Crosswinds East
Community Development District

Meeting Agenda

September 1, 2026

AGENDA

Crosswinds East
Community Development District

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

August 25, 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, September 1, 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 August 12, 2026 Board of Supervisors Meeting
4. Consideration of Fourth Amended and Restated Agreement for Landscape and Irrigation Maintenance Services with Yellowstone
5. Consideration of Resolution 2026-08 Amending the Fiscal Year 2026 Budget
6. Staff Reports
   A. Attorney
   B. Engineer
      i. Presentation of Annual Inspection Report Memorandum
      ii. Consideration of Work Authorization 2027-1 for FY 2027 Engineering Services
   C. Field Manager's Report
      i. Consideration of Proposal to Retrofit Soccer Goals with Wheels
      ii. Consideration of Proposal for Solar Lights at Mailboxes in Phase 2C
   D. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

Minutes

MINUTES OF MEETING
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Crosswinds East Community Development District was held on **Tuesday**, **August 12, 2026,** at 9:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Bobbie Shockley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 9:32 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. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of May 5, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from May 5, 2026, Board of Supervisors meeting and asked for any comments, corrections, or changes. 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 May 5, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

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

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

i. Consideration of Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns reviewed the proposed Fiscal Year 2026/2027 budget and noted several changes from the prior year, including increases associated with staffing, fuel, pool maintenance, landscape maintenance, stormwater management, and other operating expenses. Ms. Burns noted that the budget reflects an increase in assessments, with the increase varying by unit type. The Board discussed the timing of future budget meetings and requested that the process begin earlier to allow additional time for review and consideration of potential future options for reducing expenses.

There being no public comments, Ms. Burns asked for a motion to approve Resolution 2026-04 as amended.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds as amended, was approved.

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

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

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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

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

ii. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns reviewed Resolution 2026-05, imposing special assessments and certifying the assessment roll, and noted that the single-family lots had an increase above the previously noticed amount. Mailed notice was provided to all affected single-family product types within the community. The resolution certifies the assessments for collection based on the Fiscal Year 2026/2027 Budget approved by the Board, as well as the previously levied debt assessments. Staff noted an amendment to reflect that the applicable phase would be direct billed.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll as amended, was approved.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns reviewed Resolution 2026-06, designating the regular meeting dates, times, and location for Fiscal Year 2027. She noted that meetings were previously held on the first Tuesday of the month at the prior location; however, with residents now in the community, the meetings have been relocated to the current location and coordinated with other scheduled meetings. The proposed schedule provides for quarterly meetings on the fourth Thursday of the month; with the November meeting moved earlier in the month due to the Thanksgiving holiday.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution2026-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Monday, November 16, 2026) (Seat #1, Seat #2 & Seat #5)**

Ms. Burns reviewed Resolution 2026-07, designating the date, time, and location for the Landowners' Election. Staff discussed potentially holding the election at the Lake Alfred Library in conjunction with another scheduled meeting; however, confirmation of the library's availability had not been received. The Board agreed to maintain the current location and schedule the Landowners' Election for November 16, 2026, at 3:00 p.m.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Monday, November 16, 2026) (Seat #1, Seat #2 & Seat #5), was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pool Furniture Equipment Lease/Purchase Agreement with HNB Property, LLC**

Ms. Burns presented the updated pool furniture and equipment lease purchase agreement with HNB Property. A prior version of the agreement had been approved by the Board; however, no payments had been made, and the agreement had not yet been processed. The updated agreement reflects changes to the pool furniture and additional items to be purchased and will replace the previously approved agreement.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Pool Furniture and Equipment Lease Purchase Agreement with HNB Property, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Fitness Equipment Lease/Purchase Agreement with Rodney W. Bonnett**

Ms. Burns presented the fitness equipment lease agreement with Rodney W. Bonnett, including the associated invoice and payment schedule.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fitness Equipment Lease Purchase Agreement with Rodney W. Bonnett, was approved.

NINTH ORDER OF BUSINESS **Ratification of Addendum to Pool Maintenance Services Agreement for Temporary Fuel Surcharge**

Ms. Burns presented an addendum to the pool maintenance service agreement providing for a temporary $50 fuel surcharge being charged by the pool vendor.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Addendum to Pool Maintenance Services Agreement for Temporary Fuel Surcharge in the Amount of $50, was ratified.

TENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented the Fiscal Year 2025 Audit Report and reviewed the report to management, noting that the District received a clean audit with no instances of noncompliance. The audit was submitted to the State by the June 30th deadline.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Fiscal Year 2025 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Engagement Letter for Fiscal Year 2026 Audit**

Ms. Burns presented the engagement letter for the Fiscal Year 2026 audit, noting that it was part of a multi-year contract previously awarded by the Board. The Fiscal Year 2026 audit fee is not to exceed $5,900.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Engagement letter for Fiscal Year 2026 with a NTE $5,900, was approved.

TWELFTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns presented the Fiscal Year 2027 Goals and Objectives and reviewed the Fiscal Year 2026 Goals and Objectives. It was noted that the proposed Fiscal Year 2027 goals and objectives remain the same as those previously adopted for Fiscal Year 2026.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

The Board discussed authorizing the Chair to review the Fiscal Year 2026 Goals and Objectives at the end of the Fiscal Year, confirm that the goals have been met, and execute the final report.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Adoption of the Fiscal Year 2027 Goals and Objectives and Authorizing the Chair to Review and Execute the Fiscal Year 2026 Goals and Objectives Report at the End of the Fiscal Year, was approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock stated she had no specific items to report and offered to answer any questions from the Board.

B. Engineer

Mr. Arrington stated that he had no specific items to report and offered to answer any questions from the Board.

C. Field Manager's Report

Mr. Tindall provided updates on ongoing maintenance items throughout the District, He reported that fencing along Katrina Drive was being evaluated for potential warranty issues, damaged fence sections had been reset, entrance lighting had been inspected and was operational, excess trash cans from Phase 2C were being stored for future amenity use, loose items at the outdoor gym had been repaired, and mowing and detailing services were generally progressing well. Mr. Tindall also discussed wear on the soccer field caused by heavy use. The Board discussed complaints regarding large groups and non-residents using the field, possibly signage limiting to Crosswinds East residents and patrons, additional security, future fencing/access control, and possible improvements to the soccer goals to reduce field damage. Staff will continue monitoring the area and investigate options as needed.

i. Presentation of Yellowstone Landscape Report for July

Mr. Tindall reviewed current landscaping concerns throughout the District. He discussed entrance plantings, replacement needs, irrigation, palm maintenance, mulch, and areas requiring additional attention. He noted that certain dead or declining palms had already been removed and replacements were scheduled. The Board discussed prioritizing highly visible areas, particularly entrances, the amenity area, and the main boulevard, while deferring lower-priority work where appropriate.

ii. Consideration of Proposals Related to Landscape Services

a) Irrigation Pre-Authorization for Rate Discount

Mr. Tindall presented a pre-authorization option for irrigation repairs that would allow Yellowstone to complete necessary repairs up to $1,500 without obtaining individual proposals and would provide approximately a 10% savings. He noted that irrigation repairs are often time-sensitive and that the authorization would allow repairs to be competed more quickly.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Irrigation Repair Pre-Authorization up to $1,500 with a 10% Savings, was approved.

b) Hammock Place Dog Park Area Sod & Irrigation

Mr. Tindall reviewed the proposed sod and irrigation improvements near the Hammock Place dog park area and discussed the existing site conditions and areas requiring improvement. The Board discussed prioritizing work based on available landscape replacement funds and coordinating improvements with other landscaping needs throughout the District.

c) Plant Replacements in Various Areas

Mr. Tindall reviewed the proposals for plant and tree replacements throughout the District, including dead trees, palms, landscape beds, entrances, and other high-visibility locations. The Board discussed available landscape replacement and contingency funds and agreed to prioritize the most visible and necessary improvements while deferring certain mulch and lower-priority items.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal Items 1A, 2, 3A, 3D and 3G, was approved.

d) Powerline Adjacent Overgrowth Clean-Up

Mr. Tindall discussed overgrowth along the right-of-way adjacent to Powerline Road that was interfering with District landscape maintenance. The Board discussed whether the area was County-maintained and the possibility of future roadway improvements. Staff was directed to determine responsibility for the area and coordinate with the County and/or developer regarding cleanup before proceeding with District-funded work.

iii. Consideration of Proposals for Holiday Lighting

a) American Illumination

Mr. Tindall reviewed the holiday lighting proposal from American Illumination and noted concerns regarding availability of exterior power at several entrances. He explained that the proposal did not fully account for the lack of available power outlets at certain locations. No action was taken on the American Illumination proposal.

b) Festive Glow

Mr. Tindall reviewed the Festive Glow proposal and recommended it over the other options because it better accounted for the existing power limitations and provided several alternatives for the Board to consider. The Board discussed concentrating the lighting at the community entrances, eliminating the amenity center from the initial installation, retaining lighting on the palm trees, and entering into a three-year agreement to obtain the available discount.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Festive Glow Proposal for a Three-Year Term, with the Amenity Center Lighting Removed from the Proposal, was approved.

iv. Consideration of Proposal for Fencing for The Grove at Crosswinds

Mr. Tindall presented fencing options for the Grove at Crosswinds to address pedestrian and horse traffic traveling through the area adjacent to the dog park and neighboring homes. The proposed fencing would connect the existing perimeter fencing to the dog park fencing while maintaining appropriate access. Two proposals in approximately the $4,000 range were reviewed. The Board discussed property boundaries, potential permitting and survey requirements, and the need for a field contingency should additional work be necessary.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Pineapple Services Fencing Proposal, Subject to Any Necessary Field Contingency and Confirmation of the Property Boundary, 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. There being no questions a motion was made to approve the check register.

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

ii. Balance Sheet & Income Statement

The financial statements were also presented for the Board's review, with no questions or comments.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns asked the Board for adjournment.

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

FOURTH AMENDMENT TO THE AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS FOURTH AMENDMENT (the "Fourth Amendment") is made effective the ___ day of August 2026 by and between:

> **CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida (the "District"); and
>
> **YELLOWSTONE LANDSCAPE - SOUTHEAST, LLC D/B/A YELLOWSTONE LANDSCAPE,** a Florida limited liability company, with a mailing address of P.O. Box 849, Bunnell, Florida 32110 (the "Contractor," together with the District, the "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, dated January 4, 2026, as amended (together with all amendments, the "Agreement"), incorporated herein by this reference; and

WHEREAS, pursuant to Section 23 of the Agreement, the Agreement may be amended by a writing executed by the Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to correct a scrivener's error as it relates to the compensation; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Fourth Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Fourth Amendment so that this Fourth Amendment constitutes a legal and binding obligation of each party hereto.

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

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Fourth Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. Pursuant to Section 23 of the Agreement, the District and Contractor agree to further amend the Agreement as follows:

A. Section 7, **COMPENSATION; TERM**, Subsection b of the Agreement is hereby replaced in its entirety as follows: "As compensation for the Work, the District agrees to pay Contractor Three Hundred Nine Thousand Nine Hundred Seventy-Four Dollars and Zero Cents ($309,974.00) per year, in monthly amounts of Twenty-Five Thousand Eight Hundred Thirty-One Dollars and Seventeen Cents ($25,831.17). Such compensation covers only the items specified as Essential Services in the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified as Extra Services in the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **Exhibit B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. Notwithstanding Section 7.f. of this Agreement, all additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement."

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Fourth Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable except for the terms as specifically amended herein. To the extent the provisions of this Fourth Amendment and the Agreement hereto conflict, this Fourth Amendment shall control.

SECTION 4. AUTHORIZATION. The execution of this Fourth Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Fourth Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Fourth Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. FULL FORCE AND EFFECT. All other provisions of the Agreement, as amended through this Fourth Amendment, shall remain in full force and effect except as modified by this Fourth Amendment.

SECTION 7. EFFECTIVE DATE. This Fourth Amendment shall be effective as of the day and year first written above.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties execute this Fourth Amendment to be effective the day and year first written above.

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

YELLOWSTONE LANDSCAPE - SOUTHEAST, LLC D/B/A YELLOWSTONE LANDSCAPE

____
By: ____________________________________
Its: ____________________________________

SECTION V

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2026 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Crosswinds East Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") previously adopted a final General Fund Budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the Board desires to amend the Fiscal Year 2026 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2026; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2026 Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2026 Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for Crosswinds

East Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective September 1, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	____________________
DEBT SERVICE FUND (SERIES 2024 AA1)	____________________
DEBT SERVICE FUND (SERIES 2024 AA2)	____________________
TOTAL ALL FUNDS	____________________

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 1st day of September 2026.

ATTEST:	**CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

EXHIBIT A:
Amended Fiscal Year 2026 Budget

Crosswinds East

Community Development District

Amended Budget

FY 2026

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Crosswinds East

Community Development District

Amended Budget

General Fund

		Adopted Budget FY2026		Increase / (Decrease)		Amended Budget FY2026		Projected Thru 9/30/26
Revenues								
Assessments - On Roll	$	1,089,667	$	(159,265)	$	930,401	$	930,401
Assessments - Direct	$	90,409	$	170,806	$	261,215	$	261,215
Groves at Crosswinds Contribution	$	-	$	16,000	$	16,000	$	16,000
Interest Income	$	-	$	9,965	$	9,965	$	9,965
Other Income	$	-	$	4,590	$	4,590	$	4,590
Carry Forward Surplus	$	-	$	97,823	$	97,823	$	97,823
Total Revenues	**$**	**1,180,076**	**$**	**139,919**	**$**	**1,319,994**	**$**	**1,319,994**
Expenditures								
General & Administrative								
Supervisor Fees	$	12,000	$	(4,600)	$	7,400	$	7,400
Employer FICA Expense	$	918	$	(352)	$	566	$	566
Engineering	$	15,000	$	10,000	$	25,000	$	25,000
Attorney	$	25,000	$	(5,000)	$	20,000	$	20,000
Annual Audit	$	4,000	$	1,800	$	5,800	$	5,800
Assessment Administration	$	5,150	$	-	$	5,150	$	5,150
Arbitrage	$	900	$	-	$	900	$	900
Dissemination	$	8,755	$	(2,575)	$	6,180	$	6,180
Disclosure Software	$	5,000	$	-	$	5,000	$	5,000
Trustee Fees	$	10,242	$	1,898	$	12,141	$	12,141
Management Fees	$	41,200	$	(0)	$	41,200	$	41,200
Information Technology	$	1,947	$	0	$	1,947	$	1,947
Website Maintenance	$	1,298	$	0	$	1,298	$	1,298
Postage & Delivery	$	250	$	2,250	$	2,500	$	2,500
Insurance	$	6,934	$	(1,202)	$	5,732	$	5,732
Copies	$	750	$	(670)	$	80	$	80
Legal Advertising	$	5,000	$	2,390	$	7,390	$	7,390
Other Current Charges	$	2,500	$	(1,774)	$	726	$	726
Office Supplies	$	625	$	(591)	$	34	$	34
Dues, Licenses & Subscriptions	$	175	$	-	$	175	$	175
Total General & Administrative:	**$**	**147,644**	**$**	**1,575**	**$**	**149,218**	**$**	**149,218**

Crosswinds East

Community Development District

Amended Budget

General Fund

	Adopted Budget FY2026	Increase / (Decrease)	Amended Budget FY2026	Projected Thru 9/30/26
Operations & Maintenance				
Field Expensitures				
Property Insurance	$ 30,000	$ (8,122)	$ 21,878	$ 21,878
Field Management	$ 15,450	$ -	$ 15,450	$ 15,450
Landscaping Replacement	$ 40,000	$ (9,403)	$ 30,597	$ 30,597
Streetlights	$ 40,000	$ 168,000	$ 208,000	$ 208,000
Electric	$ 5,000	$ (2,633)	$ 2,367	$ 2,367
Water & Sewer	$ 30,000	$ 248,368	$ 278,368	$ 278,368
Landscape Maintenance	$ 400,000	$ (63,309)	$ 336,691	$ 336,691
Lake Maintenance	$ 2,400	$ -	$ 2,400	$ 2,400
Irrigation Repairs	$ 15,000	$ 8,691	$ 23,691	$ 23,691
General Repairs & Maintenance	$ 10,000	$ (3,866)	$ 6,134	$ 6,134
Holiday Decorations	$ 10,000	$ (3,170)	$ 6,830	$ 6,830
Field Contingency	$ 58,233	$ (43,675)	$ 14,558	$ 14,558
Capital Outlay	$ -	$ 58,930	$ 58,930	$ 58,930
Subtotal Field Expenditures	**$ 656,083**	**$ 349,811**	**$ 1,005,894**	**$ 1,005,894**
Amenities Expenditures				
Amenity - Electric	$ 50,000	$ (44,448)	$ 5,552	$ 5,552
Amenity - Water	$ 30,000	$ (14,257)	$ 15,743	$ 15,743
Playground & Furniture Lease	$ 97,349	$ (55,000)	$ 42,349	$ 42,349
Internet	$ 4,000	$ (3,720)	$ 280	$ 280
Pest Control	$ 4,000	$ (3,280)	$ 720	$ 720
Janitorial Services	$ 48,000	$ (33,450)	$ 14,550	$ 14,550
Security Staffing/Services	$ 52,000	$ (20,971)	$ 31,029	$ 31,029
Pool Maintenance	$ 36,000	$ (17,475)	$ 18,525	$ 18,525
Swimming Pool Permit	$ -	$ 561	$ 561	$ 561
Amenity Repairs & Maintenance	$ 20,000	$ (16,220)	$ 3,780	$ 3,780
Amenity Access Management	$ 15,000	$ 13	$ 15,013	$ 15,013
Amenities Contingency	$ 20,000	$ (3,220)	$ 16,780	$ 16,780
Subtotal Amenity Expenditures	**$ 376,349**	**$ (211,467)**	**$ 164,882**	**$ 164,882**
Total Operations & Maintenance:	**$ 1,032,432**	**$ 138,344**	**$ 1,170,776**	**$ 1,170,776**
Total Expenditures	**$ 1,180,076**	**$ 139,919**	**$ 1,319,994**	**$ 1,319,994**
Net Change in Fund Balance	$ -	$ -	$ -	$ -

SECTION VI

SECTION B

SECTION 1

MEMORANDUM

DATE: AUGUST 13, 2026

TO: CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: CROSSWINDS EAST CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Crosswinds East CDD, conducted on July 27, 2026, and August 3, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The memorandum also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. In addition, the roads, sidewalks, gutters, and curbs were found to be in good condition. Stormwater structure maintenance and infrastructure repairs are recommended. Water leaks require attention. Recommended maintenance, if applicable, is provided in the attached photo log using the following rating system.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION 2

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 24, 2026

Ms. Jill Burns, District Manager
Crosswinds East Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2027-1**
Crosswinds East Community Development District
District Engineering Services – FY 2027
Polk County, Florida

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting services for the Crosswinds East Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JD;RM:ap
Q:\Crosswinds East CDD_50136844\Adm\Correspondence\AAS\Crosswinds East CDD FY 2027 District Engineering Services_08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: ________________________________
Authorized Representative of
Crosswinds East Community Development District

Date: ______________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

Crosswinds East CDD

Field Management Report

Completed Items

- Dog park fence repairs where gates were sagging and chain link had been pulled loose in placed.
- Signs ordered for soccer field. Installation will be done once signs arrive early in the month.

Contracted Services

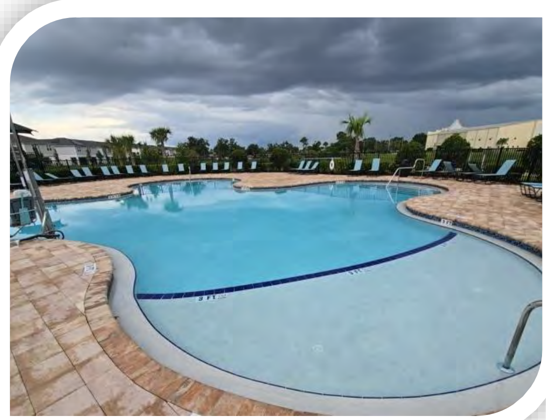
- Mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and landscaping beds have been detailed even through recent rains.
- A few minor areas are being added. Those areas are being cleaned up in the meantime.
- Ponds disking services have been completed.
- Amenity pool and janitorialare doing well. No issues to note currently.
- Overall site maintenance is satisfactory.

Site Items

- Soccer field is experiencing excessive wear in places from cleat usage based on review.
- Proposals prepared for consideration of the following discussion last meeting:
  - Soccer goal wheels retrofit.
  - 2C mailbox solar lights.
- Kartrina wall is still under review.

In Progress

- Replacement lanai fan arrived & will be installed soon.
- Some minor paver repairs are being scheduled.



Crosswinds East CDD

Field Management Report – Photo Supplement

Landscape Monitoring

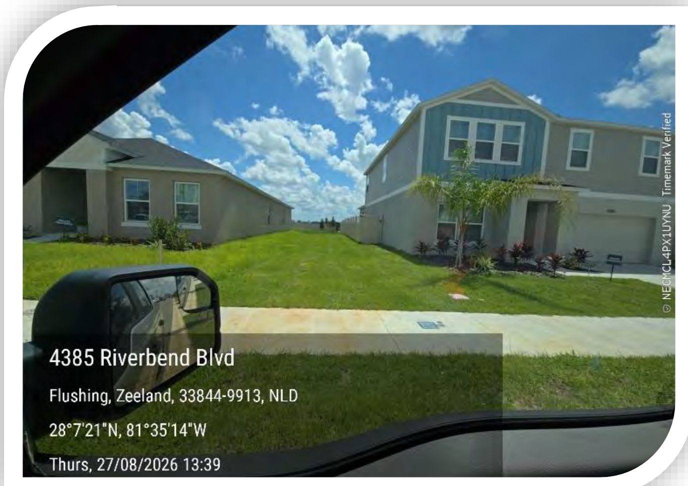


Photo Description:

- Example: Loose end areas under review. Phase 2C access tract cleaned up that came online recently.

Photo Description:

- Area being monitored – Assessing gap between wall and private fences.

SECTION 1

Proposal #562

Governmental Management Services

Maintenance Services

Date: 9/1/2026

Bill To/District: Crosswinds East CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

Crosswinds East CDD CDD – Soccer Goal Wheel Retrofit

- Proposal is for delivery and installation of x4 pairs of wheels. One pair of wheels will be installed on each of the four soccer goal nets to assist with moving units and decrease wear and tear from dragging goals.
- Qty_ x4 pairs (x8 totals wheels). Hardware is included.

Qty	Description	Unit Price	Line Total
	Labor, Mobilization, and Equipment		$660.00
	Materials		$1,290.00
		Total Due:	**$1,950.00**

Sample installation showing a 2-wheel setup. Final wheel installation varies.

Client Signature: ____

This Proposal is Valid for 30 days.

SECTION 2

Proposal #563

Governmental
Management
Services

Maintenance
Services

Date: 9/1/2026

Bill To/District: Crosswinds East CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Crosswinds East CDD CDD – 2C Mailbox Solar Lights - Proposal is for delivery and installation of x2 solar lights on either side of the mailboxes to enhance area lighting in phase 2C located on Heaven Rd. - Includes x2 posts, x2 solar lights, concrete, and hardware.	

Qty	Description	Unit Price	Line Total
	Labor, Mobilization, and Equipment		$780.00
	Materials		$518.00
		Total Due:	**$1,298.00**

Approximate installation. Final location of lights may vary based on site conditions.

Client Signature: ____

This Proposal is Valid for 30 days.

SECTION D

SECTION 1

Crosswinds East
Community Development District

Summary of Checks

August 4, 2026 to August 25, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	8/5/26	570-575	$	22,414.33
	8/12/26	576-577	$	3,388.20
	8/20/26	578-583	$	16,425.06
		Autodrafts	$	34,108.04
		Total:	$	76,335.63
Supervisor Fees	August 2026			
	Lindsey E Roden	50054	$	150.00
	Bobbie J Shockley	50055	$	150.00
	Jessica M Spencer	50056	$	184.70
		Total:	$	484.70
			$	**76,820.33**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/26	00038	7/30/26	22271	202607	320-53800-47000		*	200.00		
			POND MAINTENANCE-JUL26							
						AQUATIC WEED MANAGEMENT, INC			200.00	000570
8/06/26	00035	8/06/26	08062026	202608	300-15500-10000		*	3,529.12		
			PYGRND/EQUIP LEASE-SEP26							
						BOWPROP I, LLC			3,529.12	000571
8/06/26	00076	6/01/26	102352	202605	330-57200-34500		*	1,736.96		
			SECURITY SVC-05/25-05/31							
						NATION SECURITY SERVICES			1,736.96	000572
8/06/26	00032	7/01/26	24819	202607	320-53800-46200		*	4,850.00		
			POND DISKING-JUL26							
		8/01/26	25464	202608	320-53800-46200		*	4,850.00		
			POND DISKING-AUG26							
						PRINCE & SONS, INC			9,700.00	000573
8/06/26	00066	8/01/26	AV33089	202608	330-57200-48500		*	1,500.00		
			POOL MAINTENANCE-AUG26							
						MCDONNELL CORPORATION			1,500.00	000574
8/06/26	00079	7/31/26	00078221	202607	310-51300-48000		*	5,748.25		
			MTG FISCAL 27/BUDGET							
						USA TODAY MEDIA CORP			5,748.25	000575
8/12/26	00011	2/19/26	22480228	202601	310-51300-31100		*	30.00		
			ENGINEER JAN 26 SHORT PAY							
						DEWBERRY ENGINEERS, INC.			30.00	000576
8/12/26	00076	8/03/26	103356	202607	330-57200-34500		*	1,737.00		
			SECURITY SVC-07/27-08/02							
		8/10/26	103469	202608	330-57200-34500		*	1,621.20		
			SECURITY SVC-08/03-08/09							
						NATION SECURITY SERVICES			3,358.20	000577
8/20/26	00035	8/06/26	08062026	202608	300-15500-10000		*	3,529.12		
			PYGRND/EQUIP LEASE-SEP26							
						BOWPROP I, LLC			3,529.12	000578
8/20/26	00053	8/17/26	08172026	202608	300-20700-10000		*	410.91		
			ASSESSMENT TRXF-S2024-AA1							
						CROSSWINDS EAST CDD CO US BANK			410.91	000579
8/20/26	00011	8/17/26	22499692	202607	310-51300-31100		*	3,445.00		
			ENGINEERING SVCS-JUL26							
						DEWBERRY ENGINEERS, INC.			3,445.00	000580

*** CHECK DATES 08/04/2026 - 08/25/2026 *** CROSSWINDS EAST GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/20/26	00001	8/01/26	142	202608	320-53800-34000	FIELD MANAGEMENT-AUG26	*	1,287.50		
		8/01/26	143	202608	310-51300-34000	MANAGEMENT FEES-AUG26	*	3,433.33		
		8/01/26	143	202608	310-51300-35200	WEBSITE MANAGEMENT-AUG26	*	108.17		
		8/01/26	143	202608	310-51300-35100	INFORMATION TECH-AUG26	*	162.25		
		8/01/26	143	202608	310-51300-31300	DISSEMINATION SVCS-AUG26	*	515.00		
		8/01/26	143	202608	330-57200-48300	AMENITY ACCESS-AGU26	*	1,250.00		
		8/01/26	143	202608	310-51300-51000	OFFICE SUPPLIES	*	.75		
		8/01/26	143	202608	310-51300-42000	POSTAG	*	224.83		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,981.83	000581
8/20/26	00013	8/14/26	15721	202607	310-51300-31500	ATTORNEY SVCS-JUL26	*	437.00		
						KILINSKI VAN WYK PLLC			437.00	000582
8/20/26	00076	8/17/26	103577	202608	330-57200-34500	SECURITY SVC-08/10-08/16	*	1,621.20		
						NATION SECURITY SERVICES			1,621.20	000583
						TOTAL FOR BANK A		42,227.59		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00055	7/27/26	4919-07.	202607	320-53800-43200		*	1,069.19		
			4112 HUMMOCK PL-JUL.26							
						CITY OF HAINES CITY			1,069.19	080199
8/05/26	00055	7/27/26	4928-07.	202607	320-53800-43200		*	4,121.30		
			4297 RIVERBEND-JUL.26							
						CITY OF HAINES CITY			4,121.30	080200
8/05/26	00055	7/27/26	4929-07.	202607	320-53800-43200		*	5,693.21		
			3402 OAK PARK DR-JUL.26							
						CITY OF HAINES CITY			5,693.21	080201
8/05/26	00055	7/27/26	4930-07.	202607	320-53800-43200		*	6,718.57		
			4160 CARL BOOZER-JUL.26							
						CITY OF HAINES CITY			6,718.57	080202
8/05/26	00055	7/27/26	5399-07.	202607	320-53800-43200		*	4,095.98		
			4043 KING HILL DR-JUL.26							
						CITY OF HAINES CITY			4,095.98	080203
8/05/26	00055	7/27/26	5658-07.	202607	320-53800-43200		*	484.53		
			1797 CROSSWINDS-JUL.26							
						CITY OF HAINES CITY			484.53	080204
8/05/26	00055	7/27/26	5668-07.	202607	320-53800-43200		*	136.84		
			4849 KATRINA DR-JUL.26							
						CITY OF HAINES CITY			136.84	080205
8/05/26	00055	7/27/26	7684-07.	202607	320-53800-43200		*	5,104.18		
			2901 POWERLINE RD-JUL.26							
						CITY OF HAINES CITY			5,104.18	080206
8/05/26	00055	7/27/26	7685-07.	202607	320-53800-43200		*	187.17		
			5325 WILLOW CREEK-JUL.26							
						CITY OF HAINES CITY			187.17	080207
8/05/26	00055	7/27/26	7916-07.	202607	320-53800-43200		*	887.13		
			4325 RIVERBEND-JUL.26							
						CITY OF HAINES CITY			887.13	080208
8/05/26	00055	7/27/26	7917-07.	202607	320-53800-43200		*	2,350.63		
			5829 HEAVEN ROAD-JUL.26							
						CITY OF HAINES CITY			2,350.63	080209
8/05/26	00022	7/27/26	8210-07.	202607	320-53800-43100		*	3,239.31		
			0000 BAKER DAIRY-JUL.26							
						DUKE ENERGY			3,239.31	080210

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/10/26	00070	7/31/26	8224-08.	202608	330-57200-44000		*	20.00		
			4112 HUMMOCK PL-AUG.26							
						SUMMIT BROADBAND			20.00	080212

TOTAL FOR BANK Z	34,108.04
TOTAL FOR REGISTER	76,335.63

SECTION 2

Crosswinds East

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Crosswinds East

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 176,412	$ -	$ -	$ 176,412
Amenity Account	$ -	$ -	$ 774,774	$ 774,774
State Board of Administration	$ 170,725	$ -	$ -	$ 170,725
Due from Developer	$ -	$ -	$ 70,055	$ 70,055
Due from General Fund	$ -	$ 411	$ -	$ 411
Investments:				
Series 2024 A1				
Construction	$ -	$ -	$ 434	$ 434
Reserve	$ -	$ 891,700	$ -	$ 891,700
Revenue	$ -	$ 952,696	$ -	$ 952,696
Series 2024 A2				
Construction	$ -	$ -	$ 4,167	$ 4,167
Reserve	$ -	$ 214,492	$ -	$ 214,492
Revenue	$ -	$ 11,058	$ -	$ 11,058
Capital Projects Fund Phase 2A				
Custody Account	$ -	$ -	$ 387,007	$ 387,007
Prepaid Expenses	$ 6,966	$ -	$ -	$ 6,966
Total Assets	**$ 354,103**	**$ 2,070,357**	**$ 1,236,437**	**$ 3,660,897**
Liabilities:				
Accounts Payable	$ 86,833	$ -	$ -	$ 86,833
Due to Debt Service	$ 411	$ -	$ -	$ 411
Total Liabilites	**$ 87,244**	**$ -**	**$ (0)**	**$ 87,244**
Fund Balance:				
Restricted For:				
Debt Services - Series 2024 A1	$ -	$ 1,844,807	$ -	$ 1,844,807
Debt Services - Series 2024 A2	$ -	$ 225,549	$ -	$ 225,549
Capital Projects - Amenity	$ -	$ -	$ 774,774	$ 774,774
Capital Projects - Series 2024 A1	$ -	$ -	$ 70,489	$ 70,489
Capital Projects - Series 2024 A2	$ -	$ -	$ 4,167	$ 4,167
Capital Projects - Phase 2A	$ -	$ -	$ 387,007	$ 387,007
Unassigned	$ 266,859	$ -	$ -	$ 266,859
Total Fund Balances	**$ 266,859**	**$ 2,070,357**	**$ 1,236,437**	**$ 3,573,652**
Total Liabilities & Fund Balance	$ 354,103	$ 2,070,357	$ 1,236,437	$ 3,660,897

Crosswinds East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	$ 1,089,667	$ 1,089,667	$ 930,401	$ (159,265)
Assessments - Direct (Unplatted)	$ 261,215	$ 261,215	$ 261,215	$ -
Interest Income	$ -	$ -	$ 9,965	$ 9,965
Other Income	$ -	$ -	$ 4,590	$ 4,590
Total Revenues	**$ 1,350,881**	**$ 1,350,881**	**$ 1,206,171**	**$ (144,710)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 5,400	$ 4,600
Employer FICA Expense	$ 918	$ 765	$ 413	$ 352
Engineering	$ 15,000	$ 15,000	$ 18,075	$ (3,075)
Attorney	$ 25,000	$ 20,833	$ 16,939	$ 3,894
Annual Audit	$ 4,000	$ 4,000	$ 5,800	$ (1,800)
Assessment Administration	$ 5,150	$ 5,150	$ 5,150	$ -
Arbitrage	$ 900	$ 900	$ 900	$ -
Dissemination	$ 8,755	$ 5,150	$ 5,150	$ -
Disclosure Software	$ 5,000	$ 5,000	$ 5,000	$ -
Trustee Fees	$ 10,242	$ 10,242	$ 12,141	$ (1,898)
Management Fees	$ 41,200	$ 34,333	$ 34,333	$ 0
Information Technology	$ 1,947	$ 1,622	$ 1,623	$ (0)
Website Maintenance	$ 1,298	$ 1,082	$ 1,082	$ (0)
Postage & Delivery	$ 250	$ 250	$ 1,833	$ (1,583)
Insurance	$ 6,934	$ 6,934	$ 5,732	$ 1,202
Copies	$ 750	$ 625	$ 30	$ 595
Legal Advertising	$ 5,000	$ 5,000	$ 6,390	$ (1,390)
Other Current Charges	$ 2,500	$ 2,083	$ 566	$ 1,518
Office Supplies	$ 625	$ 521	$ 24	$ 497
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 147,644**	**$ 129,666**	**$ 126,755**	**$ 2,910**
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 30,000	$ 30,000	$ 21,878	$ 8,122
Field Management	$ 15,450	$ 12,875	$ 12,875	$ -
Landscaping Replacement	$ 40,000	$ 33,333	$ 15,597	$ 17,737
Streetlights	$ 40,000	$ 40,000	$ 156,000	$ (116,000)
Electric	$ 5,000	$ 4,167	$ 1,867	$ 2,300
Water & Sewer	$ 30,000	$ 30,000	$ 218,368	$ (188,368)
Landscape Maintenance	$ 400,000	$ 333,333	$ 269,129	$ 64,205
Lake Maintenance	$ 2,400	$ 2,000	$ 2,000	$ -
Irrigation Repairs	$ 15,000	$ 12,500	$ 10,427	$ 2,073
General Repairs & Maintenance	$ 10,000	$ 8,333	$ 4,467	$ 3,866
Holiday Décor	$ 10,000	$ 6,830	$ 6,830	$ -
Field Contingency	$ 58,233	$ 48,528	$ 8,067	$ 40,461
Capital Outlay	$ -	$ -	$ 58,930	$ (58,930)
Subtotal Field Expenditures	**$ 656,083**	**$ 561,899**	**$ 786,436**	**$ (224,537)**

Crosswinds East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenities Expenditures				
Amenity - Electric	$ 50,000	$ 41,667	$ 4,552	$ 37,115
Amenity - Water	$ 30,000	$ 25,000	$ 9,743	$ 15,257
Playground & Furniture Lease	$ 97,349	$ 81,124	$ 35,291	$ 45,833
Internet	$ 4,000	$ 3,333	$ 240	$ 3,094
Pest Control	$ 4,000	$ 3,333	$ 600	$ 2,733
Janitorial Services	$ 48,000	$ 40,000	$ 11,650	$ 28,350
Security Services	$ 52,000	$ 43,333	$ 18,060	$ 25,274
Pool Maintenance	$ 36,000	$ 30,000	$ 15,175	$ 14,825
Swimming Pool Permit	$ -	$ -	$ 561	$ (561)
Amenity Repairs & Maintenance	$ 20,000	$ 16,667	$ 1,280	$ 15,387
Amenity Access Management	$ 15,000	$ 12,500	$ 12,513	$ (13)
Amenities Contingency	$ 20,000	$ 16,667	$ 14,280	$ 2,387
Subtotal Amenity Expenditures	**$ 376,349**	**$ 313,624**	**$ 123,944**	**$ 189,680**
Total Operations & Maintenance	**$ 1,032,432**	**$ 875,523**	**$ 910,380**	**$ (34,857)**
Total Expenditures	**$ 1,180,076**	**$ 1,005,189**	**$ 1,037,135**	**$ (31,946)**
Excess (Deficiency) of Revenues over Expenditures	$ 170,806		$ 169,036	
Fund Balance - Beginning	$ -		$ 97,823	
Fund Balance - Ending	$ 170,806		$ 266,859	

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 July 31, 2026

	Adopted Budget	Projected Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	$ 1,783,400	$ 1,783,400	$ 1,805,801	$ 22,401
Interest	$ 48,370	$ 48,370	$ 75,977	$ 27,607
Total Revenues	**$ 1,831,770**	**$ 1,831,770**	**$ 1,881,778**	**$ 50,008**
Expenditures:				
Series 2024				
Interest - 11/1	$ 704,759	$ 704,759	$ 704,759	$ -
Principal - 5/1	$ 380,000	$ 380,000	$ 380,000	$ -
Interest - 5/1	$ 704,759	$ 704,759	$ 704,759	$ -
Total Expenditures	**$ 1,789,519**	**$ 1,789,519**	**$ 1,789,519**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 42,251**		**$ 92,259**	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (891,700)	$ (891,700)
Total Other Financing Sources/(Uses)	$ -		$ (891,700)	
Net Change in Fund Balance	**$ 42,251**		**$ (799,441)**	
Fund Balance - Beginning	$ 860,479		$ 2,644,248	
Fund Balance - Ending	$ 902,730		$ 1,844,807	

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 July 31, 2026

	Adopted Budget	Projected Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Direct	$ 428,982	$ 266,130	$ 266,130	$ -
Interest	$ 11,790	$ 9,825	$ 8,323	$ (1,502)
Total Revenues	**$ 440,772**	**$ 275,955**	**$ 274,453**	**$ (1,502)**
Expenditures:				
Series 2024				
Interest - 11/1	$ 165,103	$ 165,103	$ 165,103	$ -
Principal - 5/1	$ 100,000	$ 100,000	$ 100,000	$ -
Interest - 5/1	$ 165,103	$ 165,103	$ 165,103	$ -
Total Expenditures	**$ 430,205**	**$ 430,205**	**$ 430,205**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 10,567**		**$ (155,752)**	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (6,086)	$ (6,086)
Total Other Financing Sources/(Uses)	$ -		$ (6,086)	
Net Change in Fund Balance	**$ 10,567**		**$ (161,838)**	
Fund Balance - Beginning	$ 172,692		$ 387,388	
Fund Balance - Ending	$ 183,259		$ 225,549	

Crosswinds East

Community Development District

Amenity Capital Projects

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Projected Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 11,982	$ 11,982
Total Revenues	**$ -**	**$ -**	**$ 11,982**	**$ 11,982**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 11,982**	
Fund Balance - Beginning	$ -		$ 762,792	
Fund Balance - Ending	$ -		$ 774,774	

Crosswinds East

Community Development District

Series 2024 Capital Projects Fund AA1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 5,530,034	$ 5,530,034
Interest	$ -	$ -	$ 74,117	$ 74,117
Total Revenues	**$ -**	**$ -**	**$ 5,604,151**	**$ 5,604,151**
Expenditures:				
Capital Outlay	$ -	$ -	$ 6,268,506	$ (6,268,506)
Total Expenditures	**$ -**	**$ -**	**$ 6,268,506**	**$ (6,268,506)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (664,355)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 891,700	$ 891,700
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 891,700**	**$ 891,700**
Net Change in Fund Balance	**$ -**		**$ 227,345**	
Fund Balance - Beginning	$ -		$ (156,856)	
Fund Balance - Ending	$ -		$ 70,489	

Crosswinds East

Community Development District

Series 2024 Capital Projects Fund AA2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 662,787	$ 662,787
Interest	$ -	$ -	$ 278	$ 278
Total Revenues	**$ -**	**$ -**	**$ 663,064**	**$ 663,064**
Expenditures:				
Capital Outlay	$ -	$ -	$ 466,800	$ (466,800)
Total Expenditures	**$ -**	**$ -**	**$ 466,800**	**$ (466,800)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 196,264**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 6,086	$ 6,086
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 6,086**	**$ 6,086**
Net Change in Fund Balance	**$ -**		**$ 202,351**	
Fund Balance - Beginning	$ -		$ (198,184)	
Fund Balance - Ending	$ -		$ 4,167	

Crosswinds East

Community Development District

Capital Projects Fund Phase 2A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 204	$ 204
Total Revenues	**$ -**	**$ -**	**$ 204**	**$ 204**
Expenditures:				
Capital Outlay	$ -	$ -	$ 630,642	$ (630,642)
Total Expenditures	**$ -**	**$ -**	**$ 630,642**	**$ (630,642)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (630,438)**	
Other Financing Sources/(Uses)				
Developer Advances	$ -	$ -	$ 1,017,444	$ (1,017,444)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,017,444**	**$ (1,017,444)**
Net Change in Fund Balance	**$ -**		**$ 387,007**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 387,007	

Crosswinds East

Community Development District

Capital Projects Fund Phase 3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ 12,443	$ (12,443)
Total Expenditures	**$ -**	**$ -**	**$ 12,443**	**$ (12,443)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (12,443)**	
Other Financing Sources/(Uses)				
Developer Advances	$ -	$ -	$ 12,443	$ (12,443)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 12,443**	**$ (12,443)**
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ -	

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	$ 3,090	$ 86,769	$ 123,186	$ 1,973	$ 212	$ -	$ -	$ 930,401
Assessments - Direct (Unplatted)	$ 45,205	$ 85,403	$ -	$ 42,701	$ -	$ 22,602	$ 42,701	$ 22,602	$ -	$ -	$ -	$ -	$ 261,215
Interest Income	$ 38	$ 35	$ 37	$ 876	$ 1,490	$ 1,709	$ 1,487	$ 1,791	$ 1,449	$ 1,053	$ -	$ -	$ 9,965
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,560	$ 30	$ -	$ -	$ 4,590
Total Revenues	**$ 45,242**	**$ 89,913**	**$ 682,654**	**$ 49,526**	**$ 23,620**	**$ 27,402**	**$ 130,957**	**$ 147,580**	**$ 7,983**	**$ 1,295**	**$ -**	**$ -**	**$ 1,206,171**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ 800	$ 600	$ 800	$ 800	$ 800	$ -	$ -	$ -	$ -	$ 5,400
Employer FICA Expense	$ 61	$ -	$ 61	$ 61	$ 46	$ 61	$ 61	$ 61	$ -	$ -	$ -	$ -	$ 413
Engineering	$ 213	$ 188	$ 300	$ 463	$ 425	$ 563	$ 5,048	$ 7,373	$ 60	$ 3,445	$ -	$ -	$ 18,075
Attorney	$ 1,589	$ 1,017	$ 2,153	$ 1,520	$ 1,748	$ 3,436	$ 2,373	$ 2,483	$ 184	$ 437	$ -	$ -	$ 16,939
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,800	$ -	$ -	$ -	$ -	$ -	$ 5,800
Assessment Administration	$ 5,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,150
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	$ 900
Dissemination	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ -	$ -	$ 5,150
Disclosure Software	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ 7,329	$ -	$ -	$ -	$ -	$ 4,811	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,141
Management Fees	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ -	$ -	$ 34,333
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ 1,082
Postage & Delivery	$ 151	$ 69	$ 43	$ 548	$ 22	$ 191	$ 16	$ 69	$ 98	$ 629	$ -	$ -	$ 1,833
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ 9	$ -	$ -	$ 14	$ -	$ -	$ 7	$ -	$ -	$ -	$ -	$ -	$ 30
Legal Advertising	$ 642	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,748	$ -	$ -	$ 6,390
Other Current Charges	$ 29	$ 44	$ 38	$ 51	$ 44	$ 79	$ 45	$ 104	$ 53	$ 78	$ -	$ -	$ 566
Office Supplies	$ 0	$ 3	$ 0	$ 3	$ 3	$ 3	$ 3	$ 3	$ 3	$ 1	$ -	$ -	$ 24
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 31,098**	**$ 5,539**	**$ 7,614**	**$ 7,679**	**$ 7,107**	**$ 15,063**	**$ 18,371**	**$ 15,112**	**$ 4,617**	**$ 14,556**	**$ -**	**$ -**	**$ 126,755**

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	1,288	1,288	1,288	1,288	1,288	-	-	12,875
Landscaping Replacement	-	-	6,811	700	-	-	-	5,341	2,180	565	-	-	15,597
Streetlights	6,906	557	7,733	7,751	13,059	18,641	23,431	26,002	25,960	25,960	-	-	156,000
Electric	105	106	223	263	156	301	202	130	205	176	-	-	1,867
Water & Sewer	14,386	9,367	17,098	13,881	14,983	18,865	43,174	30,325	25,441	30,849	-	-	218,368
Landscape Maintenance	20,470	20,645	20,470	23,015	23,015	24,625	29,453	36,411	34,244	36,781	-	-	269,129
Lake Maintenance	200	200	200	200	200	200	200	200	200	200	-	-	2,000
Irrigation Repairs	327	360	694	1,202	-	96	3,126	465	3,709	449	-	-	10,427
General Repairs & Maintenance	220	525	-	1,350	165	224	1,323	660	-	-	-	-	4,467
Holiday Décor	-	-	3,580	3,250	-	-	-	-	-	-	-	-	6,830
Field Contingency	-	7	285	-	-	3,305	670	3,470	330	-	-	-	8,067
Capital Outlay	-	58,930	-	-	-	-	-	-	-	-	-	-	58,930
Subtotal Field Expenditures	**65,779**	**91,986**	**58,381**	**52,899**	**52,865**	**67,545**	**102,867**	**104,292**	**93,556**	**96,267**	**-**	**-**	**786,436**
Amenities Expenditures													
Amenity - Electric	511	478	492	612	450	441	478	363	358	368	-	-	4,552
Amenity - Water	769	657	789	756	715	816	1,120	1,140	2,982	-	-	-	9,743
Playground & Furniture Lease	3,529	3,529	3,529	3,529	3,529	3,529	3,529	3,529	3,529	3,529	-	-	35,291
Internet	60	20	20	20	24	17	20	20	20	20	-	-	240
Pest Control	60	60	60	60	60	60	60	60	60	60	-	-	600
Janitorial Services	800	800	2,020	1,000	1,000	1,000	1,000	1,220	1,410	1,400	-	-	11,650
Security Services	120	120	120	420	120	120	120	1,857	6,605	8,458	-	-	18,060
Pool Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,675	1,500	-	-	15,175
Swimming Pool Permit	-	-	-	280	-	-	-	280	-	-	-	-	561
Amenity Repairs & Maintenance	-	-	-	510	-	110	-	660	-	-	-	-	1,280
Amenity Access Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,263	-	-	12,513
Amenities Contingency	-	13,500	780	-	-	-	-	-	-	-	-	-	14,280
Subtotal Amenity Expenditures	**8,599**	**21,915**	**10,560**	**9,937**	**8,647**	**8,843**	**9,077**	**11,880**	**17,889**	**16,598**	**-**	**-**	**123,944**
Total Operations & Maintenance	**74,378**	**113,901**	**68,941**	**62,836**	**61,512**	**76,388**	**111,943**	**116,171**	**111,445**	**112,865**	**-**	**-**	**910,380**
Total Expenditures	**105,476**	**119,440**	**76,555**	**70,515**	**68,619**	**91,451**	**130,314**	**131,283**	**116,061**	**127,421**	**-**	**-**	**1,037,135**
Excess (Deficiency) of Revenues over Expenditures	(60,234)	(29,527)	606,100	(20,989)	(44,999)	(64,049)	643	16,297	(108,079)	(126,127)	-	-	169,036

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	$891,700	
Reserve Fund Balance	$891,700	
Bonds Outstanding - 2/29/24		$25,785,000
Less: Principal Payment 5/1/25		($365,000)
Less: Principal Payment 5/1/26		($380,000)
Current Bonds Outstanding		**$25,040,000**

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)
Less: Principal Payment 5/1/26		($100,000)
Current Bonds Outstanding		**$6,205,000**

Crosswinds East CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	2024 AA1 Debt Service	Total
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	General Fund	2024 AA1 Debt Service	Total
11/26/25	11/08-11/15/25	$13,987.46	($559.56)	($268.56)	$0.00	$13,159.34	$4,474.62	$8,684.72	$13,159.34
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
03/13/26	02/01-02/28/26	$9,273.49	$0.00	($185.47)	$0.00	$9,088.02	$3,090.23	$5,997.79	$9,088.02
04/17/26	03/01-03/31/26	$260,097.96	$0.00	($5,201.96)	$0.00	$254,896.00	$86,673.25	$168,222.75	$254,896.00
04/30/26	01/01-01/31/26	$0.00	$0.00	$0.00	$65.96	$65.96	$22.43	$43.53	$65.96
04/30/26	02/01-03/31/26	$0.00	$0.00	$0.00	$214.60	$214.60	$72.97	$141.63	$214.60
05/13/26	04/01-04/30/26	$369,670.21	$0.00	($7,393.40)	$0.00	$362,276.81	$123,186.36	$239,090.45	$362,276.81
06/15/26	05/01-05/31/26	$1,586.30	$0.00	($31.73)	$0.00	$1,554.57	$528.61	$1,025.96	$1,554.57
06/24/26	06/01-06/01/26	$4,335.83	$0.00	($86.71)	$0.00	$4,249.12	$1,444.84	$2,804.28	$4,249.12
07/31/26	04/01-06/30/26	$622.62	$0.00	$0.00	$0.00	$622.62	$211.71	$410.91	$622.62
	TOTAL	**$ 2,877,403.87**	**$ (88,893.73)**	**$ (56,338.88)**	**$ 4,031.44**	**$ 2,736,202.70**	**$ 930,401.38**	**$ 1,805,801.32**	**$ 2,736,202.70**

101%	**Net Percent Collected**
0	**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
3/4/26	*2/1/26*	*2847*	$ 22,602.25	$ 22,602.25	$ 22,602.25
5/6/26	*5/1/26*	2881	$ 22,602.25	$ 22,602.25	$ 22,602.25
			$ 90,409.00	**$ 90,409.00**	**$ 90,409.00**

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 TRUIST*	$ 85,402.90	$ 85,402.90	$ 85,402.90	$ -
1/23/26	*2/1/26*	*WIRED TO TRUIST*	$ 42,701.45	$ 42,701.45	$ 42,701.45	$ -
3/11/26	*3/15/26*	*WIRED TO TRUIST*	$ 266,130.27	$ 266,130.27	$ -	$ 266,130.27
4/24/26	*5/1/26*	*WIRED TO TRUIST*	$ 42,701.45	$ 42,701.45	$ 42,701.45	$ -
	9/15/26		$ 162,852.50		$ -	$ -
			$ 599,788.57	**$ 436,936.07**	**$ 170,805.80**	**$ 266,130.27**