Project)
Delivered: August 29, 2024

Sources of Funds	
-------------------------	--

Par Amount	\$6,400,000.00
Net Original Issue Discount	-8,756.25
Total	\$6,391,243.75

Uses of Funds	
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Crosswinds Project Fund	\$5,629,785.00
Debt Service Reserve Fund	428,983.75
Cost of Issuance Fund	204,475.00
Underwriter's Discount	128,000.00
Total	\$6,391,243.75

PROOF OF ARBITRAGE YIELD

\$6,400,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Two Project)

Date	Debt Service	Present Value to 08/29/2024 @ 5.3318666962%
11/01/2024	57,604.89	57,085.21
05/01/2025	262,240.00	253,126.04
11/01/2025	165,102.50	155,226.26
05/01/2026	265,102.50	242,772.22
11/01/2026	162,852.50	145,262.41
05/01/2027	267,852.50	232,717.03
11/01/2027	160,490.00	135,816.98
05/01/2028	270,490.00	222,962.05
11/01/2028	158,015.00	126,867.88
05/01/2029	273,015.00	213,507.69
11/01/2029	155,427.50	118,393.68
05/01/2030	275,427.50	204,353.27
11/01/2030	152,727.50	110,373.59
05/01/2031	277,727.50	195,497.16
11/01/2031	149,915.00	102,787.50
05/01/2032	279,915.00	186,936.90
11/01/2032	146,567.50	95,341.10
05/01/2033	281,567.50	178,401.57
11/01/2033	143,091.25	88,308.57
05/01/2034	288,091.25	173,178.31
11/01/2034	139,357.50	81,595.73
05/01/2035	289,357.50	165,023.37
11/01/2035	135,495.00	75,267.52
05/01/2036	295,495.00	159,885.15
11/01/2036	131,375.00	69,237.97
05/01/2037	301,375.00	154,707.90
11/01/2037	126,997.50	63,500.05
05/01/2038	301,997.50	147,080.77
11/01/2038	122,491.25	58,107.37
05/01/2039	307,491.25	142,079.88
11/01/2039	117,727.50	52,984.81
05/01/2040	312,727.50	137,092.34
11/01/2040	112,706.25	48,124.78
05/01/2041	317,706.25	132,135.69
11/01/2041	107,427.50	43,519.46
05/01/2042	322,427.50	127,225.37
11/01/2042	101,891.25	39,160.86
05/01/2043	331,891.25	124,246.67
11/01/2043	95,968.75	34,993.91
05/01/2044	335,968.75	119,326.01
11/01/2044	89,788.75	31,062.17
05/01/2045	344,788.75	116,181.40
11/01/2045	82,840.00	27,189.25
05/01/2046	352,840.00	112,799.87
11/01/2046	75,482.50	23,504.48
05/01/2047	360,482.50	109,335.77
11/01/2047	67,716.25	20,005.28
05/01/2048	367,716.25	105,812.79
11/01/2048	59,541.25	16,688.49
05/01/2049	374,541.25	102,252.11
11/01/2049	50,957.50	13,550.47
05/01/2050	385,957.50	99,967.63
11/01/2050	41,828.75	10,552.82
05/01/2051	396,828.75	97,514.75
11/01/2051	32,155.00	7,696.43
05/01/2052	402,155.00	93,757.92

PROOF OF ARBITRAGE YIELD

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)

Date	Debt Service	Present Value to 08/29/2024 @ 5.3318666962%
11/01/2052	22,072.50	5,012.33
05/01/2053	417,072.50	92,251.47
11/01/2053	11,308.75	2,436.41
05/01/2054	426,308.75	89,460.90
	12,863,479.89	6,391,243.75

Proceeds Summary

Delivery date	08/29/2024
Par Value	6,400,000.00
Premium (Discount)	-8,756.25
Target for yield calculation	6,391,243.75

BOND DEBT SERVICE

\$6,400,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/29/2024					
11/01/2024			57,604.89	57,604.89	
05/01/2025	95,000	4.500%	167,240.00	262,240.00	319,844.89
11/01/2025			165,102.50	165,102.50	
05/01/2026	100,000	4.500%	165,102.50	265,102.50	430,205.00
11/01/2026			162,852.50	162,852.50	
05/01/2027	105,000	4.500%	162,852.50	267,852.50	430,705.00
11/01/2027			160,490.00	160,490.00	
05/01/2028	110,000	4.500%	160,490.00	270,490.00	430,980.00
11/01/2028			158,015.00	158,015.00	
05/01/2029	115,000	4.500%	158,015.00	273,015.00	431,030.00
11/01/2029			155,427.50	155,427.50	
05/01/2030	120,000	4.500%	155,427.50	275,427.50	430,855.00
11/01/2030			152,727.50	152,727.50	
05/01/2031	125,000	4.500%	152,727.50	277,727.50	430,455.00
11/01/2031			149,915.00	149,915.00	
05/01/2032	130,000	5.150%	149,915.00	279,915.00	429,830.00
11/01/2032			146,567.50	146,567.50	
05/01/2033	135,000	5.150%	146,567.50	281,567.50	428,135.00
11/01/2033			143,091.25	143,091.25	
05/01/2034	145,000	5.150%	143,091.25	288,091.25	431,182.50
11/01/2034			139,357.50	139,357.50	
05/01/2035	150,000	5.150%	139,357.50	289,357.50	428,715.00
11/01/2035			135,495.00	135,495.00	
05/01/2036	160,000	5.150%	135,495.00	295,495.00	430,990.00
11/01/2036			131,375.00	131,375.00	
05/01/2037	170,000	5.150%	131,375.00	301,375.00	432,750.00
11/01/2037			126,997.50	126,997.50	
05/01/2038	175,000	5.150%	126,997.50	301,997.50	428,995.00
11/01/2038			122,491.25	122,491.25	
05/01/2039	185,000	5.150%	122,491.25	307,491.25	429,982.50
11/01/2039			117,727.50	117,727.50	
05/01/2040	195,000	5.150%	117,727.50	312,727.50	430,455.00
11/01/2040			112,706.25	112,706.25	
05/01/2041	205,000	5.150%	112,706.25	317,706.25	430,412.50
11/01/2041			107,427.50	107,427.50	
05/01/2042	215,000	5.150%	107,427.50	322,427.50	429,855.00
11/01/2042			101,891.25	101,891.25	
05/01/2043	230,000	5.150%	101,891.25	331,891.25	433,782.50
11/01/2043			95,968.75	95,968.75	
05/01/2044	240,000	5.150%	95,968.75	335,968.75	431,937.50
11/01/2044			89,788.75	89,788.75	
05/01/2045	255,000	5.450%	89,788.75	344,788.75	434,577.50
11/01/2045			82,840.00	82,840.00	
05/01/2046	270,000	5.450%	82,840.00	352,840.00	435,680.00
11/01/2046			75,482.50	75,482.50	
05/01/2047	285,000	5.450%	75,482.50	360,482.50	435,965.00
11/01/2047			67,716.25	67,716.25	
05/01/2048	300,000	5.450%	67,716.25	367,716.25	435,432.50
11/01/2048			59,541.25	59,541.25	
05/01/2049	315,000	5.450%	59,541.25	374,541.25	434,082.50
11/01/2049			50,957.50	50,957.50	
05/01/2050	335,000	5.450%	50,957.50	385,957.50	436,915.00
11/01/2050			41,828.75	41,828.75	
05/01/2051	355,000	5.450%	41,828.75	396,828.75	438,657.50
11/01/2051			32,155.00	32,155.00	
05/01/2052	370,000	5.450%	32,155.00	402,155.00	434,310.00

BOND DEBT SERVICE

\$6,400,000

Crosswinds East Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			22,072.50	22,072.50	
05/01/2053	395,000	5.450%	22,072.50	417,072.50	439,145.00
11/01/2053			11,308.75	11,308.75	
05/01/2054	415,000	5.450%	11,308.75	426,308.75	437,617.50
	6,400,000		6,463,479.89	12,863,479.89	12,863,479.89

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.331867%)
08/29/24	Beg Bal	-5,629,785.00	-7,324,119.25
09/04/24		-171.66	-223.16
09/04/24		11,619.45	15,105.38
09/04/24		858.00	1,115.41
09/04/24		10,209.75	13,272.76
09/04/24		216,701.82	281,714.21
09/11/24		311,595.05	404,661.97
09/11/24		2,027.50	2,633.07
09/26/24		-9,516.33	-12,331.59
10/02/24		-1,659.76	-2,148.89
10/02/24		3,109.00	4,025.22
10/07/24		280.50	362.90
10/07/24		3,373.48	4,364.45
10/09/24		330,861.50	427,927.94
10/09/24		1,893.10	2,448.49
11/04/24		-1,619.34	-2,086.77
11/13/24		40,090.18	51,594.58
11/13/24		152.00	195.62
11/20/24		144,646.02	185,963.72
12/03/24		-1,512.08	-1,940.31
12/12/24		802,844.01	1,028,860.16
12/12/24		542,405.45	695,103.10
12/12/24		167,555.19	214,725.22
12/12/24		82.00	105.08
12/19/24		1,279,995.35	1,638,661.36
12/19/24		17,786.10	22,769.92
12/24/24		448,877.23	574,236.77
01/03/25		-1,513.94	-1,934.20
01/23/25		21,063.90	26,832.51
02/04/25		-1,458.56	-1,855.02
02/06/25		603,256.77	767,007.26
02/06/25		443.50	563.89
02/14/25		2,340.00	2,971.70
02/14/25		12,906.30	16,390.46
02/14/25		7,781.09	9,881.66
02/14/25		15,593.46	19,803.04
03/01/25		187.00	236.89
03/04/25		-1,310.49	-1,659.41
03/05/25		12,117.69	15,341.80
03/12/25		391,136.57	494,698.31
03/19/25		319,167.50	403,261.08
03/24/25		-5,376.98	-6,788.73
03/27/25		4,650.00	5,868.31
04/02/25		-1,438.52	-1,814.09
04/16/25		2,000.00	2,517.00

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.331867%)
04/30/25		2,075.95	2,607.25

08/29/29	TOTALS:	76,319.75	-19,072.93

ISSUE DATE:	08/29/24	REBATABLE ARBITRAGE:	-19,072.93
COMP DATE:	08/29/29	NET INCOME:	76,319.75
BOND YIELD:	5.331867%	TAX INV YIELD:	4.456085%

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.331867%)
08/29/24	Beg Bal	-204,475.00	-266,013.58
08/29/24		58,000.00	75,455.62
08/29/24		50,000.00	65,047.95
08/29/24		50,000.00	65,047.95
08/29/24		30,000.00	39,028.77
08/29/24		6,000.00	7,805.75
08/29/24		2,500.00	3,252.40
08/29/24		1,750.00	2,276.68
09/03/24		6,125.00	7,963.72
10/10/24		104.52	135.16
10/10/24		0.11	0.14

08/29/29	TOTALS:	4.63	0.55

ISSUE DATE:	08/29/24	REBATABLE ARBITRAGE:	0.55
COMP DATE:	08/29/29	NET INCOME:	4.63
BOND YIELD:	5.331867%	TAX INV YIELD:	5.878715%

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.331867%)
08/29/24	Beg Bal	-428,983.75	-558,090.25
09/04/24		171.66	223.16
10/02/24		1,659.76	2,148.89
11/04/24		1,619.34	2,086.77
12/03/24		1,512.08	1,940.31
01/03/25		1,513.94	1,934.20
02/04/25		1,458.56	1,855.02
03/04/25		1,310.49	1,659.41
04/02/25		1,438.52	1,814.09
05/02/25		1,388.49	1,743.33
06/03/25		1,428.05	1,784.90
07/01/25		214,491.87	266,995.25
07/02/25		1,378.14	1,715.23
08/04/25		712.18	882.24
09/03/25		710.21	876.08
10/02/25		670.96	824.16
11/04/25		674.31	824.41
12/02/25		631.17	768.52
01/05/26		621.69	753.33
02/03/26		604.10	729.03
02/28/26	Bal	214,491.88	257,904.46
02/28/26	Acc	543.43	653.42

08/29/29	TOTALS:	20,047.08	-7,974.04

ISSUE DATE: 08/29/24 REBATABLE ARBITRAGE: -7,974.04
 COMP DATE: 08/29/29 NET INCOME: 20,047.08
 BOND YIELD: 5.331867% TAX INV YIELD: 4.038784%

\$6,400,000
 Crosswinds East Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area Two Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.331867%)
08/29/25		-2,120.00	-2,616.66

08/29/29	TOTALS:	-2,120.00	-2,616.66

ISSUE DATE: 08/29/24 REBATABLE ARBITRAGE: -2,616.66
 COMP DATE: 08/29/29
 BOND YIELD: 5.331867%

SECTION VII

SECTION C

Crosswinds East CDD

Field Management Report

Contracted Services

- Finalized landscaping contract addendum from previous meeting for Yellowstone. New areas have been added to the vendor's schedule.
- Yellowstone is working to assess plant replacements in a phased manner so they can be reviewed and prioritized.
- Ponds diking was completed.
- Amenity pool and janitorial are doing well. No issues to note currently.
- Monthly meter readings for Grove at Crosswinds are being recorded for quarterly billing.
- Overall site maintenance is satisfactory.



In Progress

- Continuing to monitor the park tracts and other areas as they progress and come online. X12 garbage cans are being tee'd up for park areas.
- Phase 2C playground and field area are nearing completion and are being monitored to prepare proposal for contract addendum along with other adjacent that just came online.
- Landscape was replaced along Carl Boozer entry sign. Scheduling repairs for stone face and sign cabinet replacement.
- Construction continues Baker Dairy and road is closed for the time being.
- Reviewing some areas of concern along fences and paver trails to assess repair needs.



Crosswinds East CDD

Field Management Report – Photo Supplement

New phase 2C areas coming online



Photo Description:

- Phase 2C dog park and nearby common area.



Photo Description:

- New playground and pavilion near in progress field



Landscape Monitoring

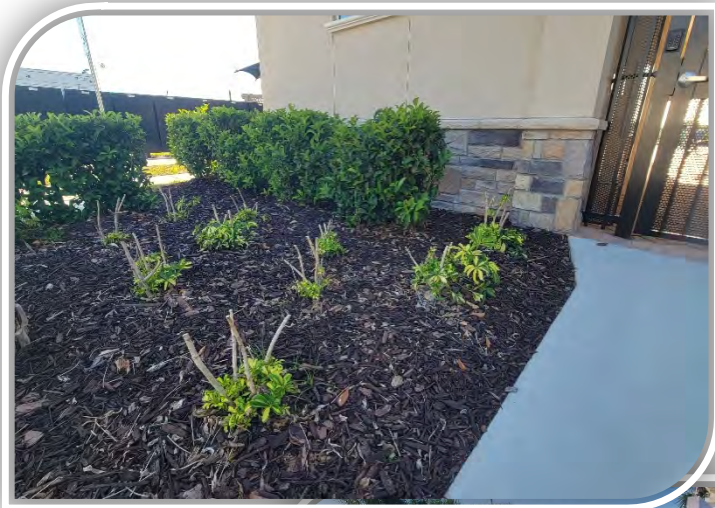


Photo Description:

- Some plants are coming back in some capacity: Arboricola, Blue Daze, Goldmound.



SECTION D

SECTION 1

Crosswinds East Community Development District

Summary of Checks

February 20, 2026 to March 27,2026

Bank	Date	Check No.'s	Amount
General Fund			
	2/24/26	488-489	\$ 1,952.50
	3/5/26	490-495	\$ 25,114.12
	3/12/26	496-499	\$ 12,774.65
	3/19/26	500-501	\$ 272,263.26
	3/25/26	502	\$ 1,747.86
		Autodrafts	\$ 35,458.09
		Total:	\$ 349,310.48
Supervisor Fees			
	<u>March 2026</u>		
	Lindsey E Roden	50042	\$ 184.70
	Lauren O Schwenk	50043	\$ 184.70
	Bobbie J Shockley	50044	\$ 184.70
	Jessica M Spencer	50045	\$ 184.70
		Total:	\$ 738.80
			\$ 350,049.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/26	00011	2/19/26	22480228	202601	310-51300	31100		ENGINEERING SVCS-JAN26 DEWBERRY ENGINEERS, INC.	*	432.50	432.50	000488
2/24/26	00013	2/19/26	14163	202601	310-51300	31500		GENERAL COUNSEL JAN26 KILINSKI VAN WYK PLLC	*	1,520.00	1,520.00	000489
3/05/26	00038	2/24/26	21318	202602	320-53800	47000		POND MAINTENANCE-FEB26 AQUATIC WEED MANAGEMENT, INC	*	200.00	200.00	000490
3/05/26	00035	3/05/26	03052026	202603	300-15500	10000		PYGRND/EQUIP LEASE-APR26 BOWPROP I, LLC	*	3,529.12	3,529.12	000491
3/05/26	00001	10/31/25	86	202510	320-53800	48000		REPAIR STREET NAME SIGNS GOVERNMENTAL MANAGEMENT SERVICES-CF	*	220.00	220.00	000492
3/05/26	00008	1/06/26	JS010620	202601	310-51300	11000		REISSUED CK#50038 JESSICA M SPENCER	*	184.70	184.70	000493
3/11/26	00008	1/06/26	JS010620	202601	310-51300	11000		REISSUED CK#50038 JESSICA M SPENCER	V	184.70-	184.70-	000493
3/05/26	00066	2/01/26	30481	202602	330-57200	48500		POOL MAINTENANCE-FEB26	*	1,500.00		
		3/01/26	30852	202603	330-57200	48500		POOL MAINTENANCE-MAR26	*	1,500.00		
								MCDONNELL CORPORATION			3,000.00	000494
3/05/26	00073	2/01/26	1106582	202602	320-53800	46200		LANDSCAPE MAINT-FEB26 YELLOWSTONE LANDSCAPE	*	18,165.00	18,165.00	000495
3/12/26	00060	3/11/26	7765-03-	202603	310-51300	31200		SPECIAL ASSESS BOND S24A1	*	450.00		
		3/11/26	7766-03-	202603	310-51300	31200		SPECIAL ASSESS BOND S24A2	*	450.00		
								AMTEC			900.00	000496
3/12/26	00001	3/01/26	107	202603	320-53800	34000		FIELD MANAGEMENT-MAR26	*	1,287.50		

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26		108-A	202603	310	51300	34000			MANAGEMENT FEES-MAR26	*	3,433.33		
3/01/26		108-A	202603	310	51300	35200			WEBSITE MANAGEMENT-MAR26	*	108.17		
3/01/26		108-A	202603	310	51300	35100			INFORMATION TECH-MAR26	*	162.25		
3/01/26		108-A	202603	310	51300	31300			DISSEMINATION SVCS-MAR26	*	515.00		
3/01/26		108-A	202603	330	57200	48300			AMENITY MANAGEMENT-MAR26	*	1,250.00		
3/01/26		108-A	202603	310	51300	51000			OFFICE SUPPLIES	*	3.01		
3/01/26		108-A	202603	310	51300	42000			POSTAGE	*	190.99		
3/01/26		108-B	202601	310	51300	42500			STAPLES-COVER BOS 1/6/26	*	14.40		
GOVERNMENTAL MANAGEMENT SERVICES-CF											6,964.65	000497	
3/12/26	00065	3/06/26	69837412	202603	330	57200	48100		PEST CONTROL-MAR26	*	60.00		
MASSEY SERVICES, INC.											60.00	000498	
3/12/26	00032	3/01/26	22488	202603	320	53800	46200		POND DISKING-MAR26	*	4,850.00		
PRINCE & SONS, INC											4,850.00	000499	
3/19/26	00055	3/12/26	2636-02.	202602	320	53800	43200		4325 RIVERBEND- DEV FINAL	*	135.20		
CITY OF HAINES CITY											135.20	000500	
3/19/26	00053	3/19/26	03192026	202603	300	20700	10000		ASSESSMENT TRXF-S2024-AA1	*	5,997.79		
3/19/26		03192026	202603	300	20700	10000			ASSESSMENT TRXF-S2024-AA2	*	266,130.27		
CROSSWINDS EAST CDD CO US BANK											272,128.06	000501	
3/25/26	00013	3/19/26	14493	202602	310	51300	31500		ATTORNEY SVCS-FEB26	*	1,747.86		
KILINSKI VAN WYK PLLC											1,747.86	000502	
TOTAL FOR BANK A											313,852.39		

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/26	00055	2/26/26	4919-02. 4112 HUMMOCK PL-FEB.26	202602	330	57200	43200		CITY OF HAINES CITY	*	715.03	715.03	080088
3/11/26	00055	2/26/26	4928-02. 4297 RIVERBEND-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	5,137.62	5,137.62	080089
3/11/26	00055	2/26/26	4929-02. 3402 OAK PARK DR-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	2,924.29	2,924.29	080090
3/11/26	00055	2/26/26	4930-02. 4160 CARL BOOZER-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	2,960.43	2,960.43	080091
3/11/26	00055	2/26/26	5399-02. 4043 KING HILL DR-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	2,171.74	2,171.74	080092
3/11/26	00055	2/26/26	5658-02. 1797 CROSSWINDS-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	259.37	259.37	080093
3/11/26	00055	2/26/26	5668-02. 4849 KATRINA DR-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	443.68	443.68	080094
3/11/26	00055	2/26/26	7684-02. 2901 POWERLINE RD-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	736.98	736.98	080095
3/11/26	00055	2/26/26	7685-02. 5325-WILLOW CREEK-FEB.26	202602	320	53800	43200		CITY OF HAINES CITY	*	213.42	213.42	080096
3/11/26	00055	3/03/26	7916-03. 4325 RIVERBEND-DEP & FEE	202603	320	53800	43200		CITY OF HAINES CITY	*	230.00	460.00	080097
		3/03/26	87917-03 5829 HEAVEN RD-DEP & FEE	202603	320	53800	43200		CITY OF HAINES CITY	*	230.00		
3/11/26	00022	2/13/26	2474-02. 3599 BAKER DAIRY-FEB.26	202602	320	53800	43100		DUKE ENERGY	*	542.51	542.51	080098

CRSW CROSSWINDS EAS BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/26	00022	2/24/26	3650-02.	202603 320-53800-43000	4160 CARL BOOZER-FEB.26	*	48.57	48.57	080099
DUKE ENERGY									
3/11/26	00022	3/11/26	1597-03.	202603 320-53800-43000	3626 RODEN RD-MAR.26	*	51.38	51.38	080100
DUKE ENERGY									
3/11/26	00070	3/02/26	8224-03.	202603 330-57200-44000	4112 HUMMOCK PL-MAR.26	*	23.50	23.50	080101
SUMMIT BROADBAND									
3/18/26	00022	3/13/26	2311-03.	202603 320-53800-43000	3863 KING HILL DR	*	30.96	30.96	080102
DUKE ENERGY									
3/18/26	00022	3/13/26	8049-03.	202603 320-53800-43100	2871 POWER LINE RD-MAR.26	*	18,098.44	18,098.44	080103
DUKE ENERGY									
3/18/26	00022	3/13/26	9152-03.	202603 330-57200-43000	4112 HUMMOCK PL-MAR.26	*	441.35	441.35	080104
DUKE ENERGY									
3/18/26	00022	3/16/26	2147-03.	202603 320-53800-43000	4289 RIVERBEND-MAR.26	*	29.74	29.74	080105
DUKE ENERGY									
3/18/26	00022	3/16/26	6505-03.	202603 320-53800-43000	3402 OAK PARK DR-MAR.26	*	29.91	29.91	080106
DUKE ENERGY									
3/18/26	00070	2/28/26	8224-04.	202603 300-15500-10000	4112 HUMMOCK PL-APR.26	*	16.50	16.50	080107
SUMMIT BROADBAND									
3/27/26	00022	2/13/26	5893-01.	202601 320-53800-43000	ENT LGT SNELL CRK-JAN.26	*	89.30		
		3/16/26	5893-02.	202602 320-53800-43000	ENT LGT SNELL CRK-FEB.26	*	33.37		
DUKE ENERGY									

TOTAL FOR BANK Z 35,458.09

TOTAL FOR REGISTER 349,310.48

CRSW CROSSWINDS EAS BOH

SECTION 2

Crosswinds East
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Crosswinds East
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 244,867	\$ -	\$ -	\$ 244,867
Amenity Account	\$ -	\$ -	\$ 768,306	\$ 768,306
State Board of Administration	\$ 341,797	\$ -	\$ -	\$ 341,797
Due from Developer	\$ -	\$ -	\$ 202,943	\$ 202,943
Investments:				
<i>Series 2024 A1</i>				
Reserve	\$ -	\$ 1,783,400	\$ -	\$ 1,783,400
Revenue	\$ -	\$ 1,581,608	\$ -	\$ 1,581,608
<i>Series 2024 A2</i>				
Construction	\$ -	\$ -	\$ 4,795	\$ 4,795
Reserve	\$ -	\$ 214,492	\$ -	\$ 214,492
Revenue	\$ -	\$ 8,989	\$ -	\$ 8,989
<i>Series 2024 2B</i>				
Custody Account	\$ -	\$ -	\$ 123,407	\$ 123,407
Prepaid Expenses	\$ 3,529	\$ -	\$ -	\$ 3,529
Total Assets	\$ 590,194	\$ 3,588,490	\$ 1,099,451	\$ 5,278,134
Liabilities:				
Accounts Payable	\$ 39,481	\$ -	\$ -	\$ 39,481
Contracts Payable	\$ -	\$ -	\$ 269,725	\$ 269,725
Retainage Payable	\$ -	\$ -	\$ 57,918	\$ 57,918
Total Liabilities	\$ 39,481	\$ -	\$ 327,643	\$ 367,123
Fund Balance:				
Restricted For:				
Debt Services - Series 2024 A1	\$ -	\$ 3,365,008	\$ -	\$ 3,365,008
Debt Services - Series 2024 A2	\$ -	\$ 223,481	\$ -	\$ 223,481
Capital Projects - Amenity	\$ -	\$ -	\$ 768,306	\$ 768,306
Capital Projects - Series 2024 A1	\$ -	\$ -	\$ (124,700)	\$ (124,700)
Capital Projects - Series 2024 A2	\$ -	\$ -	\$ 4,795	\$ 4,795
Capital Projects - Series 2024 2B	\$ -	\$ -	\$ 123,407	\$ 123,407
Unassigned	\$ 550,713	\$ -	\$ -	\$ 550,713
Total Fund Balances	\$ 550,713	\$ 3,588,490	\$ 771,808	\$ 4,911,010
Total Liabilities & Fund Balance	\$ 590,194	\$ 3,588,490	\$ 1,099,451	\$ 5,278,134

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - On Roll	\$ 1,089,667	\$ 715,171	\$ 715,171	\$ -
Assessments - Direct (Unplatted)	\$ 261,215	\$ 173,309	\$ 173,309	\$ -
Interest Income	\$ -	\$ -	\$ 2,476	\$ 2,476
Total Revenues	\$ 1,350,881	\$ 888,480	\$ 890,956	\$ 2,476
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
Employer FICA Expense	\$ 918	\$ 383	\$ 230	\$ 153
Engineering	\$ 15,000	\$ 6,250	\$ 1,133	\$ 5,118
Attorney	\$ 25,000	\$ 10,417	\$ 8,026	\$ 2,390
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 8,755	\$ 3,648	\$ 2,575	\$ 1,073
Disclosure Software	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Trustee Fees	\$ 10,242	\$ 7,329	\$ 7,329	\$ -
Management Fees	\$ 41,200	\$ 17,167	\$ 17,167	\$ 0
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 250	\$ 250	\$ 831	\$ (581)
Insurance	\$ 6,934	\$ 6,934	\$ 5,732	\$ 1,202
Copies	\$ 750	\$ 313	\$ 24	\$ 289
Legal Advertising	\$ 5,000	\$ 2,083	\$ 642	\$ 1,441
Other Current Charges	\$ 2,500	\$ 1,042	\$ 206	\$ 835
Office Supplies	\$ 625	\$ 260	\$ 11	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,644	\$ 72,752	\$ 58,582	\$ 14,170
Operations & Maintenance				
Field Expenditures				
Property Insurance	\$ 30,000	\$ 30,000	\$ 21,878	\$ 8,122
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscaping Replacement	\$ 40,000	\$ 16,667	\$ 7,511	\$ 9,155
Streetlights	\$ 40,000	\$ 16,667	\$ 36,007	\$ (19,340)
Electric	\$ 5,000	\$ 2,083	\$ 853	\$ 1,230
Water & Sewer	\$ 30,000	\$ 30,000	\$ 70,076	\$ (40,076)
Landscape Maintenance	\$ 400,000	\$ 166,667	\$ 107,615	\$ 59,052
Lake Maintenance	\$ 2,400	\$ 1,000	\$ 1,000	\$ -
Irrigation Repairs	\$ 15,000	\$ 6,250	\$ 2,652	\$ 3,598
Maintenance	\$ 10,000	\$ 4,167	\$ 745	\$ 3,422
Holiday Décor	\$ -	\$ -	\$ 6,830	\$ (6,830)
Field Contingency	\$ 10,000	\$ 4,167	\$ 292	\$ 3,875
Capital Outlay	\$ 58,233	\$ 58,233	\$ 58,930	\$ (697)
Subtotal Field Expenditures	\$ 656,083	\$ 342,337	\$ 320,826	\$ 21,511

Crosswinds East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Amenities Expenditures				
Amenity - Electric	\$ 50,000	\$ 20,833	\$ 2,544	\$ 18,290
Amenity - Water	\$ 30,000	\$ 12,500	\$ 3,686	\$ 8,815
Playground & Furniture Lease	\$ 97,349	\$ 40,562	\$ 17,646	\$ 22,917
Internet	\$ 4,000	\$ 1,667	\$ 143	\$ 1,524
Pest Control	\$ 4,000	\$ 1,667	\$ 300	\$ 1,367
Janitorial Services	\$ 48,000	\$ 20,000	\$ 4,620	\$ 15,380
Security Services	\$ 52,000	\$ 21,667	\$ 900	\$ 20,767
Pool Maintenance	\$ 36,000	\$ 15,000	\$ 7,500	\$ 7,500
Swimming Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 510	\$ 7,824
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Amenities Contingency	\$ 20,000	\$ 8,333	\$ 14,280	\$ (5,947)
Subtotal Amenity Expenditures	\$ 376,349	\$ 156,812	\$ 58,658	\$ 98,154
Total Operations & Maintenance	\$ 1,032,432	\$ 499,149	\$ 379,484	\$ 119,665
Total Expenditures	\$ 1,180,076	\$ 571,901	\$ 438,066	\$ 133,835
Excess (Deficiency) of Revenues over Expenditures	\$ 170,806		\$ 452,890	
Fund Balance - Beginning	\$ -		\$ 97,823	
Fund Balance - Ending	\$ 170,806		\$ 550,713	

Crosswinds East
Community Development District
Series 2024 Assessment Area 1 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Projected Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - On Roll	\$ 1,783,400	\$ 1,388,064	\$ 1,388,064	\$ -
Interest	\$ 48,370	\$ 20,154	\$ 37,456	\$ 17,302
Total Revenues	\$ 1,831,770	\$ 1,408,218	\$ 1,425,520	\$ 17,302
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 Expenditures	\$ 42,251		\$ 720,760	
Fund Balance - Beginning	\$ 860,479		\$ 2,644,248	
Fund Balance - Ending	\$ 902,730		\$ 3,365,008	

Crosswinds East
Community Development District
Series 2024 Assessment Area 2 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Projected Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Direct	\$ 428,982	\$ -	\$ -	-
Interest	\$ 11,790	\$ 4,913	\$ 4,398	\$ (514)
Total Revenues	\$ 440,772	\$ 4,913	\$ 4,398	\$ (514)
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 Expenditures	\$ 10,567		\$ (160,704)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,202)	\$ (3,202)
Total Other Financing Sources/(Uses)	\$ -		\$ (3,202)	
Net Change in Fund Balance	\$ 10,567		\$ (163,906)	
Fund Balance - Beginning	\$ 172,692		\$ 387,388	
Fund Balance - Ending	\$ 183,259		\$ 223,481	

Crosswinds East
Community Development District
Amenity Capital Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Projected Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5,514	\$ 5,514
Total Revenues	\$ -	\$ -	\$ 5,514	\$ 5,514
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 5,514	
Fund Balance - Beginning	\$ -	\$ -	\$ 762,792	
Fund Balance - Ending	\$ -	\$ -	\$ 768,306	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund AA1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,937,730	\$ 2,937,730
Interest	\$ -	\$ -	\$ 72,049	\$ 72,049
Total Revenues	\$ -	\$ -	\$ 3,009,779	\$ 3,009,779
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,265,630	\$ (3,265,630)
Total Expenditures	\$ -	\$ -	\$ 3,265,630	\$ (3,265,630)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (255,851)	
Fund Balance - Beginning	\$ -	\$ -	\$ 131,151	
Fund Balance - Ending	\$ -	\$ -	\$ (124,700)	

Crosswinds East
Community Development District
Series 2024 Capital Projects Fund AA2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 189,164	\$ 189,164
Interest	\$ -	\$ -	\$ 43	\$ 43
Total Revenues	\$ -	\$ -	\$ 189,207	\$ 189,207
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 186,942	\$ (186,942)
Total Expenditures	\$ -	\$ -	\$ 186,942	\$ (186,942)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,265	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,202	\$ 3,202
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,202	\$ 3,202
Net Change in Fund Balance	\$ -	\$ -	\$ 5,467	
Fund Balance - Beginning	\$ -	\$ -	\$ (673)	
Fund Balance - Ending	\$ -	\$ -	\$ 4,795	

Crosswinds East
Community Development District
Capital Projects Fund Phase 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 130,765	\$ (130,765)
Total Expenditures	\$ -	\$ -	\$ 130,765	\$ (130,765)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (130,765)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 254,172	\$ (254,172)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 254,172	\$ (254,172)
Net Change in Fund Balance	\$ -	\$ -	\$ 123,407	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 123,407	

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	\$ 682,618	\$ 5,949	\$ 22,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,171
Assessments - Direct (Unplatted)	\$ 45,205	\$ 85,403	\$ -	\$ 42,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,309
Interest Income	\$ 38	\$ 35	\$ 37	\$ 876	\$ 1,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,476
Total Revenues	\$ 45,242	\$ 89,913	\$ 682,654	\$ 49,526	\$ 23,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890,956
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering	\$ 213	\$ 188	\$ 300	\$ 433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,133
Attorney	\$ 1,589	\$ 1,017	\$ 2,153	\$ 1,520	\$ 1,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,026
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Disclosure Software	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 7,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,329
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,167
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 151	\$ 69	\$ 43	\$ 548	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 831
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ 9	\$ -	\$ -	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Legal Advertising	\$ 642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642
Other Current Charges	\$ 29	\$ 44	\$ 38	\$ 51	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 31,098	\$ 5,539	\$ 7,614	\$ 7,649	\$ 6,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,582

Crosswinds East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 21,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,878
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscaping Replacement	\$ -	\$ -	\$ 6,811	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,511
Streetlights	\$ 6,906	\$ 557	\$ 7,733	\$ 7,751	\$ 13,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,007
Electric	\$ 105	\$ 106	\$ 223	\$ 263	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 853
Water & Sewer	\$ 14,386	\$ 9,367	\$ 17,098	\$ 14,243	\$ 14,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,076
Landscape Maintenance	\$ 20,470	\$ 20,645	\$ 20,470	\$ 23,015	\$ 23,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,615
Lake Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Irrigation Repairs	\$ 327	\$ 360	\$ 694	\$ 1,202	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,652
Maintenance	\$ 220	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745
Holiday Décor	\$ -	\$ -	\$ 3,580	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,830
Field Contingency	\$ -	\$ 7	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Capital Outlay	\$ -	\$ 58,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,930
Subtotal Field Expenditures	\$ 65,779	\$ 91,986	\$ 58,381	\$ 51,911	\$ 52,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,826
Amenities Expenditures													
Amenity - Electric	\$ 511	\$ 478	\$ 492	\$ 612	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544
Amenity - Water	\$ 769	\$ 657	\$ 789	\$ 756	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,686
Playground & Furniture Lease	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ 3,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,646
Internet	\$ 60	\$ 20	\$ 20	\$ 20	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Janitorial Services	\$ 800	\$ 800	\$ 2,020	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,620
Security Services	\$ 180	\$ 180	\$ 180	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Swimming Pool Permit	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Amenities Contingency	\$ -	\$ 13,500	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,280
Subtotal Amenity Expenditures	\$ 8,659	\$ 21,975	\$ 10,620	\$ 9,877	\$ 7,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,658
Total Operations & Maintenance	\$ 74,438	\$ 113,961	\$ 69,001	\$ 61,788	\$ 60,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,484
Total Expenditures	\$ 105,536	\$ 119,500	\$ 76,615	\$ 69,437	\$ 66,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,066
Excess (Deficiency) of Revenues over Expenditures	\$ (60,294)	\$ (29,587)	\$ 606,040	\$ (19,911)	\$ (43,358)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 452,890

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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	2024 AA1 Debt		
							General Fund	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
12/08/25	11/16-11/25/25	\$1,404,123.94	(\$56,164.53)	(\$26,959.19)	\$0.00	\$1,321,000.22	\$449,184.72	\$871,815.50	\$1,321,000.22
12/12/25	INV# 4652338 & 4652339	(\$29,056.52)	\$0.00	\$0.00	\$0.00	(\$29,056.52)	(\$9,880.20)	(\$19,176.32)	(\$29,056.52)
12/19/25	11/26-11/30/25	\$120,415.98	(\$4,817.05)	(\$2,311.98)	\$0.00	\$113,286.95	\$38,521.39	\$74,765.56	\$113,286.95
12/31/25	12/01-12/15/25	\$640,123.56	(\$25,563.46)	(\$12,291.20)	\$0.00	\$602,268.90	\$204,791.78	\$397,477.12	\$602,268.90
01/09/26	12/16-12/31/25	\$14,458.64	(\$433.72)	(\$280.50)	\$0.00	\$13,744.42	\$4,673.57	\$9,070.85	\$13,744.42
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$3,750.88	\$3,750.88	\$1,275.43	\$2,475.45	\$3,750.88
02/13/26	01/01-01/31/26	\$67,764.40	(\$1,355.41)	(\$1,328.18)	\$0.00	\$65,080.81	\$22,129.67	\$42,951.14	\$65,080.81
TOTAL		\$ 2,231,817.46	\$ (88,893.73)	\$ (43,439.61)	\$ 3,750.88	\$ 2,103,235.00	\$ 715,170.98	\$ 1,388,064.02	\$ 2,103,235.00

78%	Net Percent Collected
\$ 599,021.66	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

GLK Real Estate 2026-01		Net Assessments	\$ 90,409.00	\$ 90,409.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund
10/21/25	10/1/25	2777	\$ 45,204.50	\$ 45,204.50	\$ 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	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Series 2024 AA2
11/10/25	10/1/25	WIRED TO TRUST	\$ 85,402.90	\$ 85,402.90	\$ 85,402.90	-
1/23/26	2/1/26	WIRED TO TRUST	\$ 42,701.45	\$ 42,701.45	\$ 42,701.45	-
	3/15/26		\$ 266,130.27		-	-
	5/1/26		\$ 42,701.45		-	-
	9/15/26		\$ 162,852.50		-	-
			\$ 599,788.57	\$ 128,104.35	\$ 128,104.35	\$ -