

**District:** CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Friday, August 22, 2025

**Time:** 10:00 A.M.

**Location:** 1230 Club Cresswind Way,  
DeLand, FL 32724

| Supervisor      | Position            | Y/N/V |
|-----------------|---------------------|-------|
| Emily Vaughn    | Chairman            |       |
| Brad Walker     | Vice Chair          |       |
| Bridget Stevens | Assistant Secretary |       |
| Mark Bines      | Assistant Secretary |       |
| Rob Fisher      | Assistant Secretary |       |

[Zoom Link](#)

**Dial In:** +1 305 224 1968

**Meeting ID:** 522 894 9253

**Passcode:** 12345

## ***Public Hearing & Regular Meeting Agenda***

*For the full agenda packet, please contact: [andy@hikia.com](mailto:andy@hikia.com)*

### **I. Call to Order / Roll**

### **II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **III. Business Items**

#### **A. Fiscal Year 2025-2026 Budget Public Hearing**

1. Open Public Hearing
2. Presentation of the FY 2025-2026 Budget
  - a. Affidavits of Publications
3. Public Comments
4. Close Public Hearing

**Exhibit 01**

**Exhibit 02**

#### **B. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget**

**Exhibit 03**

1. Exhibit A: FY 2025-2026 Budget
2. Exhibit B: Form of Budget Funding Agreement with Developer

#### **C. Consideration of Deficit Funding Agreement with Developer**

**Exhibit 04**

#### **D. Fiscal Year 2025-2026 Imposing Levying O&M Assessments Public Hearing**

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

#### **E. Consideration of Resolution 2025-06; Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**

**Exhibit 05**

#### **IV. Return to Regular Meeting**

- A. **Consideration of Resolution 2025-07**; Adopting the FY 2025-2026 Meeting Schedule **Exhibit 06**
  - Exhibit A: FY 2025-2026 Meeting Schedule
- B. Presentation of the 2nd Quarter Website Audit - July 2025 **Exhibit 07**
- C. Acceptance of the Audited Financial Statements for the Year Ending September 30, 2024 **Exhibit 08**
- D. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 5, 2025 **Exhibit 09**
- E. Consideration for Acceptance – The Negative Variance Report April 2025 – June 2025 **Exhibit 10**
- F. Consideration for Acceptance – The April 2025 – June 2025 Unaudited Financial Report **Exhibit 11**

#### **V. Staff Reports**

- A. District Manager
- B. District Attorney
- C. District Engineer

#### **VI. Audience Comments – New Business – *(limited to 3 minutes per individual)***

#### **VII. Supervisor Requests**

#### **VIII. Adjournment**

# **EXHIBIT 1**

**[Return to Agenda](#)**

# Cresswind DeLand

COMMUNITY DEVELOPMENT DISTRICT

## **FY 2026 PROPOSED BUDGET**

**STATEMENT 1**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 PROPOSED BUDGET**  
**GENERAL FUND (O&M)**

|                                                        | <b>FY 2024<br/>ACTUAL</b> | <b>FY 2025<br/>ADOPTED</b> | <b>FY 2025<br/>ACTUAL<br/>06.30.2025</b> | <b>FY 2026<br/>PROPOSED<br/>BUDGET</b> | <b>VARIANCE<br/>2025-2026</b> |
|--------------------------------------------------------|---------------------------|----------------------------|------------------------------------------|----------------------------------------|-------------------------------|
| <b>I. REVENUE</b>                                      |                           |                            |                                          |                                        |                               |
| GENERAL FUND REVENUE - ON ROLL                         | \$ -                      | \$ -                       | \$ 5,288                                 | \$ 18,289                              | \$ 18,289                     |
| GENERAL FUND REVENUE - OFF ROLL                        | 71,697                    | 211,905                    | 89,841                                   | 196,916                                | (14,989)                      |
| LOT CLOSINGS                                           | 1,444                     | 0                          | 17,023                                   |                                        | 0                             |
| <b>TOTAL REVENUE</b>                                   | <b>73,141</b>             | <b>211,905</b>             | <b>112,152</b>                           | <b>215,205</b>                         | <b>3,300</b>                  |
| <b>II. EXPENDITURES</b>                                |                           |                            |                                          |                                        |                               |
| <b>GENERAL ADMINISTRATIVE</b>                          |                           |                            |                                          |                                        |                               |
| MANAGEMENT CONSULTING SERVICES                         | 39,167                    | 47,000                     | 35,144                                   | 47,000                                 | -                             |
| BANK FEES                                              | 15                        | 500                        | 97                                       | 500                                    | -                             |
| AUDITING SERVICES                                      |                           | 5,500                      | -                                        | 5,500                                  | -                             |
| INSURANCE                                              |                           | 5,500                      | 4,340                                    | 7,500                                  | 2,000                         |
| REGULATORY AND PERMIT FEES                             |                           | 175                        | 200                                      | 175                                    | -                             |
| LEGAL ADVERTISEMENTS                                   | 4,407                     | 4,500                      | -                                        | 4,500                                  | -                             |
| ENGINEERING SERVICES                                   |                           | 10,000                     | -                                        | 10,000                                 | -                             |
| LEGAL SERVICES                                         | 24,120                    | 25,000                     | 3,185                                    | 25,000                                 | -                             |
| WEBSITE HOSTING                                        | 2,250                     | 2,015                      | 888                                      | 2,015                                  | -                             |
| ADMINISTRATIVE CONTINGENCY                             | 768                       | 10,000                     | 108                                      | 10,000                                 | -                             |
| <b>TOTAL GENERAL ADMINISTRATIVE</b>                    | <b>70,727</b>             | <b>110,190</b>             | <b>43,962</b>                            | <b>112,190</b>                         | <b>2,000</b>                  |
| <b>DEBT ADMINISTRATION:</b>                            |                           |                            |                                          |                                        |                               |
| DISSEMINATION AGENT                                    | 1,250                     | 5,000                      | 7,500                                    | 7,500                                  | 2,500                         |
| TRUSTEE FEES                                           | -                         | 4,040                      | -                                        | 4,040                                  | -                             |
| ARBITRAGE                                              | -                         | 475                        | 1,267                                    | 475                                    | -                             |
| <b>TOTAL DEBT ADMINISTRATION</b>                       | <b>1,250</b>              | <b>9,515</b>               | <b>8,767</b>                             | <b>12,015</b>                          | <b>2,500</b>                  |
| <b>PHYSICAL ENVIRONMENT</b>                            |                           |                            |                                          |                                        |                               |
| AQUATIC MAINTENANCE                                    | -                         | 19,200                     | 13,500                                   | 18,000                                 | (1,200)                       |
| AERATORS                                               | -                         | 15,000                     | 8,850                                    | 15,000                                 | -                             |
| WETLAND MAINTENANCE                                    | -                         | 2,800                      | -                                        | 2,800                                  | -                             |
| ELECTRICITY (IRRIGATION & PUMPS) COMMON AREA           | -                         | -                          | -                                        | -                                      | -                             |
| LANDSCAPE MAINTENANCE - estimated for phase 1, 2 and 3 | -                         | -                          | -                                        | -                                      | -                             |
| PLANT REPLACEMENT                                      | -                         | -                          | -                                        | -                                      | -                             |
| TREE PRUNING                                           | -                         | -                          | -                                        | -                                      | -                             |
| MULCH & ANNUALS                                        | -                         | -                          | -                                        | -                                      | -                             |
| IRRIGATION MAINTENANCE & MODEMS                        | -                         | -                          | -                                        | -                                      | -                             |
| LANDSCAPE FIELD SERVICES                               | -                         | -                          | -                                        | -                                      | -                             |
| SIDEWALK MAINTENANCE - COMMON AREA                     | -                         | -                          | -                                        | -                                      | -                             |
| STREETLIGHTS                                           | -                         | -                          | -                                        | -                                      | -                             |
| WATER (RECLAIMED)                                      | -                         | -                          | -                                        | -                                      | -                             |

**STATEMENT 1**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 PROPOSED BUDGET**  
**GENERAL FUND (O&M)**

|                                                         | <b>FY 2024<br/>ACTUAL</b> | <b>FY 2025<br/>ADOPTED</b> | <b>FY 2025<br/>ACTUAL<br/>06.30.2025</b> | <b>FY 2026<br/>PROPOSED<br/>BUDGET</b> | <b>VARIANCE<br/>2025-2026</b> |
|---------------------------------------------------------|---------------------------|----------------------------|------------------------------------------|----------------------------------------|-------------------------------|
|                                                         |                           |                            |                                          |                                        |                               |
| PUMP & WELL REPAIR & MAINTENANCE - RUST CONTROL         | 4,500                     | 5,200                      | 8,620                                    | 5,200                                  | -                             |
| PHYSICAL ENVIRONMENT CONTINGENCY                        | -                         | 50,000                     | 3,762                                    | 50,000                                 | -                             |
| <b>TOTAL PHYSICAL ENVIRONMENT</b>                       | <b>4,500</b>              | <b>92,200</b>              | <b>34,732</b>                            | <b>91,000</b>                          | <b>(1,200)</b>                |
|                                                         |                           |                            |                                          |                                        |                               |
| <b>TOTAL EXPENDITURES</b>                               | <b>76,477</b>             | <b>211,905</b>             | <b>87,461</b>                            | <b>215,205</b>                         | <b>3,300</b>                  |
|                                                         |                           |                            |                                          |                                        |                               |
| <b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>(3,335)</b>            | <b>-</b>                   | <b>24,691</b>                            | <b>-</b>                               |                               |
| FUND BALANCE - BEGINNING                                | -                         | (3,335)                    | (3,335)                                  | (3,335)                                |                               |
| <b>FUND BALANCE - ENDING</b>                            | <b>\$ (3,335)</b>         | <b>\$ (3,335)</b>          | <b>\$ 21,356</b>                         | <b>\$ (3,335)</b>                      |                               |

**STATEMENT 2**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**O&M ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

| Product Type | Units      | ERU  | Total ERU     | % ERU          |
|--------------|------------|------|---------------|----------------|
| 40'          | 153        | 0.80 | 122.40        | 20.56%         |
| 50'          | 311        | 1.00 | 311.00        | 52.23%         |
| 60'          | 135        | 1.20 | 162.00        | 27.21%         |
| <b>Total</b> | <b>599</b> |      | <b>595.40</b> | <b>100.00%</b> |

**2. O&M Assessment Requirement ("AR")**

**FY 2026**

|                                                    |                     |           |
|----------------------------------------------------|---------------------|-----------|
|                                                    | <b>Budget</b>       |           |
| AR = TOTAL EXPENDITURES - NET:                     | <b>\$215,205.00</b> |           |
| Plus: Early Payment Discount (4.0%)                | \$9,061.26          |           |
| Plus: County Collection Charges (1.0%)             | \$2,265.32          |           |
| <b>Total Expenditures - GROSS</b>                  | <b>\$226,531.58</b> | [a]       |
| Total ERU:                                         | 595.40              | [b]       |
| <b>Total AR / ERU - GROSS (as if all On-Roll):</b> | <b>\$380.47</b>     | [a] / [b] |
| Total AR / ERU - NET:                              | \$361.45            |           |

**3. Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)**

| Product Type | Units      | Assigned ERU | Net Assmt/Unit | Total Net Assmt     | Gross Assmt/Unit | Total Gross Assmt   |
|--------------|------------|--------------|----------------|---------------------|------------------|---------------------|
| 40'          | 153        | 0.80         | \$289.16       | \$44,241.00         | \$304.38         | \$46,569.47         |
| 50'          | 311        | 1.00         | \$361.45       | \$112,409.73        | \$380.47         | \$118,326.03        |
| 60'          | 135        | 1.20         | \$433.74       | \$58,554.27         | \$456.56         | \$61,636.07         |
| <b>Total</b> | <b>599</b> |              |                | <b>\$215,205.00</b> |                  | <b>\$226,531.58</b> |

**4. Adopted FY 2025 Allocation of AR (as if all On-Roll) /(a)**

| Product Type | Units      | Assigned ERU | Net Assmt/Unit | Total Net Assmt     | Gross Assmt/Unit | Total Gross Assmt   |
|--------------|------------|--------------|----------------|---------------------|------------------|---------------------|
| 40'          | 153        | 0.80         | \$284.72       | \$43,562.60         | \$299.71         | \$45,855.37         |
| 50'          | 311        | 1.00         | \$355.90       | \$110,686.02        | \$374.64         | \$116,511.60        |
| 60'          | 135        | 1.20         | \$427.08       | \$57,656.38         | \$449.56         | \$60,690.93         |
| <b>Total</b> | <b>599</b> |              |                | <b>\$211,905.00</b> |                  | <b>\$223,057.89</b> |

**5. Increase/(Decrease) FY 2025 versus FY 2026, GROSS**

| Product Type | ERU  | FY 2025 Gross Assmt/Unit | FY 2026 Gross Assmt/Unit | Gross Assmt Variance/Unit | % Variance | Per Mo. |
|--------------|------|--------------------------|--------------------------|---------------------------|------------|---------|
| 40'          | 0.80 | \$299.71                 | \$304.38                 | \$4.67                    | 1.56%      | \$0.39  |
| 50'          | 1.00 | \$374.64                 | \$380.47                 | \$5.83                    | 1.56%      | \$0.49  |
| 60'          | 1.20 | \$449.56                 | \$456.56                 | \$7.00                    | 1.56%      | \$0.58  |
| <b>Total</b> |      |                          |                          |                           |            |         |

**STATEMENT 3**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY          | SERVICE PROVIDER (VENDOR) | GL ACCOUNT | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                                                                                                                                 | ANNUAL AMOUNT |
|---------------------------------------|---------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>ADMINISTRATIVE:</b>                |                           |            |                                                                                                                                                                                                                                                                                                             |               |
| DISTRICT MANAGEMENT                   | Kai Connected, LLC        | 1510001    | The District receives Management & Accounting services as part of the District Management agreement.                                                                                                                                                                                                        | \$47,000.00   |
| BANK FEES                             | US Bank/Bank United       | 1510201    | Fees associated with maintaining the District's bank accounts.                                                                                                                                                                                                                                              | \$500.00      |
| AUDITING                              | DiBartolomeo              | 1510220    | State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.                                                                                                                           | \$5,500.00    |
| INSURANCE                             | EGIS                      | 1510221    | Annual; for general liability, property and officer and director insurance. Confirmed amount with EGIS.                                                                                                                                                                                                     | \$7,500.00    |
| REGULATORY & PERMIT FEES              |                           | 1510222    | The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.                                                                                                                                                                                                           | \$175.00      |
| LEGAL ADVERTISEMENTS                  |                           | 1510280    | The District is required to advertise various notices for monthly Board meetings, RFP for Auditor, and other public hearings in a newspaper of general circulation.                                                                                                                                         | \$4,500.00    |
| ENGINEERING SERVICES                  |                           | 1510281    | Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments.                                                                                                                                                   | \$10,000.00   |
| LEGAL SERVICES                        | Kutak Rock, LLP           | 1510340    | The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.            | \$25,000.00   |
| WEBSITE HOSTING                       | Innersync                 | 1510320    | The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight. | \$2,015.00    |
| ADMINISTRATIVE CONTINGENCY            |                           | 1513067    | Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items.                                                                                                                                                                                          | \$10,000.00   |
| <b>DEBT ADMINISTRATION:</b>           |                           |            |                                                                                                                                                                                                                                                                                                             |               |
| DISSEMINATION AGENT                   |                           | 1513068    | The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.                                                             | \$7,500.00    |
| TRUSTEE FEES                          |                           | 1513069    | The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.                                                                                                                                | \$4,040.00    |
| ARBITRAGE                             |                           | 1513070    | The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.                                                                                                                                                          | \$475.00      |
| <b>PHYSICAL ENVIRONMENT:</b>          |                           |            |                                                                                                                                                                                                                                                                                                             |               |
| AQUATIC MAINTENANCE                   | Lake Pros                 | 1550025    | Resource management program for waterway systems for one time per month inspection, algae and weed control and trash removal at a rate of \$1,500 per month.                                                                                                                                                | \$18,000.00   |
| AERATORS                              |                           | 1540100    | Covers upkeep and repairs for pond aerators to improve water flow and help control algae and water quality.                                                                                                                                                                                                 | \$15,000.00   |
| WETLAND MAINTENANCE                   |                           | 1550030    | Covers regular upkeep of conservation and wetland areas, including vegetation management and removal of invasive species to support environmental health and compliance.                                                                                                                                    | \$2,800.00    |
| ELECTRICITY (IRRIGATION & POND PUMPS) |                           |            | Electric utilities to maintain irrigation system & pond pumps. There are two meters: 1688 Union Park Blvd and 1685 Tallulah Terrace. FY 2025 monthly average is \$290 monthly                                                                                                                               | \$0.00        |



**STATEMENT 3**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 PROPOSED BUDGET**  
**O&M CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY                    | SERVICE PROVIDER (VENDOR) | GL ACCOUNT | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                          | ANNUAL AMOUNT       |
|-------------------------------------------------|---------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| LANDSCAPING MAINTENANCE                         |                           | 1550100    | The district has contracted Floralawn to provide basic landscape maintenance services as well as shrub and turf fertilization and monthly irrigation inspection in the amount \$13,712.75 per month. | \$0.00              |
| PLANT REPLACEMENT                               |                           |            | Provides funding to replace damaged or dead landscaping plants in common areas on an as-needed basis to maintain community appearance.                                                               | \$0.00              |
| TREE PRUNING                                    |                           |            | Covers routine and as-needed pruning of trees throughout the District to maintain safety, promote healthy growth, and preserve aesthetic standards.                                                  | \$0.00              |
| MULCH & ANNUALS                                 |                           |            | Provides for the installation of mulch and seasonal flowers in common areas to enhance curb appeal and maintain landscape standards throughout the year.                                             | \$0.00              |
| IRRIGATION MAINTENANCE & MODEMS                 |                           |            | Miscellaneous repairs and maintenance (valves, controllers, line breaks, pump parts).                                                                                                                | \$0.00              |
| LANDSCAPE FIELD SERVICES                        |                           |            | Covers oversight and inspection of landscape maintenance activities, including twice-monthly site visits by Breeze with written reports to ensure contract compliance and quality standards.         | \$0.00              |
| SIDEWALK MAINTENANCE - COMMON AREA              |                           |            | Funds repairs and upkeep of sidewalks within District-owned common areas to ensure safety, ac                                                                                                        | \$0.00              |
| STREETPOLE LIGHTING                             |                           |            | 65 STREETLIGHTS PHASE 1 & 251 TOTAL - 2.3 LOTS PER LIGHT - AMENITY IS ON HOA - \$50 PER LIGHT. Assumed an additional 94 lights for partial Phase 2 & 3.                                              | \$0.00              |
| WATER( RECLAIMED)                               |                           |            | Reclaimed and potable.                                                                                                                                                                               | \$0.00              |
| PUMP & WELL REPAIR & MAINTENANCE - RUST CONTROL |                           | 1550020    | Provides rust inhibitor and monthly services of cleaning of rust from the property. Contract is for \$1,365 per month. Included a 3% escalator.                                                      | \$5,200.00          |
| PHYSICAL ENVIRONMENT CONTINGENCY                |                           | 1551017    | Additional maintenance added.                                                                                                                                                                        | \$50,000.00         |
| <b>TOTAL EXPENDITURES</b>                       |                           |            |                                                                                                                                                                                                      | <b>\$215,205.00</b> |

**STATEMENT 4**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SCHEDULES**

|                                                      | <b>SERIES<br/>2024</b> | <b>TOTAL<br/>FY 2026 BUDGET</b> |
|------------------------------------------------------|------------------------|---------------------------------|
| <b>REVENUE</b>                                       |                        |                                 |
| SPECIAL ASSESSMENTS - OFF ROLL - NET                 | \$363,156.25           | \$363,156.25                    |
| LESS: EARLY PAYMENT DISCOUNT                         | -                      | -                               |
| <b>TOTAL REVENUE</b>                                 | <b>363,156.25</b>      | <b>363,156.25</b>               |
| <b>EXPENDITURES</b>                                  |                        |                                 |
| COUNTY - ASSESSMENT COLLECTION FEES                  | -                      | -                               |
| INTEREST EXPENSE                                     |                        |                                 |
| May 1, 2026                                          | 142,445.63             | 142,445.63                      |
| November 1, 2026                                     | 140,565.63             | 140,565.63                      |
| PRINCIPAL RETIREMENT                                 |                        |                                 |
| May 1, 2026                                          | 80,000.00              | 80,000.00                       |
| <b>TOTAL EXPENDITURES</b>                            | <b>363,011.26</b>      | <b>363,011.26</b>               |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>   | <b>144.99</b>          | <b>144.99</b>                   |
| <b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</b> | <b>144.99</b>          | <b>144.99</b>                   |

| Table 1a. Series 2024 Allocation of Maximum Annual Debt Service |            |      | (NET MADS), per SAMR |             |
|-----------------------------------------------------------------|------------|------|----------------------|-------------|
| LOT WIDTH*                                                      | LOTS       | ERU  | TOTAL ASSMTS         | ASSMT / LOT |
| 40'                                                             | 88         | 0.80 | \$87,977.29          | \$999.74    |
| 50'                                                             | 148        | 1.00 | \$184,952.25         | \$1,249.68  |
| 60'                                                             | 61         | 1.20 | \$91,476.39          | \$1,499.61  |
| <b>Total</b>                                                    | <b>297</b> |      | <b>\$364,405.93</b>  |             |
|                                                                 |            |      | <b>\$363,156.25</b>  | <b>MADS</b> |
|                                                                 |            |      | \$1,249.68           | Surplus     |

| Table 1b. Series 2024 Allocation of Maximum Annual Debt Service |            |      | (GROSS MADS), per SAMR |             |
|-----------------------------------------------------------------|------------|------|------------------------|-------------|
| LOT WIDTH*                                                      | LOTS       | ERU  | TOTAL ASSMTS           | ASSMT / LOT |
| 40'                                                             | 88         | 0.80 | \$92,607.67            | \$1,052.36  |
| 50'                                                             | 148        | 1.00 | \$194,686.58           | \$1,315.45  |
| 60'                                                             | 61         | 1.20 | \$96,290.93            | \$1,578.54  |
| <b>Total</b>                                                    | <b>297</b> |      | <b>\$383,585.19</b>    |             |
|                                                                 |            |      | <b>\$382,269.74</b>    | <b>MADS</b> |
|                                                                 |            |      | \$1,315.45             | Surplus     |

\* Product mix revised on July 14, 2025

**STATEMENT 5**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA ONE)**  
**BOND DEBT SERVICE**

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Par Outstanding |
|---------------|-----------|--------|----------|--------------|---------------------|-----------------|
| 11/01/2024    |           |        | 118,571  | 118,571      | 118,571             | 5,250,000       |
| 05/01/2025    | 75,000    | 4.70%  | 144,208  | 219,208      |                     | 5,175,000       |
| 11/01/2025    |           |        | 142,446  | 142,446      | 361,654             | 5,175,000       |
| 05/01/2026    | 80,000    | 4.70%  | 142,446  | 222,446      |                     | 5,095,000       |
| 11/01/2026    |           |        | 140,566  | 140,566      | 363,011             | 5,095,000       |
| 05/01/2027    | 80,000    | 4.70%  | 140,566  | 220,566      |                     | 5,015,000       |
| 11/01/2027    |           |        | 138,686  | 138,686      | 359,251             | 5,015,000       |
| 05/01/2028    | 85,000    | 4.70%  | 138,686  | 223,686      |                     | 4,930,000       |
| 11/01/2028    |           |        | 136,688  | 136,688      | 360,374             | 4,930,000       |
| 05/01/2029    | 90,000    | 4.70%  | 136,688  | 226,688      |                     | 4,840,000       |
| 11/01/2029    |           |        | 134,573  | 134,573      | 361,261             | 4,840,000       |
| 05/01/2030    | 95,000    | 4.70%  | 134,573  | 229,573      |                     | 4,745,000       |
| 11/01/2030    |           |        | 132,341  | 132,341      | 361,914             | 4,745,000       |
| 05/01/2031    | 100,000   | 4.70%  | 132,341  | 232,341      |                     | 4,645,000       |
| 11/01/2031    |           |        | 129,991  | 129,991      | 362,331             | 4,645,000       |
| 05/01/2032    | 105,000   | 5.38%  | 129,991  | 234,991      |                     | 4,540,000       |
| 11/01/2032    |           |        | 127,169  | 127,169      | 362,159             | 4,540,000       |
| 05/01/2033    | 110,000   | 5.38%  | 127,169  | 237,169      |                     | 4,430,000       |
| 11/01/2033    |           |        | 124,213  | 124,213      | 361,381             | 4,430,000       |
| 05/01/2034    | 115,000   | 5.38%  | 124,213  | 239,213      |                     | 4,315,000       |
| 11/01/2034    |           |        | 121,122  | 121,122      | 360,334             | 4,315,000       |
| 05/01/2035    | 120,000   | 5.38%  | 121,122  | 241,122      |                     | 4,195,000       |
| 11/01/2035    |           |        | 117,897  | 117,897      | 359,019             | 4,195,000       |
| 05/01/2036    | 130,000   | 5.38%  | 117,897  | 247,897      |                     | 4,065,000       |
| 11/01/2036    |           |        | 114,403  | 114,403      | 362,300             | 4,065,000       |
| 05/01/2037    | 135,000   | 5.38%  | 114,403  | 249,403      |                     | 3,930,000       |
| 11/01/2037    |           |        | 110,775  | 110,775      | 360,178             | 3,930,000       |
| 05/01/2038    | 145,000   | 5.38%  | 110,775  | 255,775      |                     | 3,785,000       |
| 11/01/2038    |           |        | 106,878  | 106,878      | 362,653             | 3,785,000       |
| 05/01/2039    | 150,000   | 5.38%  | 106,878  | 256,878      |                     | 3,635,000       |
| 11/01/2039    |           |        | 102,847  | 102,847      | 359,725             | 3,635,000       |
| 05/01/2040    | 160,000   | 5.38%  | 102,847  | 262,847      |                     | 3,475,000       |
| 11/01/2040    |           |        | 98,547   | 98,547       | 361,394             | 3,475,000       |
| 05/01/2041    | 170,000   | 5.38%  | 98,547   | 268,547      |                     | 3,305,000       |
| 11/01/2041    |           |        | 93,978   | 93,978       | 362,525             | 3,305,000       |
| 05/01/2042    | 175,000   | 5.38%  | 93,978   | 268,978      |                     | 3,130,000       |
| 11/01/2042    |           |        | 89,275   | 89,275       | 358,253             | 3,130,000       |
| 05/01/2043    | 185,000   | 5.38%  | 89,275   | 274,275      |                     | 2,945,000       |
| 11/01/2043    |           |        | 84,303   | 84,303       | 358,578             | 2,945,000       |
| 05/01/2044    | 195,000   | 5.38%  | 84,303   | 279,303      |                     | 2,750,000       |
| 11/01/2044    |           |        | 79,063   | 79,063       | 358,366             | 2,750,000       |
| 05/01/2045    | 210,000   | 5.75%  | 79,063   | 289,063      |                     | 2,540,000       |
| 11/01/2045    |           |        | 73,025   | 73,025       | 362,088             | 2,540,000       |
| 05/01/2046    | 220,000   | 5.75%  | 73,025   | 293,025      |                     | 2,320,000       |
| 11/01/2046    |           |        | 66,700   | 66,700       | 359,725             | 2,320,000       |
| 05/01/2047    | 235,000   | 5.75%  | 66,700   | 301,700      |                     | 2,085,000       |
| 11/01/2047    |           |        | 59,944   | 59,944       | 361,644             | 2,085,000       |
| 05/01/2048    | 250,000   | 5.75%  | 59,944   | 309,944      |                     | 1,835,000       |
| 11/01/2048    |           |        | 52,756   | 52,756       | 362,700             | 1,835,000       |
| 05/01/2049    | 265,000   | 5.75%  | 52,756   | 317,756      |                     | 1,570,000       |
| 11/01/2049    |           |        | 45,138   | 45,138       | 362,894             | 1,570,000       |
| 05/01/2050    | 280,000   | 5.75%  | 45,138   | 325,138      |                     | 1,290,000       |
| 11/01/2050    |           |        | 37,088   | 37,088       | 362,225             | 1,290,000       |
| 05/01/2051    | 295,000   | 5.75%  | 37,088   | 332,088      |                     | 995,000         |
| 11/01/2051    |           |        | 28,606   | 28,606       | 360,694             | 995,000         |
| 05/01/2052    | 315,000   | 5.75%  | 28,606   | 343,606      |                     | 680,000         |
| 11/01/2052    |           |        | 19,550   | 19,550       | 363,156             | 680,000         |
| 05/01/2053    | 330,000   | 5.75%  | 19,550   | 349,550      |                     | 350,000         |

**STATEMENT 5**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA ONE)**  
**BOND DEBT SERVICE**

| Period Ending | Principal        | Coupon | Interest         | Debt Service | Annual Debt Service | Par Outstanding |
|---------------|------------------|--------|------------------|--------------|---------------------|-----------------|
| 11/01/2053    |                  |        | 10,063           | 10,063       | 359,613             | 350,000         |
| 05/01/2054    | 350,000          | 5.75%  | 10,063           | 360,063      |                     | 0               |
| <b>Total</b>  | <b>5,250,000</b> |        | <b>5,700,033</b> |              | <b>10,589,971</b>   |                 |

MADS: 363,156.25

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6**  
**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 TOTAL ASSESSMENT ALLOCATION**

**Table 1 -FY Allocation of Assessments (as if all On-Roll)**

| Approx Lot Width | Lot Count | Assigned ERU | O&M, Gross | DS S2024 AA1, Gross | Total FY 2026 | Total FY 2025 | Difference** |
|------------------|-----------|--------------|------------|---------------------|---------------|---------------|--------------|
| 40'              | 88        | 0.80         | \$304.38   | \$1,052.36          | \$1,356.74    | \$1,352.07    | \$4.67       |
| 50'              | 148       | 1.00         | \$380.47   | \$1,315.45          | \$1,695.92    | \$1,690.09    | \$5.83       |
| 60'              | 61        | 1.20         | \$456.56   | \$1,578.54          | \$2,035.10    | \$2,028.10    | \$7.00       |

Assessment Area One

Total: 297

\*\* Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

# **EXHIBIT 2**

**[Return to Agenda](#)**

Serial Number  
25-003511



Ormond Beach Observer  
Published Weekly  
Ormond Beach, Volusia County, Florida

COUNTY OF VOLUSIA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Ormond Beach Observer a weekly newspaper published at Ormond Beach, Volusia County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Notice of Regular Board of Supervisors' Meeting

in the matter of Public Hearing and Regular Board Meeting on August 22, 2025 at 10:00 a.m.; Cresswind DeLand Community Development District

in the Court, was published in said newspaper by print in the issues of 7/31/2025

Affiant further says that the Ormond Beach Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida  
(SEAL)



Andrew Pagnotta  
Comm.: HH 627562  
Expires: Jan. 12, 2029  
Notary Public - State of Florida

**CRESSWIND DELAND COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO  
CONSIDER THE ADOPTION OF THE  
FISCAL YEAR 2025/2026 BUDGET(S);  
AND NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Cresswind DeLand Community Development District ("District") will hold a public hearing on August 22, 2025, at 10:00 a.m., 1230 Club Cresswind Way, DeLand, Florida 32724 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.cresswinddelandodd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 31, 2025

25-003511

Serial Number  
25-00344I



Ormond Beach Observer  
Published Weekly  
Ormond Beach , Volusia County, Florida

COUNTY OF VOLUSIA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Ormond Beach Observer a weekly newspaper published at Ormond Beach , Volusia County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings and Regular Board of Supervisors' Meeting

in the matter of Cresswind DeLand Community Development District Public Hearings and Regular Meeting on August 22, 2025 at 10:00 a.m.

in the Court, was published in said newspaper by print in the

**See Attached**

issues of 7/24/2025

Affiant further says that the Ormond Beach Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida  
(SEAL)



Andrew Pagnotta  
Comm.: HH 627562  
Expires: Jan. 12, 2029  
Notary Public - State of Florida



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL  
YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE  
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS,  
ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND  
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Cresswind DeLand Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 22, 2025, at 10:00 a.m., 1230 Club Cresswind Way, DeLand, Florida 32724**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual O&M Assessment(1) |
|----------|--------------------------|-----------------------------------|--------------------------|
| SF 40'   | 153                      | 0.8                               | \$304.38                 |
| SF 50'   | 311                      | 1.0                               | \$380.47                 |
| SF 60'   | 135                      | 1.2                               | \$456.56                 |

(1) Annual O&M Assessment includes County collection costs and early payment discounts.

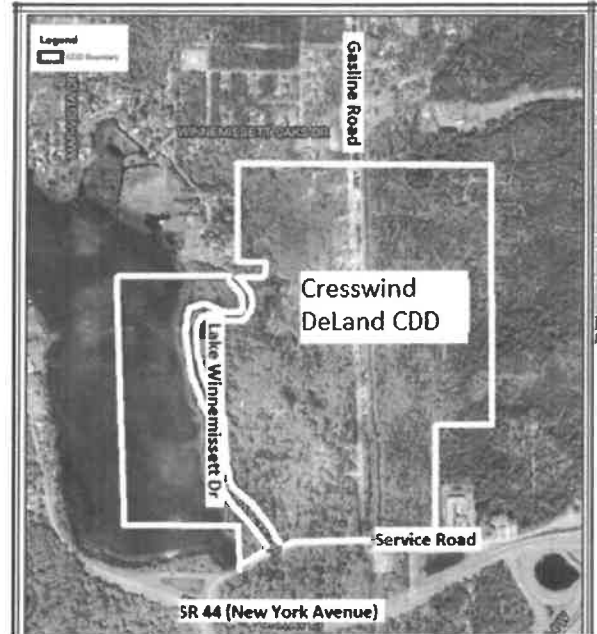
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 24, 2025

25-003441

# **EXHIBIT 3**

**[Return to Agenda](#)**

## RESOLUTION 2025-05

### THE ANNUAL APPROPRIATION RESOLUTION OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Cresswind DeLand Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cresswind DeLand Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**[CONTINUED ON NEXT PAGE]**

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF August, 2025.**

**ATTEST:**

**CRESSWIND DELAND COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:**      Fiscal Year 2025/2026 Budget(s)

# **EXHIBIT 4**

**[Return to Agenda](#)**

## FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

**KH CW DELAND, LLC**, a Florida limited liability company, the owner and developer of lands within the boundary of the District, whose mailing address is 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444 ("**Developer**").

### RECITALS

**WHEREAS**, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

**WHEREAS**, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to

and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]



**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**CRESSWIND DELAND COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
**KH CW DELAND, LLC**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:**      FY 2026 Budget

# **EXHIBIT 5**

**[Return to Agenda](#)**

## RESOLUTION 2025-06

### [ANNUAL ASSESSMENT RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Cresswind DeLand Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT:**

**1. FUNDING.** As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT.** The District's Board hereby authorizes a funding agreement for a portion of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2025/2026. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

## 2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of Fiscal Year 2025/2026.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District

reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August , 2025.

ATTEST:

**CRESSWIND DELAND COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (On-Roll and Off-Roll)

# **EXHIBIT 6**

**[Return to Agenda](#)**



**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE  
FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Cresswind DeLand Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESSWIND  
DELAND COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2025.

ATTEST:

**CRESSWIND DELAND  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Comp. Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Cresswind DeLand Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at 1230 Club Cresswind Way, DeLand, FL 32724 on the first Thursday of the month at 9:00 a.m., unless otherwise indicated as follows:

**October 2, 2025  
November 6, 2025  
December 4, 2025  
January 1, 2026  
February 5, 2026  
March 5, 2026  
April 2, 2026  
May 7, 2026  
June 4, 2026  
July 2, 2026  
August 6, 2026  
September 3, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 or by calling (813) 565-4663.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
Andy Mendenhall

# **EXHIBIT 7**

**[Return to Agenda](#)**



# Quarterly Compliance Audit Report

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## Cresswind DeLand

**Date:** April 2025 - 1st Quarter

**Prepared for:** Monica Alvarez

**Developer:** Kai

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

| Passed | Description                                                                                                 |
|--------|-------------------------------------------------------------------------------------------------------------|
| Passed | <b>Website errors*</b><br>0 WCAG 2.1 errors appear on website pages causing issues**                        |
| Passed | <b>Keyboard navigation</b><br>The ability to navigate website without using a mouse                         |
| Passed | <b>Website accessibility policy</b><br>A published policy and a vehicle to submit issues and resolve issues |
| Passed | <b>Color contrast</b><br>Colors provide enough contrast between elements                                    |
| Passed | <b>Video captioning</b><br>Closed-captioning and detailed descriptions                                      |
| Passed | <b>PDF accessibility</b><br>Formatting PDFs including embedded images and non-text elements                 |
| Passed | <b>Site map</b><br>Alternate methods of navigating the website                                              |

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard





# Florida F.S. 189.069 Requirements

Result: **PASSED**

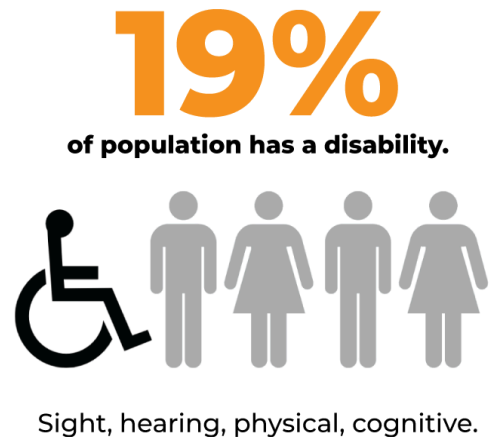
## Compliance Criteria

| Passed | Description                                                 |
|--------|-------------------------------------------------------------|
| Passed | Full Name and primary contact specified                     |
| Passed | Public Purpose                                              |
| Passed | Governing body Information                                  |
| Passed | Fiscal Year                                                 |
| Passed | Full Charter (Ordinance and Establishment) Information      |
| Passed | CDD Complete Contact Information                            |
| Passed | District Boundary map                                       |
| Passed | Listing of taxes, fees, assessments imposed by CDD          |
| Passed | Link to Florida Commission on Ethics                        |
| Passed | District Budgets (Last two years)                           |
| X      | Complete Financial Audit Report                             |
| Passed | Listing of Board Meetings                                   |
| N/A    | Public Facilities Report, if applicable                     |
| Passed | Link to Financial Services                                  |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

|                       |                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Assistive technology  | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0              | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled                               |
| 504                   | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people                        |
| 508                   | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled                                      |
| ADA                   | American with Disabilities Act (1990)                                                                                                           |
| Screen reader         | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.                |
| Website accessibility | Making your website fully accessible for people of all abilities                                                                                |
| W3C                   | World Wide Web Consortium – the international body that develops standards for using the web                                                    |

# **EXHIBIT 8**

**[Return to Agenda](#)**



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

**September 30, 2024**

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**September 30, 2024**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors  
Cresswind Deland Community Development District  
Volusia County, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Cresswind Deland Community Development District, Volusia County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated August 1, 2025, on our consideration of the Cresswind Deland Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated August 1, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

August 1, 2025

# **CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2024

Our discussion and analysis of Cresswind Deland Community Development District, Volusia County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit of (\$385,381).
- The change in the District's total net position in comparison with the prior fiscal year was (\$385,381), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$298,279. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

# **CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
September 30, 2024

**GOVERNMENT WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

|                                |                     |
|--------------------------------|---------------------|
| Current assets                 | \$ 330,812          |
| Non-current assets             |                     |
| Capital assets                 | 4,645,415           |
| Total assets                   | <u>4,976,227</u>    |
| Current liabilities            | 206,127             |
| Long-term liabilities          | 5,155,481           |
| Total liabilities              | <u>5,361,608</u>    |
| Net position                   |                     |
| Net invested in capital assets | (283,451)           |
| Restricted for debt service    | (98,594)            |
| Unrestricted                   | (3,336)             |
| Total net position             | <u>\$ (385,381)</u> |

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

|                                  |                     |
|----------------------------------|---------------------|
| Program revenues                 | \$ 73,141           |
| General revenues                 | 11,099              |
| Total revenues                   | <u>84,240</u>       |
| Expenses                         |                     |
| General government               | 76,477              |
| Interest on long-term debt       | 98,594              |
| Cost of issuance                 | 294,550             |
| Total expenses                   | <u>469,621</u>      |
| Change in net position           | (385,381)           |
| Net position - beginning of year | -                   |
| Net position - end of year       | <u>\$ (385,381)</u> |



## **CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

### **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$469,621, which consisted of costs of issuance, interest on long term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by special assessments and developer contributions.

#### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

#### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

##### Capital Assets

At September 30, 2024, the District had \$4,645,415 invested in construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

##### Capital Debt

At September 30, 2024, the District had \$5,230,481 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

#### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

# **CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2024

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cresswind Deland Community Development District's Finance Department at 2502 N Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

|                                          | <u>GOVERNMENTAL<br/>ACTIVITIES</u> |
|------------------------------------------|------------------------------------|
| <b>ASSETS</b>                            |                                    |
| Cash and cash equivalents                | \$ 11,736                          |
| Due from developer                       | 17,461                             |
| Restricted assets:                       |                                    |
| Investments                              | 301,615                            |
| Capital assets:                          |                                    |
| Non-depreciable                          | <u>4,645,415</u>                   |
| <b>TOTAL ASSETS</b>                      | <u><u>\$ 4,976,227</u></u>         |
| <b>LIABILITIES</b>                       |                                    |
| Accounts payable and accrued expenses    | \$ 32,533                          |
| Accrued interest payable                 | 98,594                             |
| Bonds payable, due within one year       | 75,000                             |
| Bonds payable, due in more than one year | <u>5,155,481</u>                   |
| <b>TOTAL LIABILITIES</b>                 | <u><u>5,361,608</u></u>            |
| <b>NET POSITION</b>                      |                                    |
| Net investment in capital assets         | (283,451)                          |
| Restricted for:                          |                                    |
| Debt service                             | (98,594)                           |
| Unrestricted                             | <u>(3,336)</u>                     |
| <b>TOTAL NET POSITION</b>                | <u><u>\$ (385,381)</u></u>         |

The accompanying notes are an integral part of this financial statement

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2024**

| Functions/Programs                | Expenses          | Program Revenues |                  | Net (Expense)       |
|-----------------------------------|-------------------|------------------|------------------|---------------------|
|                                   |                   | Charges for      | Operating        | Revenues and        |
|                                   |                   | Services         | Contributions    | Changes in Net      |
|                                   |                   |                  |                  | Position            |
|                                   |                   |                  |                  | Governmental        |
|                                   |                   |                  |                  | Activities          |
| Governmental activities           |                   |                  |                  |                     |
| General government                | \$ 76,477         | \$ -             | \$ 20,413        | \$ (56,064)         |
| Physical environment              | -                 | 1,444            | 51,284           | 52,728              |
| Interest on long-term debt        | 98,594            | -                | -                | (98,594)            |
| Cost of issuance                  | 294,550           | -                | -                | (294,550)           |
| Total governmental activities     | <u>\$ 469,621</u> | <u>\$ 1,444</u>  | <u>\$ 71,697</u> | <u>(396,480)</u>    |
| General revenues:                 |                   |                  |                  |                     |
| Investment earnings               |                   |                  |                  | <u>11,099</u>       |
| Total general revenues            |                   |                  |                  | <u>11,099</u>       |
| Change in net position            |                   |                  |                  | <u>(385,381)</u>    |
| Net position - October 1, 2023    |                   |                  |                  | <u>-</u>            |
| Net position - September 30, 2024 |                   |                  |                  | <u>\$ (385,381)</u> |

The accompanying notes are an integral part of this financial statement

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
September 30, 2024

|                                             | MAJOR FUNDS      |                   |                     | TOTAL                 |
|---------------------------------------------|------------------|-------------------|---------------------|-----------------------|
|                                             | GENERAL          | DEBT<br>SERVICE   | CAPITAL<br>PROJECTS | GOVERNMENTAL<br>FUNDS |
| <b><u>ASSETS</u></b>                        |                  |                   |                     |                       |
| Cash and cash equivalents                   | \$ 11,736        | \$ -              | \$ -                | \$ 11,736             |
| Due from developer                          | 17,461           | -                 | -                   | 17,461                |
| Restricted assets:                          |                  |                   |                     |                       |
| Investments                                 | -                | 301,615           | -                   | 301,615               |
| TOTAL ASSETS                                | <u>\$ 29,197</u> | <u>\$ 301,615</u> | <u>\$ -</u>         | <u>\$ 330,812</u>     |
| <b><u>LIABILITIES AND FUND BALANCES</u></b> |                  |                   |                     |                       |
| <b>LIABILITIES</b>                          |                  |                   |                     |                       |
| Accounts payable                            | \$ 32,533        | \$ -              | \$ -                | \$ 32,533             |
| TOTAL LIABILITIES                           | <u>32,533</u>    | <u>-</u>          | <u>-</u>            | <u>32,533</u>         |
| <b>FUND BALANCES</b>                        |                  |                   |                     |                       |
| Restricted for:                             |                  |                   |                     |                       |
| Debt service                                | -                | 301,615           | -                   | 301,615               |
| Unassigned                                  | (3,336)          | -                 | -                   | (3,336)               |
| TOTAL FUND BALANCES                         | <u>(3,336)</u>   | <u>301,615</u>    | <u>-</u>            | <u>298,279</u>        |
| TOTAL LIABILITIES AND<br>FUND BALANCES      | <u>\$ 29,197</u> | <u>\$ 301,615</u> | <u>\$ -</u>         | <u>\$ 330,812</u>     |

The accompanying notes are an integral part of this financial statement

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2024

|                                                                                                                                     |                     |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Total Governmental Fund Balances in the Balance Sheet                                                                               | \$ 298,279          |
| Amount reported for governmental activities in the Statement of Net Assets are different because:                                   |                     |
| Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds: |                     |
| Governmental capital assets                                                                                                         | 4,645,415           |
| Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:                      |                     |
| Accrued interest payable                                                                                                            | (98,594)            |
| Original issue discount                                                                                                             | 19,519              |
| Governmental bonds payable                                                                                                          | (5,250,000)         |
| Net Position of Governmental Activities                                                                                             | <u>\$ (385,381)</u> |

The accompanying notes are an integral part of this financial statement

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2024**

|                                                                                   | MAJOR FUNDS    |                  |                     | TOTAL                 |
|-----------------------------------------------------------------------------------|----------------|------------------|---------------------|-----------------------|
|                                                                                   | GENERAL        | DEBT<br>SERVICE  | CAPITAL<br>PROJECTS | GOVERNMENTAL<br>FUNDS |
| <b>REVENUES</b>                                                                   |                |                  |                     |                       |
| Developer contributions                                                           | \$ 71,697      | \$ -             | \$ -                | \$ 71,697             |
| Special assessments                                                               | 1,444          | -                | -                   | 1,444                 |
| Investment earnings                                                               | -              | 3,691            | 7,408               | 11,099                |
| <b>TOTAL REVENUES</b>                                                             | <b>73,141</b>  | <b>3,691</b>     | <b>7,408</b>        | <b>84,240</b>         |
| <b>EXPENDITURES</b>                                                               |                |                  |                     |                       |
| General government                                                                | 76,477         | -                | -                   | 76,477                |
| Capital outlay                                                                    | -              | -                | 4,645,415           | 4,645,415             |
| Debt                                                                              |                |                  |                     |                       |
| Bond issuance costs                                                               | -              | 294,550          | -                   | 294,550               |
| <b>TOTAL EXPENDITURES</b>                                                         | <b>76,477</b>  | <b>294,550</b>   | <b>4,645,415</b>    | <b>5,016,442</b>      |
| <b>EXCESS REVENUES OVER<br/>(UNDER) EXPENDITURES</b>                              | <b>(3,336)</b> | <b>(290,859)</b> | <b>(4,638,007)</b>  | <b>(4,932,202)</b>    |
| <b>OTHER SOURCES (USES)</b>                                                       |                |                  |                     |                       |
| Transfers in (out)                                                                | -              | (2,225)          | 2,225               | -                     |
| Bond discount                                                                     | -              | (19,519)         | -                   | (19,519)              |
| Bond proceeds                                                                     | -              | 614,218          | 4,635,782           | 5,250,000             |
| <b>TOTAL OTHER SOURCES (USES)</b>                                                 | <b>-</b>       | <b>592,474</b>   | <b>4,638,007</b>    | <b>5,230,481</b>      |
| <b>EXCESS REVENUES OVER<br/>(UNDER) EXPENDITURES<br/>AND OTHER SOURCES (USES)</b> | <b>(3,336)</b> | <b>301,615</b>   | <b>-</b>            | <b>298,279</b>        |
| <b>FUND BALANCE</b>                                                               |                |                  |                     |                       |
| Beginning of year                                                                 | -              | -                | -                   | -                     |
| End of year                                                                       | \$ (3,336)     | \$ 301,615       | \$ -                | \$ 298,279            |

The accompanying notes are an integral part of this financial statement

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2024**

|                                                        |    |         |
|--------------------------------------------------------|----|---------|
| Net Change in Fund Balances - Total Governmental Funds | \$ | 298,279 |
|--------------------------------------------------------|----|---------|

Amount reported for governmental activities in the Statement of Activities  
are different because:

|                                                                                                                                                                                                                          |  |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|
| The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period. |  | (5,230,481) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

|                |  |           |
|----------------|--|-----------|
| Capital outlay |  | 4,645,415 |
|----------------|--|-----------|

Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

|                                    |  |          |
|------------------------------------|--|----------|
| Change in accrued interest payable |  | (98,594) |
|------------------------------------|--|----------|

|                                                   |    |           |
|---------------------------------------------------|----|-----------|
| Change in Net Position of Governmental Activities | \$ | (385,381) |
|---------------------------------------------------|----|-----------|

The accompanying notes are an integral part of this financial statement



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY**

Cresswind Deland Community Development District ("District") was established on November 20, 2023 by Ordinance 2023-26 adopted by the Board of County Commissioners of Volusia County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

**Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

**Assessments (continued)**

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

**General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

**Capital Projects Fund**

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

**Assets, Liabilities and Net Position or Equity**

**Restricted Assets**

These assets represent cash and investments set aside pursuant to contractual restrictions.

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

**Capital Assets (continued)**

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

**Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

**Deferred Outflows/Inflows of Resources**

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

**Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

**Fund Equity/Net Position (continued)**

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Other Disclosures**

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE C - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C - BUDGETARY INFORMATION (CONTINUED)**

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE D – DEPOSITS AND INVESTMENTS**

**Deposits**

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District's investments were held as follows at September 30, 2024:

| <u>Investment</u>                                              | <u>Fair Value</u> | <u>Credit Risk</u> | <u>Maturities</u>                               |
|----------------------------------------------------------------|-------------------|--------------------|-------------------------------------------------|
| Fidelity Investments Money Market Funds - Government Portfolio | \$ 301,615        | S&P AAAm           | Weighted average of the fund portfolio: 21 days |
| Total Investments                                              | <u>\$ 301,615</u> |                    |                                                 |

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (continued)**

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE E – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

| Fund             | Transfer In     | Transfer Out    |
|------------------|-----------------|-----------------|
| Debt service     | \$ -            | \$ 2,225        |
| Capital projects | 2,225           | -               |
| Total            | <u>\$ 2,225</u> | <u>\$ 2,225</u> |

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

**NOTE F - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

|                                              | Balance<br>10/01/2023 | Increases           | Decreases   | Balance<br>09/30/2024 |
|----------------------------------------------|-----------------------|---------------------|-------------|-----------------------|
| <b>Governmental activities:</b>              |                       |                     |             |                       |
| Capital assets, not being depreciated:       |                       |                     |             |                       |
| Construction in progress                     | \$ -                  | \$ 4,645,415        | \$ -        | \$ 4,645,415          |
| Total capital assets, not being depreciated  | <u>-</u>              | <u>4,645,415</u>    | <u>-</u>    | <u>4,645,415</u>      |
| Governmental activities capital assets - net | <u>\$ -</u>           | <u>\$ 4,645,415</u> | <u>\$ -</u> | <u>\$ 4,645,415</u>   |

**NOTE G – LONG-TERM LIABILITIES**

**\$5,250,000 Special Assessment Bonds, Series 2024 (Assessment Area One)** – On June 3, 2024, the District issued \$5,250,000 in Special Assessment Bonds, Series 2024 (Assessment Area One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are payable in annual principal installments through May 2054. The Bonds bear interest ranging from 4.70% to 5.75% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE G – LONG-TERM LIABILITIES (CONTINUED)**

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

|                                          | Balance<br>10/01/2023 | Additions           | Deletions   | Balance<br>09/30/2024 | Due Within<br>One Year |
|------------------------------------------|-----------------------|---------------------|-------------|-----------------------|------------------------|
| Special Assessment Bonds,<br>Series 2024 | \$ -                  | \$ 5,250,000        | \$ -        | \$ 5,250,000          | \$ 75,000              |
|                                          | -                     | 5,250,000           | -           | 5,250,000             | 75,000                 |
| Unamortized bond discount                | -                     | (19,519)            | -           | (19,519)              | -                      |
|                                          | <u>\$ -</u>           | <u>\$ 5,230,481</u> | <u>\$ -</u> | <u>\$ 5,230,481</u>   | <u>\$ 75,000</u>       |

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

| September 30, | Principal           | Interest            | Total                |
|---------------|---------------------|---------------------|----------------------|
| 2025          | \$ 75,000           | \$ 262,779          | \$ 337,779           |
| 2026          | 80,000              | 284,891             | 364,891              |
| 2027          | 80,000              | 281,131             | 361,131              |
| 2028          | 85,000              | 277,371             | 362,371              |
| 2029          | 90,000              | 273,376             | 363,376              |
| 2030-2034     | 525,000             | 1,296,571           | 1,821,571            |
| 2035-2039     | 680,000             | 1,142,150           | 1,822,150            |
| 2040-2044     | 885,000             | 937,900             | 1,822,900            |
| 2045-2049     | 1,180,000           | 662,975             | 1,842,975            |
| 2050-2054     | 1,570,000           | 280,888             | 1,850,888            |
|               | <u>\$ 5,250,000</u> | <u>\$ 5,700,032</u> | <u>\$ 10,950,032</u> |

**NOTE H – DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$71,697, which includes a receivable of \$17,461 as of September 30, 2024.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE I - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE J - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

**NOTE K – CONCENTRATION**

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2024**

|                                                         | ORIGINAL<br>BUDGET | FINAL<br>BUDGET | ACTUAL            | VARIANCE<br>WITH FINAL<br>BUDGET<br>POSITIVE<br>(NEGATIVE) |
|---------------------------------------------------------|--------------------|-----------------|-------------------|------------------------------------------------------------|
| <b>REVENUES</b>                                         |                    |                 |                   |                                                            |
| Developer contributions                                 | \$ 526,705         | \$ 256,905      | \$ 71,697         | \$ (185,208)                                               |
| Special assessments                                     | -                  | -               | 1,444             | 1,444                                                      |
| <b>TOTAL REVENUES</b>                                   | <u>526,705</u>     | <u>256,905</u>  | <u>73,141</u>     | <u>(183,764)</u>                                           |
| <b>EXPENDITURES</b>                                     |                    |                 |                   |                                                            |
| Current                                                 |                    |                 |                   |                                                            |
| General government                                      | 126,705            | 119,705         | 76,477            | 43,228                                                     |
| Physical environment                                    | 400,000            | 137,200         | -                 | 137,200                                                    |
| <b>TOTAL EXPENDITURES</b>                               | <u>526,705</u>     | <u>256,905</u>  | <u>76,477</u>     | <u>180,428</u>                                             |
| <b>EXCESS OF REVENUES OVER<br/>(UNDER) EXPENDITURES</b> | <u>\$ -</u>        | <u>\$ -</u>     | (3,336)           | <u>\$ (3,336)</u>                                          |
| <b>FUND BALANCES</b>                                    |                    |                 |                   |                                                            |
| Beginning of year                                       |                    |                 | -                 |                                                            |
| End of year                                             |                    |                 | <u>\$ (3,336)</u> |                                                            |

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS*

To the Board of Directors  
Cresswind Deland Community Development District  
Volusia County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Cresswind Deland Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Cresswind Deland Community Development District's basic financial statements and have issued our report thereon dated August 1, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

August 1, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors  
Cresswind Deland Community Development District  
Volusia County, Florida

We have examined Cresswind Deland Community Development District, Volusia County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cresswind Deland Community Development District, Volusia County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
August 1, 2025



Management Letter

To the Board of Supervisors  
Cresswind Deland Community Development District  
Volusia County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Cresswind Deland Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated August 1, 2025.

**Auditors' Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 1, 2025, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Initial year audit, there were no findings in the prior year.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Cresswind Deland Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. Each construction projects with a total cost of at least \$65,000 approved by the District that are scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$4,645,415.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes as included on page 26.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Cresswind Deland Community Development District reported:

- a. The rates of non-ad valorem special assessments imposed by the District range from \$341 to \$512 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,444.
- c. The total amount of outstanding bonds issued by the District as \$5,250,000.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

August 1, 2025

# **EXHIBIT 9**

**[Return to Agenda](#)**

1 **MINUTES OF MEETING**

2 **CRESSWIND DELAND**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cresswind Deland Community  
5 Development District was held on Thursday, June 5, 2025 at 9:00 a.m. at 1230 Club Cresswind Way  
6 DeLand, FL 32724.

7 **FIRST ORDER OF BUSINESS – Call to Order / Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

|                           |                                       |
|---------------------------|---------------------------------------|
| 10 Emily Vaughn           | Board Supervisor, Chairwoman          |
| 11 Brad Walker (via Zoom) | Board Supervisor, Vice Chairman       |
| 12 Rob Fisher             | Board Supervisor, Assistant Secretary |
| 13 Mark Bines             | Board Supervisor, Assistant Secretary |

14 Also, present were:

|                                |                                 |
|--------------------------------|---------------------------------|
| 15 Andy Mendenhall             | District Manager, Kai           |
| 16 Brian Quillen (via Zoom)    | Head of Operations, Kai         |
| 17 Ashley Ligas (via Zoom)     | District Counsel, Kutak Rock    |
| 18 Strickland Smith (via Zoom) | District Engineer, Heidt Design |

19 *The following is a summary of the discussions and actions taken at the June 5, 2025 Cresswind DeLand*  
20 *CDD Board of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**  
22 **agenda items)**

23 It was asked if the Public Hearing on August may be on the 22<sup>nd</sup> or the 29<sup>th</sup>. Mr. Mendenhall  
24 explained that it would be something that the Board would decide as long as it would be greater  
25 than 60 days from the day of June meeting.

26 **THIRD ORDER OF BUSINESS – Business Items**

27 A. Exhibit 1: **Consideration for Adoption - Resolution 2025-04;** Approving Proposed FY 2026  
28 Budget and Setting Public Hearing

29 Mr. Mendenhall explained that he was happy to dive into the budget at whatever detail the Board  
30 wanted.

31 1. Exhibit A – Proposed Budget for Fiscal Year 2025/2026

32 On a MOTION by Ms. Vaughn, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board **adopted**  
33 **the Resolution 2025-04; Approving Proposed FY 2026 Budget and Setting Public Hearing**, for the  
34 Cresswind DeLand Community Development District.

35 **FOURTH ORDER OF BUSINESS – Consent Agenda**

36 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
37 Held May 01, 2025

38 Ms. Vaughn mentioned to correct the spelling of Ms. Stevens name.

39 On a MOTION by Ms. Vaughn, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board approved  
40 **the Minutes of the Board of Supervisors Regular Meeting Held May 01, 2025**, for the Cresswind  
41 DeLand Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

## A. District Manager

There being none, the next item followed.

## B. District Attorney

Ms. Ligas asked if the date of the Public Hearing was decided. After a discussion, the Public Hearing was set to August 22<sup>nd</sup>.

On a MOTION by Ms. Vaughn, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the Board **approved the Public Hearing to be set to August 22, 2025 at 10:00 a.m.**, for the Cresswind DeLand Community Development District.

## C. District Engineer

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)**

A resident asked if there would be additional streetlights the entrance. It was discussed that the area was privately owned. The resident also asked if the budget hearing agenda would be available in the website. Mr. Mendenhall explained that with the preliminary budget being approved, it would now be posted in the CDD website, together with the agenda and the meeting information.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

It was discussed that Ms. Stevens could swear in before the next meeting.

**EIGHTH ORDER OF BUSINESS – Adjournment**

Mr. Mendenhall asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Bines made a motion to adjourn the meeting.

On a MOTION by Mr. Bines, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the Board adjourned the meeting for the Cresswind DeLand Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

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Signature

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Signature

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Printed Name

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Printed NameTitle: ☐ Secretary ☐ Assistant SecretaryTitle: ☐ Chairman ☐ Vice Chairman

# **EXHIBIT 10**

**[Return to Agenda](#)**

**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH APRIL 30, 2025**

|    |                                  | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> | <b>Comments</b>                                                                 |
|----|----------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------|
| 12 | REGULATORY AND PERMIT FEES       | 175                                   | 175                                        | 200                                        | (25)                                            | Penalty for late filing of \$25                                                 |
| 20 | DISSEMINATION AGENT              | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         | DTS software subscription of \$2,500 and Kai dissemination agent fee of \$5,000 |
| 28 | PUMP & WELL REPAIR & MAINTENANCE | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         | SiteOne Landscape IQ Cellular communication for landscape monitoring \$4,872    |



**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025**

|    |                                  | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> | <b>Comments</b>                                                                 |
|----|----------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------|
| 12 | REGULATORY AND PERMIT FEES       | 175                                   | 175                                        | 200                                        | (25)                                            | Penalty for late filing of \$25                                                 |
| 20 | DISSEMINATION AGENT              | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         | DTS software subscription of \$2,500 and Kai dissemination agent fee of \$5,000 |
| 28 | PUMP & WELL REPAIR & MAINTENANCE | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         | SiteOne Landscape IQ Cellular communication for landscape monitoring \$4,872    |

**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

|    |                                  | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> | <b>Comments</b>                                                                 |
|----|----------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------|
| 12 | REGULATORY AND PERMIT FEES       | 175                                   | 175                                        | 200                                        | (25)                                            | Penalty for late filing of \$25                                                 |
| 20 | DISSEMINATION AGENT              | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         | DTS software subscription of \$2,500 and Kai dissemination agent fee of \$5,000 |
| 28 | PUMP & WELL REPAIR & MAINTENANCE | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         | SiteOne Landscape IQ Cellular communication for landscape monitoring \$4,872    |

# **EXHIBIT 11**

**[Return to Agenda](#)**

**Cresswind DeLand  
Community Development District**

**Financial Statements  
(Unaudited)**

**April 30, 2025**

**CRESSWIND DELAND CDD**  
**BALANCE SHEET**  
**APRIL 30, 2025**

|                                              | GENERAL<br>FUND  | DEBT<br>SERVICE<br>FUND | CONSTRUCTION<br>FUND | TOTAL<br>FUNDS    |
|----------------------------------------------|------------------|-------------------------|----------------------|-------------------|
| <b>1 ASSETS</b>                              |                  |                         |                      |                   |
| 2 CASH-OPERATING ACCOUNT                     | \$ 13,831        | \$ -                    | \$ -                 | \$ 13,831         |
| 3 DEBT SERVICE:                              |                  |                         |                      |                   |
| 4 REVENUE                                    | -                | 1,499                   | -                    | 1,499             |
| 5 SINKING FUND                               | -                | 75,000                  | -                    | 75,000            |
| 6 INTEREST                                   | -                | 144,208                 | -                    | 144,208           |
| 7 RESERVE                                    | -                | 186,152                 | -                    | 186,152           |
| 8 COST OF ISSUANCE                           | -                | 14                      | -                    | 14                |
| 9 CONSTRUCTION                               | -                | -                       | 1,474                | 1,474             |
| 10 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS | 288              | 1,011                   | -                    | 1,299             |
| 11 ACCOUNTS RECEIVABLE                       | 15,630           | -                       | -                    | 15,630            |
| 12 PREPAIDS                                  | 3,504            | -                       | -                    | 3,504             |
| 13 DEPOSITS                                  | -                | -                       | -                    | -                 |
| <b>14 TOTAL ASSETS</b>                       | <b>\$ 33,253</b> | <b>\$ 407,884</b>       | <b>\$ 1,474</b>      | <b>\$ 442,611</b> |
| <b>15 LIABILITIES AND FUND BALANCE</b>       |                  |                         |                      |                   |
| <b>16 LIABILITIES</b>                        |                  |                         |                      |                   |
| 17 ACCOUNTS PAYABLE                          | \$ 21,305        | \$ -                    | \$ -                 | \$ 21,305         |
| 18 DEFERRED REVENUE                          | 288              | 1,011                   | -                    | 1,299             |
| <b>19 TOTAL LIABILITIES</b>                  | <b>21,593</b>    | <b>1,011</b>            | <b>-</b>             | <b>22,604</b>     |
| <b>20 FUND BALANCES</b>                      |                  |                         |                      |                   |
| 21 RESTRICTED FUND BALANCE                   | -                | 301,616                 | -                    | 301,616           |
| 22 UNRESTRICTED NET ASSETS                   | (3,335)          | -                       | -                    | (3,335)           |
| 23 NET INCOME                                | 14,995           | 105,257                 | 1,474                | 121,726           |
| 24 TOTAL FUND BALANCE                        | 11,660           | 406,873                 | 1,474                | 420,007           |
| <b>25 TOTAL LIABILITIES AND FUND BALANCE</b> | <b>\$ 33,253</b> | <b>\$ 407,884</b>       | <b>\$ 1,474</b>      | <b>\$ 442,611</b> |

**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH APRIL 30, 2025**

|                                                       | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|-------------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                      |                                       |                                            |                                            |                                                 |
| 2 DEVELOPER FUNDING                                   | \$ 211,905                            | \$ 123,611                                 | \$ 64,783                                  | \$ (58,828)                                     |
| 3 ON ROLL TAX ASSESSMENTS                             | -                                     | -                                          | 4,980                                      | 4,980                                           |
| 4 LOT CLOSINGS                                        | -                                     | -                                          | 12,325                                     | 12,325                                          |
| <b>5 TOTAL REVENUE</b>                                | <b>211,905</b>                        | <b>123,611</b>                             | <b>82,088</b>                              | <b>(41,523)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |                                            |                                            |                                                 |
| <b>7 GENERAL ADMINISTRATIVE</b>                       |                                       |                                            |                                            |                                                 |
| 8 MANAGEMENT CONSULTING SERVICES                      | 47,000                                | 27,417                                     | 27,310                                     | 107                                             |
| 9 BANK FEES                                           | 500                                   | 292                                        | 96                                         | 196                                             |
| 10 AUDITING SERVICES                                  | 5,500                                 | 3,208                                      | -                                          | 3,208                                           |
| 11 INSURANCE                                          | 5,500                                 | 4,340                                      | 4,340                                      | -                                               |
| 12 REGULATORY AND PERMIT FEES                         | 175                                   | 175                                        | 200                                        | (25)                                            |
| 13 LEGAL ADVERTISEMENTS                               | 4,500                                 | 2,625                                      | -                                          | 2,625                                           |
| 14 ENGINEERING SERVICES                               | 10,000                                | 5,833                                      | -                                          | 5,833                                           |
| 15 LEGAL SERVICES                                     | 25,000                                | 14,583                                     | 2,751                                      | 11,832                                          |
| 16 WEBSITE HOSTING                                    | 2,015                                 | 1,175                                      | 638                                        | 537                                             |
| 17 ADMINISTRATIVE CONTINGENCY                         | 10,000                                | 5,833                                      | 108                                        | 5,725                                           |
| <b>18 TOTAL GENERAL ADMINISTRATIVE</b>                | <b>110,190</b>                        | <b>65,481</b>                              | <b>35,443</b>                              | <b>30,038</b>                                   |
| <b>19 DEBT ADMINISTRATION:</b>                        |                                       |                                            |                                            |                                                 |
| 20 DISSEMINATION AGENT                                | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         |
| 21 TRUSTEE FEES                                       | 4,040                                 | 1,267                                      | 1,267                                      | -                                               |
| 22 ARBITRAGE                                          | 475                                   | -                                          | -                                          | -                                               |
| <b>23 TOTAL DEBT ADMINISTRATION</b>                   | <b>9,515</b>                          | <b>6,267</b>                               | <b>8,767</b>                               | <b>(2,500)</b>                                  |
| 24 PHYSICAL ENVIRONMENT                               |                                       |                                            |                                            |                                                 |
| 25 AQUATIC MAINTENANCE                                | 19,200                                | 11,200                                     | 10,500                                     | 700                                             |
| 26 AERATORS                                           | 15,000                                | 8,750                                      | -                                          | 8,750                                           |
| 27 WETLAND MAINTENANCE                                | 2,800                                 | 1,633                                      | -                                          | 1,633                                           |
| 28 PUMP & WELL REPAIR & MAINTENANCE                   | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         |
| 29 PHYSICAL ENVIRONMENT CONTINGENCY                   | 50,000                                | 29,167                                     | 3,763                                      | 25,404                                          |
| <b>30 TOTAL PHYSICAL ENVIRONMENT</b>                  | <b>92,200</b>                         | <b>55,950</b>                              | <b>22,883</b>                              | <b>33,067</b>                                   |
| <b>31 TOTAL EXPENDITURES</b>                          | <b>211,905</b>                        | <b>127,698</b>                             | <b>67,093</b>                              | <b>60,605</b>                                   |
| <b>32 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>-</b>                              | <b>(4,087)</b>                             | <b>14,995</b>                              | <b>19,082</b>                                   |
| 33 FUND BALANCE - BEGINNING                           |                                       |                                            | (3,335)                                    |                                                 |
| <b>34 FUND BALANCE - ENDING</b>                       |                                       |                                            | <b>\$ 11,660</b>                           |                                                 |

**CRESSWIND DELAND CDD**  
**DEBT SERVICE FUND - SERIES 2024**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH APRIL 30, 2025**

|                                                    | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                   |                                       |                                            |                                            |                                                 |
| 2 SPECIAL ASSESSMENT - ON ROLL                     | \$ -                                  | \$ -                                       | \$ 17,484                                  | \$ 17,484                                       |
| 3 SPECIAL ASSESSMENT - OFF ROLL                    | 361,654                               | 210,965                                    | 165,878                                    | (45,087)                                        |
| 4 PREPAYMENT REVENUE                               | -                                     | -                                          | -                                          | -                                               |
| 5 INTEREST REVENUE                                 | -                                     | -                                          | 5,725                                      | 5,725                                           |
| 6 ASSESSMENT VIA LOT CLOSINGS                      | -                                     | -                                          | 34,741                                     | 34,741                                          |
| 7 LESS: DISCOUNT ASSESSMENTS                       | -                                     | -                                          | -                                          | -                                               |
| <b>8 TOTAL REVENUE</b>                             | <b>361,654</b>                        | <b>210,965</b>                             | <b>223,828</b>                             | <b>12,863</b>                                   |
| <b>9 EXPENDITURES</b>                              |                                       |                                            |                                            |                                                 |
| 10 COUNTY - ASSESSMENT COLLECTION FEES             | -                                     | -                                          | -                                          | -                                               |
| 11 INTEREST EXPENSE                                |                                       |                                            |                                            |                                                 |
| 12 NOVEMBER 1, 2024                                | 142,446                               | 142,446                                    | 118,571                                    | 23,875                                          |
| 13 MAY 1, 2025                                     | 144,208                               | -                                          | -                                          | -                                               |
| 14 PREPAYMENT                                      | -                                     | -                                          | -                                          | -                                               |
| 15 PRINCIPAL RETIREMENT                            | -                                     | -                                          | -                                          | -                                               |
| 16 PRINCIPAL PAYMENT                               |                                       |                                            |                                            |                                                 |
| 17 MAY 1, 2025                                     | 75,000                                | -                                          | -                                          | -                                               |
| 18 COST OF ISSUANCE                                | -                                     | -                                          | -                                          | -                                               |
| <b>19 TOTAL EXPENDITURES</b>                       | <b>361,654</b>                        | <b>142,446</b>                             | <b>118,571</b>                             | <b>23,875</b>                                   |
| <b>20 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b> | <b>\$ -</b>                           | <b>\$ 68,519</b>                           | <b>\$ 105,257</b>                          | <b>\$ 36,738</b>                                |
| <b>21 OTHER FINANCING SOURCES (USES)</b>           |                                       |                                            |                                            |                                                 |
| 22 BOND PROCEEDS                                   | -                                     | -                                          | -                                          | -                                               |
| 23 TRANSFER IN (OUT)                               | -                                     | -                                          | -                                          | -                                               |
| <b>24 TOTAL OTHER FINANCING SOURCES (USES)</b>     | <b>\$ -</b>                           | <b>\$ -</b>                                | <b>\$ -</b>                                | <b>\$ -</b>                                     |
| <b>25 FUND BALANCE - BEGINNING</b>                 | <b>-</b>                              | <b>301,616</b>                             | <b>301,616</b>                             | <b>-</b>                                        |
| <b>26 FUND BALANCE - ENDING</b>                    | <b>\$ -</b>                           | <b>\$ 370,135</b>                          | <b>\$ 406,873</b>                          | <b>\$ 36,738</b>                                |

**CRESSWIND DELAND CDD  
CONSTRUCTION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH APRIL 30, 2025**

|                                              | FY 2025<br>Actual<br>Year-to-Date |
|----------------------------------------------|-----------------------------------|
| <b>1 REVENUE</b>                             |                                   |
| 2 DEVELOPER FUNDING                          | \$ -                              |
| 3 BOND PROCEEDS                              | -                                 |
| 4 INTEREST                                   | 1,474                             |
| <b>5 TOTAL REVENUE</b>                       | <b>1,474</b>                      |
| <b>6 EXPENDITURES</b>                        |                                   |
| 7 CONSTRUCTION IN PROGRESS                   | -                                 |
| <b>8 TOTAL EXPENDITURES</b>                  | <b>\$ -</b>                       |
| <b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b> | <b>1,474</b>                      |
| 10 TRANSFER IN (OUT)                         | -                                 |
| 11 FUND BALANCE - BEGINNING                  | -                                 |
| <b>12 FUND BALANCE - ENDING</b>              | <b>\$ 1,474</b>                   |



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**CASH RECONCILIATION - GENERAL FUND**  
**APRIL 30, 2025**

|                              | <u><b>Bank United (Operating Acct)</b></u> |
|------------------------------|--------------------------------------------|
| Balance Per Bank Statement   | 13,831.92                                  |
| Plus: Deposits in Transit    | -                                          |
| Less: Outstanding Checks     | (0.60)                                     |
| <i>Adjusted Bank Balance</i> | <u><u><b>\$ 13,831.32</b></u></u>          |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Beginning Cash Balance Per Books | 13,832.52                         |
| Cash Receipts                    | -                                 |
| Cash Disbursements               | (1.20)                            |
| <i>Balance Per Books</i>         | <u><u><b>\$ 13,831.32</b></u></u> |

# CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

## Check Register FY2025

| Date       | Ref #  | Vendor Name                          | Memo                                                                           | Deposits  | Disbursements | Acct Balance |
|------------|--------|--------------------------------------|--------------------------------------------------------------------------------|-----------|---------------|--------------|
| 09/30/2024 |        | EOY Balance                          |                                                                                |           |               | 11,736.04    |
| 10/1/2024  | 100012 | Kutak Rock LLP                       | Invoice: 3410138 (Reference: For Professional Legal Services Rendered. ) Invoi |           | 5,817.87      | 5,918.17     |
| 10/2/2024  |        | Kolter Homes                         |                                                                                | 1,619.10  |               | 7,537.27     |
| 10/7/2024  |        |                                      | VOID: Deposit                                                                  | 0.00      |               | 7,537.27     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 7,968.75     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 517.78    |               | 8,486.53     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 345.19    |               | 8,831.72     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 22.57     |               | 8,854.29     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 9,285.77     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 9,717.25     |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 10,148.73    |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 10,580.21    |
| 10/15/2024 | 100013 | Kutak Rock LLP                       | Invoice: 3395171 (Reference: Professional Legal Services Rendered. ) Invoice:  |           | 5,290.68      | 5,289.53     |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 9,794.47  |               | 15,084.00    |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 1,739.50  |               | 16,823.50    |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 734.00    |               | 17,557.50    |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 7,916.67  |               | 25,474.17    |
| 10/30/2024 | 100014 | Ormond Beach Observer.               | Invoice: 24-003961 (Reference: Public Hearing on August 22, 2024. ) Invoice: 2 |           | 461.13        | 25,013.04    |
| 10/30/2024 | 100015 | Breeze Connected, LLC, CDD           | Invoice: 3677 (Reference: Professional Management. ) Invoice: 4024 (Reference: |           | 11,750.01     | 13,263.03    |
| 10/30/2024 | 100016 | Lake Pros LLC                        | Invoice: 1683 (Reference: Pond Maintenance Service. ) Invoice: 1815 (Reference |           | 3,000.00      | 10,263.03    |
| 10/30/2024 | 100017 | Kutak Rock LLP                       | Invoice: 3451731 (Reference: For Professional Legal Services Rendered. ) Invoi |           | 2,473.50      | 7,789.53     |
| 10/31/2024 |        |                                      |                                                                                | 24,846.68 | 28,793.19     | 7,789.53     |
| 11/1/2024  | 100018 | DISCLOSURE TECHNOLOGY SERVICES, LLC  | Invoice: 1215 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )          |           | 2,500.00      | 5,289.53     |
| 11/27/2024 | 100019 | Florida Dept of Economic Opportunity | VOID: Invoice: 91707 (Reference: Annual District Filing Fee. )                 |           |               | 5,289.53     |
| 11/30/2024 |        |                                      |                                                                                | 0.00      | 2,500.00      | 5,289.53     |
| 12/10/2024 | Online | Florida Dept of Economic Opportunity | VOID: Annual District Filing Fee.-paid by Kaylee billed by Breeze              |           |               | 5,289.53     |
| 12/13/2024 | 100020 | Lake Pros LLC                        | Invoice: 1469 (Reference: Pond Maintenance Service. )                          |           | 1,500.00      | 3,789.53     |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 4,221.01     |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 517.78    |               | 4,738.79     |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48    |               | 5,170.27     |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 175.00    |               | 5,345.27     |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 273.07    |               | 5,618.34     |
| 12/31/2024 | 593    |                                      | Stop payment fee                                                               |           | 30.00         | 5,588.34     |
| 12/31/2024 |        |                                      |                                                                                | 1,828.81  | 1,530.00      | 5,588.34     |
| 1/10/2025  |        |                                      | Deposit                                                                        | 1,200.00  |               | 6,788.34     |
| 1/10/2025  |        |                                      | Deposit                                                                        | 2,135.40  |               | 8,923.74     |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 6,124.76  |               | 15,048.50    |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 1,200.00  |               | 16,248.50    |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,629.08  |               | 21,877.58    |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,746.84  |               | 27,624.42    |
| 1/13/2025  | 100021 | Breeze Connected, LLC                | Invoice: 4057 (Reference: Localiq - Advertisement, and FedEx - 9/13. ) Invoice |           | 13,408.07     | 14,216.35    |
| 1/13/2025  | 100022 | Lake Pros LLC                        | Invoice: 1929 (Reference: Pond Maintenance Service. ) Invoice: 2052 (Reference |           | 3,000.00      | 11,216.35    |
| 1/13/2025  | 100023 | Breeze                               | Invoice: 19711 (Reference: Service Area CDD - Monthly. )                       |           | 1,200.00      | 10,016.35    |
| 1/13/2025  | 100024 | Breeze Connected, LLC                | Invoice: 3931 (Reference: Professional Management Services Monthly. ) Invoice  |           | 5,166.67      | 4,849.68     |
| 1/13/2025  | 100025 | Lake Pros LLC                        | Invoice: 1568 (Reference: Pond Maintenance Service. )                          |           | 1,500.00      | 3,349.68     |
| 1/15/2025  | 596    |                                      | Check 28328 returned - developer stopped payment after deposited               |           | 1,200.00      | 2,149.68     |
| 1/15/2025  | 596    |                                      | returned check fee                                                             |           | 15.00         | 2,134.68     |
| 1/15/2025  | 596    |                                      | wire fee                                                                       |           | 10.00         | 2,124.68     |
| 1/23/2025  | 100026 | Kutak Rock LLP                       | Invoice: 3484377 (Reference: For Professional Legal Services Rendered. )       |           | 734.00        | 1,390.68     |

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

**Check Register  
FY2025**

| Date              | Ref #     | Vendor Name                   | Memo                                                                                                                                         | Deposits         | Disbursements    | Acct Balance     |
|-------------------|-----------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| 1/27/2025         | 100027    | Breeze Connected, LLC         | Invoice: 4359 (Reference: Money returned back to CDD. )                                                                                      |                  | 1,200.00         | 190.68           |
| <b>01/31/2025</b> |           |                               |                                                                                                                                              | <b>22,036.08</b> | <b>27,433.74</b> | <b>190.68</b>    |
| 2/3/2025          | 100028    | Kutak Rock LLP                | Invoice: 3469605 (Reference: For Professional Legal Services Rendered. )                                                                     |                  | 656.50           | -465.82          |
| 2/14/2025         | 021425ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 15.00            | -480.82          |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 3,630.18         |                  | 3,149.36         |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 3,505.26         |
| 2/18/2025         | 598       | K Title Company LLC           | Lot closing checks sent to wrong Trustee bank and returned from US bank-this che                                                             | 3,749.04         |                  | 7,254.30         |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,416.67         |                  | 12,670.97        |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 674.50           |                  | 13,345.47        |
| 2/19/2025         | 597       |                               |                                                                                                                                              | 1,200.00         |                  | 14,545.47        |
| 2/21/2025         | 100029    | Innersync                     | Invoice: INV-SN-497 (Reference: Subscription: 12/15/204-12/14/25. )                                                                          |                  | 615.00           | 13,930.47        |
| 2/21/2025         | 100030    | Breeze Connected, LLC         | Invoice: 4341 (Reference: Professional Management. )                                                                                         |                  | 3,916.67         | 10,013.80        |
| 2/21/2025         | 100031    | Lake Pros LLC                 | Invoice: 2172 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 8,513.80         |
| 2/21/2025         | 100032    | Ormond Beach Observer.        | Invoice: 24-004931 (Reference: Public Hearing. )                                                                                             |                  | 59.50            | 8,454.30         |
| 2/25/2025         | 022525ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 12.00            | 8,442.30         |
| 2/25/2025         | 100033    | Breeze Connected, LLC         | Invoice: 4420 (Reference: Professional Management Services Monthly. ) Invoice                                                                |                  | 3,923.26         | 4,519.04         |
| 2/25/2025         | 598R      | K Title Company LLC           | Reverse of GJE 598 -- Lot closing checks sent to wrong Trustee bank and returned                                                             |                  | 3,749.04         | 770.00           |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 3,916.67         |                  | 4,686.67         |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 2,400.00         |                  | 7,086.67         |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 7,209.50         |                  | 14,296.17        |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,262.00         |                  | 19,558.17        |
| 2/28/2025         | 100034    | Egis Insurance Advisors LLC   | Reference: Policy #1001241203 12/11/2024-12/11/2025 Florida Insurance Alliance.                                                              |                  | 5,208.00         | 14,350.17        |
| 2/28/2025         | 100035    | Lake Pros LLC                 | Reference: Pond Maintenance Service. <a href="https://clientname(FILLIN).payableslockbox">https://clientname(FILLIN).payableslockbox</a>     |                  | 1,500.00         | 12,850.17        |
| 2/28/2025         | 100036    | Accurate Fence & Screen LLC   | Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockbox.com">https://clientname(FILLIN).payableslockbox.com</a> |                  | 3,762.00         | 9,088.17         |
| 2/28/2025         | 100037    | SiteOne Landscape Supply, LLC | Reference: Pump service for all 7-irrigation pump s. <a href="https://clientname(FILLIN)">https://clientname(FILLIN)</a>                     |                  | 1,775.00         | 7,313.17         |
| 2/28/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 7,312.57         |
| <b>02/28/2025</b> |           |                               |                                                                                                                                              | <b>33,814.46</b> | <b>26,692.57</b> | <b>7,312.57</b>  |
| 3/3/2025          | 100038    | Kutak Rock LLP                | Reference: For Professional Legal Services Rendered, 12/8-12/12/28. <a href="https://cli">https://cli</a>                                    |                  | 226.50           | 7,086.07         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 7,441.97         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 1,423.60         |                  | 8,865.57         |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 22,464.03        |                  | 31,329.60        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            |                  | 17,484.48        | 13,845.12        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 17,484.48        |                  | 31,329.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 1,500.00         |                  | 32,829.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 483.00           |                  | 33,312.60        |
| 3/27/2025         | 032725ach | Bank United.                  | bank wire fee                                                                                                                                |                  | 12.00            | 33,300.60        |
| 3/27/2025         | 31427     |                               | wire to DS from GF for FY25 tax deposits                                                                                                     |                  | 17,484.48        | 15,816.12        |
| 3/28/2025         | 100006    | Accurate Fence & Screen LLC   | VOID: Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockb">https://clientname(FILLIN).payableslockb</a>       |                  |                  | 15,816.12        |
| 3/28/2025         | 100039    | Kutak Rock LLP                | Invoice: 3527493 (Reference: For Professional Legal Services Rendered 1/4-1/30/2                                                             |                  | 483.00           | 15,333.12        |
| 3/28/2025         | 100040    | Lake Pros LLC                 | Invoice: 2420 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 13,833.12        |
| 3/31/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,832.52        |
| <b>03/31/2025</b> |           |                               |                                                                                                                                              | <b>43,711.01</b> | <b>37,191.06</b> | <b>13,832.52</b> |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.92        |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.32        |
| <b>04/30/2025</b> |           |                               |                                                                                                                                              | <b>0.00</b>      | <b>1.20</b>      | <b>13,831.32</b> |

**Cresswind DeLand  
Community Development District**

**Financial Statements  
(Unaudited)**

**May 31, 2025**

**CRESSWIND DELAND CDD**  
**BALANCE SHEET**  
**MAY 31, 2025**

|                                              | GENERAL<br>FUND  | DEBT<br>SERVICE<br>FUND | CONSTRUCTION<br>FUND | TOTAL<br>FUNDS    |
|----------------------------------------------|------------------|-------------------------|----------------------|-------------------|
| <b>1 ASSETS</b>                              |                  |                         |                      |                   |
| 2 CASH-OPERATING ACCOUNT                     | \$ 26,739        | \$ -                    | \$ -                 | \$ 26,739         |
| 3 DEBT SERVICE:                              |                  |                         |                      |                   |
| 4 REVENUE                                    | -                | 6,566                   | -                    | 6,566             |
| 5 SINKING FUND                               | -                | 8                       | -                    | 8                 |
| 6 INTEREST                                   | -                | 38                      | -                    | 38                |
| 7 RESERVE                                    | -                | 186,761                 | -                    | 186,761           |
| 8 COST OF ISSUANCE                           | -                | -                       | -                    | -                 |
| 9 CONSTRUCTION                               | -                | -                       | 1,478                | 1,478             |
| 10 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS | 288              | 1,011                   | -                    | 1,299             |
| 11 ACCOUNTS RECEIVABLE                       | 16,218           | -                       | -                    | 16,218            |
| 12 PREPAIDS                                  | 3,504            | -                       | -                    | 3,504             |
| 13 DEPOSITS                                  | -                | -                       | -                    | -                 |
| <b>14 TOTAL ASSETS</b>                       | <b>\$ 46,749</b> | <b>\$ 194,384</b>       | <b>\$ 1,478</b>      | <b>\$ 242,611</b> |
| <b>15 LIABILITIES AND FUND BALANCE</b>       |                  |                         |                      |                   |
| <b>16 LIABILITIES</b>                        |                  |                         |                      |                   |
| 17 ACCOUNTS PAYABLE                          | \$ 27,281        | \$ -                    | \$ -                 | \$ 27,281         |
| 18 DEFERRED REVENUE                          | 288              | 1,011                   | -                    | 1,299             |
| <b>19 TOTAL LIABILITIES</b>                  | <b>27,569</b>    | <b>1,011</b>            | <b>-</b>             | <b>28,580</b>     |
| <b>20 FUND BALANCES</b>                      |                  |                         |                      |                   |
| 21 RESTRICTED FUND BALANCE                   | -                | 301,616                 | -                    | 301,616           |
| 22 UNRESTRICTED NET ASSETS                   | (3,335)          | -                       | -                    | (3,335)           |
| 23 NET INCOME                                | 22,515           | (108,243)               | 1,478                | (84,250)          |
| 24 TOTAL FUND BALANCE                        | 19,180           | 193,373                 | 1,478                | 214,031           |
| <b>25 TOTAL LIABILITIES AND FUND BALANCE</b> | <b>\$ 46,749</b> | <b>\$ 194,384</b>       | <b>\$ 1,478</b>      | <b>\$ 242,611</b> |

**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025**

|                                                       | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|-------------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                      |                                       |                                            |                                            |                                                 |
| 2 DEVELOPER FUNDING                                   | \$ 211,905                            | \$ 141,270                                 | \$ 75,076                                  | \$ (66,194)                                     |
| 3 ON ROLL TAX ASSESSMENTS                             | -                                     | -                                          | 4,980                                      | 4,980                                           |
| 4 LOT CLOSINGS                                        | -                                     | -                                          | 15,528                                     | 15,528                                          |
| <b>5 TOTAL REVENUE</b>                                | <b>211,905</b>                        | <b>141,270</b>                             | <b>95,584</b>                              | <b>(45,686)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |                                            |                                            |                                                 |
| <b>7 GENERAL ADMINISTRATIVE</b>                       |                                       |                                            |                                            |                                                 |
| 8 MANAGEMENT CONSULTING SERVICES                      | 47,000                                | 31,333                                     | 31,227                                     | 106                                             |
| 9 BANK FEES                                           | 500                                   | 333                                        | 96                                         | 237                                             |
| 10 AUDITING SERVICES                                  | 5,500                                 | 3,667                                      | -                                          | 3,667                                           |
| 11 INSURANCE                                          | 5,500                                 | 4,340                                      | 4,340                                      | -                                               |
| 12 REGULATORY AND PERMIT FEES                         | 175                                   | 175                                        | 200                                        | (25)                                            |
| 13 LEGAL ADVERTISEMENTS                               | 4,500                                 | 3,000                                      | -                                          | 3,000                                           |
| 14 ENGINEERING SERVICES                               | 10,000                                | 6,667                                      | -                                          | 6,667                                           |
| 15 LEGAL SERVICES                                     | 25,000                                | 16,667                                     | 3,185                                      | 13,482                                          |
| 16 WEBSITE HOSTING                                    | 2,015                                 | 1,343                                      | 763                                        | 580                                             |
| 17 ADMINISTRATIVE CONTINGENCY                         | 10,000                                | 6,667                                      | 108                                        | 6,559                                           |
| <b>18 TOTAL GENERAL ADMINISTRATIVE</b>                | <b>110,190</b>                        | <b>74,192</b>                              | <b>39,919</b>                              | <b>34,273</b>                                   |
| <b>19 DEBT ADMINISTRATION:</b>                        |                                       |                                            |                                            |                                                 |
| 20 DISSEMINATION AGENT                                | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         |
| 21 TRUSTEE FEES                                       | 4,040                                 | 1,267                                      | 1,267                                      | -                                               |
| 22 ARBITRAGE                                          | 475                                   | -                                          | -                                          | -                                               |
| <b>23 TOTAL DEBT ADMINISTRATION</b>                   | <b>9,515</b>                          | <b>6,267</b>                               | <b>8,767</b>                               | <b>(2,500)</b>                                  |
| <b>24 PHYSICAL ENVIRONMENT</b>                        |                                       |                                            |                                            |                                                 |
| 25 AQUATIC MAINTENANCE                                | 19,200                                | 12,800                                     | 12,000                                     | 800                                             |
| 26 AERATORS                                           | 15,000                                | 10,000                                     | -                                          | 10,000                                          |
| 27 WETLAND MAINTENANCE                                | 2,800                                 | 1,867                                      | -                                          | 1,867                                           |
| 28 PUMP & WELL REPAIR & MAINTENANCE                   | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         |
| 29 PHYSICAL ENVIRONMENT CONTINGENCY                   | 50,000                                | 33,333                                     | 3,763                                      | 29,570                                          |
| <b>30 TOTAL PHYSICAL ENVIRONMENT</b>                  | <b>92,200</b>                         | <b>63,200</b>                              | <b>24,383</b>                              | <b>38,817</b>                                   |
| <b>31 TOTAL EXPENDITURES</b>                          | <b>211,905</b>                        | <b>143,659</b>                             | <b>73,069</b>                              | <b>70,590</b>                                   |
| <b>32 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>-</b>                              | <b>(2,389)</b>                             | <b>22,515</b>                              | <b>24,904</b>                                   |
| <b>33 FUND BALANCE - BEGINNING</b>                    |                                       |                                            | <b>(3,335)</b>                             |                                                 |
| <b>34 FUND BALANCE - ENDING</b>                       |                                       |                                            | <b>\$ 19,180</b>                           |                                                 |

**CRESSWIND DELAND CDD**  
**DEBT SERVICE FUND - SERIES 2024**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025**

|                                                    | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                   |                                       |                                            |                                            |                                                 |
| 2 SPECIAL ASSESSMENT - ON ROLL                     | \$ -                                  | \$ -                                       | \$ 17,484                                  | \$ 17,484                                       |
| 3 SPECIAL ASSESSMENT - OFF ROLL                    | 361,654                               | 241,103                                    | 165,878                                    | (75,225)                                        |
| 4 PREPAYMENT REVENUE                               | -                                     | -                                          | -                                          | -                                               |
| 5 INTEREST REVENUE                                 | -                                     | -                                          | 6,507                                      | 6,507                                           |
| 6 ASSESSMENT VIA LOT CLOSINGS                      | -                                     | -                                          | 39,667                                     | 39,667                                          |
| 7 LESS: DISCOUNT ASSESSMENTS                       | -                                     | -                                          | -                                          | -                                               |
| <b>8 TOTAL REVENUE</b>                             | <b>361,654</b>                        | <b>241,103</b>                             | <b>229,536</b>                             | <b>(11,567)</b>                                 |
| <b>9 EXPENDITURES</b>                              |                                       |                                            |                                            |                                                 |
| 10 COUNTY - ASSESSMENT COLLECTION FEES             | -                                     | -                                          | -                                          | -                                               |
| 11 INTEREST EXPENSE                                |                                       |                                            |                                            |                                                 |
| 12 NOVEMBER 1, 2024                                | 142,446                               | 142,446                                    | 118,571                                    | 23,875                                          |
| 13 MAY 1, 2025                                     | 144,208                               | 144,208                                    | 144,208                                    | -                                               |
| 14 PREPAYMENT                                      | -                                     | -                                          | -                                          | -                                               |
| 15 PRINCIPAL RETIREMENT                            | -                                     | -                                          | -                                          | -                                               |
| 16 PRINCIPAL PAYMENT                               |                                       |                                            |                                            |                                                 |
| 17 MAY 1, 2025                                     | 75,000                                | 75,000                                     | 75,000                                     | -                                               |
| 18 COST OF ISSUANCE                                | -                                     | -                                          | -                                          | -                                               |
| <b>19 TOTAL EXPENDITURES</b>                       | <b>361,654</b>                        | <b>361,654</b>                             | <b>337,779</b>                             | <b>23,875</b>                                   |
| <b>20 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b> | <b>\$ -</b>                           | <b>\$ (120,551)</b>                        | <b>\$ (108,243)</b>                        | <b>\$ (12,308)</b>                              |
| <b>21 OTHER FINANCING SOURCES (USES)</b>           |                                       |                                            |                                            |                                                 |
| 22 BOND PROCEEDS                                   | -                                     | -                                          | -                                          | -                                               |
| 23 TRANSFER IN (OUT)                               | -                                     | -                                          | -                                          | -                                               |
| <b>24 TOTAL OTHER FINANCING SOURCES (USES)</b>     | <b>\$ -</b>                           | <b>\$ -</b>                                | <b>\$ -</b>                                | <b>\$ -</b>                                     |
| <b>25 FUND BALANCE - BEGINNING</b>                 | <b>-</b>                              | <b>301,616</b>                             | <b>301,616</b>                             | <b>-</b>                                        |
| <b>26 FUND BALANCE - ENDING</b>                    | <b>\$ -</b>                           | <b>\$ 181,065</b>                          | <b>\$ 193,373</b>                          | <b>\$ (12,308)</b>                              |

**CRESSWIND DELAND CDD  
CONSTRUCTION FUND**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025**

|                                              | FY 2025<br>Actual<br>Year-to-Date |
|----------------------------------------------|-----------------------------------|
| <b>1 REVENUE</b>                             |                                   |
| 2 DEVELOPER FUNDING                          | \$ -                              |
| 3 BOND PROCEEDS                              | -                                 |
| 4 INTEREST                                   | 1,478                             |
| <b>5 TOTAL REVENUE</b>                       | <b>1,478</b>                      |
| <b>6 EXPENDITURES</b>                        |                                   |
| 7 CONSTRUCTION IN PROGRESS                   | -                                 |
| <b>8 TOTAL EXPENDITURES</b>                  | <b>\$ -</b>                       |
| <b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 1,478                             |
| 10 TRANSFER IN (OUT)                         | -                                 |
| 11 FUND BALANCE - BEGINNING                  | -                                 |
| <b>12 FUND BALANCE - ENDING</b>              | <b>\$ 1,478</b>                   |



**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**CASH RECONCILIATION - GENERAL FUND**  
**MAY 31, 2025**

|                                   | <u><b>Bank United (Operating Acct)</b></u> |
|-----------------------------------|--------------------------------------------|
| Ending Balance Per Bank Statement | 26,738.89                                  |
| Plus: Deposits in Transit         | -                                          |
| Less: Outstanding Checks          | -                                          |
| <i>Adjusted Bank Balance</i>      | <u><u><b>\$ 26,738.89</b></u></u>          |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Beginning Cash Balance Per Books | 13,831.32                         |
| Cash Receipts                    | 12,907.57                         |
| Cash Disbursements               | -                                 |
| <i>Balance Per Books</i>         | <u><u><b>\$ 26,738.89</b></u></u> |

# CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

## Check Register FY 2025

| Date       | Ref #  | Vendor Name                          | Memo                                                                           | Deposits         | Disbursements    | Acct Balance     |
|------------|--------|--------------------------------------|--------------------------------------------------------------------------------|------------------|------------------|------------------|
| 09/30/2024 |        | <b>EOY Balance</b>                   |                                                                                |                  |                  | <b>11,736.04</b> |
| 10/1/2024  | 100012 | Kutak Rock LLP                       | Invoice: 3410138 (Reference: For Professional Legal Services Rendered. ) Invoi |                  | 5,817.87         | 5,918.17         |
| 10/2/2024  |        | Kolter Homes                         |                                                                                | 1,619.10         |                  | 7,537.27         |
| 10/7/2024  |        |                                      | VOID: Deposit                                                                  | 0.00             |                  | 7,537.27         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 7,968.75         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 517.78           |                  | 8,486.53         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 345.19           |                  | 8,831.72         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 22.57            |                  | 8,854.29         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 9,285.77         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 9,717.25         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 10,148.73        |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 10,580.21        |
| 10/15/2024 | 100013 | Kutak Rock LLP                       | Invoice: 3395171 (Reference: Professional Legal Services Rendered. ) Invoice:  |                  | 5,290.68         | 5,289.53         |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 9,794.47         |                  | 15,084.00        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 1,739.50         |                  | 16,823.50        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 734.00           |                  | 17,557.50        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 7,916.67         |                  | 25,474.17        |
| 10/30/2024 | 100014 | Ormond Beach Observer.               | Invoice: 24-003961 (Reference: Public Hearing on August 22, 2024. ) Invoice: 2 |                  | 461.13           | 25,013.04        |
| 10/30/2024 | 100015 | Breeze Connected, LLC, CDD           | Invoice: 3677 (Reference: Professional Management. ) Invoice: 4024 (Reference: |                  | 11,750.01        | 13,263.03        |
| 10/30/2024 | 100016 | Lake Pros LLC                        | Invoice: 1683 (Reference: Pond Maintenance Service. ) Invoice: 1815 (Reference |                  | 3,000.00         | 10,263.03        |
| 10/30/2024 | 100017 | Kutak Rock LLP                       | Invoice: 3451731 (Reference: For Professional Legal Services Rendered. ) Invoi |                  | 2,473.50         | 7,789.53         |
| 10/31/2024 |        |                                      |                                                                                | <b>24,846.68</b> | <b>28,793.19</b> | <b>7,789.53</b>  |
| 11/1/2024  | 100018 | DISCLOSURE TECHNOLOGY SERVICES, LLC  | Invoice: 1215 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )          |                  | 2,500.00         | 5,289.53         |
| 11/27/2024 | 100019 | Florida Dept of Economic Opportunity | VOID: Invoice: 91707 (Reference: Annual District Filing Fee. )                 |                  |                  | 5,289.53         |
| 11/30/2024 |        |                                      |                                                                                | <b>0.00</b>      | <b>2,500.00</b>  | <b>5,289.53</b>  |
| 12/10/2024 | Online | Florida Dept of Economic Opportunity | VOID: Annual District Filing Fee.-paid by Kaylee billed by Breeze              |                  |                  | 5,289.53         |
| 12/13/2024 | 100020 | Lake Pros LLC                        | Invoice: 1469 (Reference: Pond Maintenance Service. )                          |                  | 1,500.00         | 3,789.53         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 4,221.01         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 517.78           |                  | 4,738.79         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 5,170.27         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 175.00           |                  | 5,345.27         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 273.07           |                  | 5,618.34         |
| 12/31/2024 | 593    |                                      | Stop payment fee                                                               |                  | 30.00            | 5,588.34         |
| 12/31/2024 |        |                                      |                                                                                | <b>1,828.81</b>  | <b>1,530.00</b>  | <b>5,588.34</b>  |
| 1/10/2025  |        |                                      | Deposit                                                                        | 1,200.00         |                  | 6,788.34         |
| 1/10/2025  |        |                                      | Deposit                                                                        | 2,135.40         |                  | 8,923.74         |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 6,124.76         |                  | 15,048.50        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 1,200.00         |                  | 16,248.50        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,629.08         |                  | 21,877.58        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,746.84         |                  | 27,624.42        |
| 1/13/2025  | 100021 | Breeze Connected, LLC                | Invoice: 4057 (Reference: Localiq - Advertisement, and FedEx - 9/13. ) Invoice |                  | 13,408.07        | 14,216.35        |
| 1/13/2025  | 100022 | Lake Pros LLC                        | Invoice: 1929 (Reference: Pond Maintenance Service. ) Invoice: 2052 (Reference |                  | 3,000.00         | 11,216.35        |
| 1/13/2025  | 100023 | Breeze                               | Invoice: 19711 (Reference: Service Area CDD - Monthly. )                       |                  | 1,200.00         | 10,016.35        |
| 1/13/2025  | 100024 | Breeze Connected, LLC                | Invoice: 3931 (Reference: Professional Management Services Monthly. ) Invoice  |                  | 5,166.67         | 4,849.68         |
| 1/13/2025  | 100025 | Lake Pros LLC                        | Invoice: 1568 (Reference: Pond Maintenance Service. )                          |                  | 1,500.00         | 3,349.68         |
| 1/15/2025  | 596    |                                      | Check 28328 returned - developer stopped payment after deposited               |                  | 1,200.00         | 2,149.68         |
| 1/15/2025  | 596    |                                      | returned check fee                                                             |                  | 15.00            | 2,134.68         |
| 1/15/2025  | 596    |                                      | wire fee                                                                       |                  | 10.00            | 2,124.68         |
| 1/23/2025  | 100026 | Kutak Rock LLP                       | Invoice: 3484377 (Reference: For Professional Legal Services Rendered. )       |                  | 734.00           | 1,390.68         |

# CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

## Check Register FY 2025

| Date              | Ref #     | Vendor Name                   | Memo                                                                                                                                         | Deposits         | Disbursements    | Acct Balance     |
|-------------------|-----------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| 1/27/2025         | 100027    | Breeze Connected, LLC         | Invoice: 4359 (Reference: Money returned back to CDD. )                                                                                      |                  | 1,200.00         | 190.68           |
| <b>01/31/2025</b> |           |                               |                                                                                                                                              | <b>22,036.08</b> | <b>27,433.74</b> | <b>190.68</b>    |
| 2/3/2025          | 100028    | Kutak Rock LLP                | Invoice: 3469605 (Reference: For Professional Legal Services Rendered. )                                                                     |                  | 656.50           | -465.82          |
| 2/14/2025         | 021425ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 15.00            | -480.82          |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 3,630.18         |                  | 3,149.36         |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 3,505.26         |
| 2/18/2025         | 598       | K Title Company LLC           | Lot closing checks sent to wrong Trustee bank and returned from US bank-this che                                                             | 3,749.04         |                  | 7,254.30         |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,416.67         |                  | 12,670.97        |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 674.50           |                  | 13,345.47        |
| 2/19/2025         | 597       |                               |                                                                                                                                              | 1,200.00         |                  | 14,545.47        |
| 2/21/2025         | 100029    | Innersync                     | Invoice: INV-SN-497 (Reference: Subscription: 12/15/204-12/14/25. )                                                                          |                  | 615.00           | 13,930.47        |
| 2/21/2025         | 100030    | Breeze Connected, LLC         | Invoice: 4341 (Reference: Professional Management. )                                                                                         |                  | 3,916.67         | 10,013.80        |
| 2/21/2025         | 100031    | Lake Pros LLC                 | Invoice: 2172 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 8,513.80         |
| 2/21/2025         | 100032    | Ormond Beach Observer.        | Invoice: 24-004931 (Reference: Public Hearing. )                                                                                             |                  | 59.50            | 8,454.30         |
| 2/25/2025         | 022525ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 12.00            | 8,442.30         |
| 2/25/2025         | 100033    | Breeze Connected, LLC         | Invoice: 4420 (Reference: Professional Management Services Monthly. ) Invoice                                                                |                  | 3,923.26         | 4,519.04         |
| 2/25/2025         | 598R      | K Title Company LLC           | Reverse of GJE 598 -- Lot closing checks sent to wrong Trustee bank and returned                                                             |                  | 3,749.04         | 770.00           |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 3,916.67         |                  | 4,686.67         |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 2,400.00         |                  | 7,086.67         |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 7,209.50         |                  | 14,296.17        |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,262.00         |                  | 19,558.17        |
| 2/28/2025         | 100034    | Egis Insurance Advisors LLC   | Reference: Policy #1001241203 12/11/2024-12/11/2025 Florida Insurance Alliance.                                                              |                  | 5,208.00         | 14,350.17        |
| 2/28/2025         | 100035    | Lake Pros LLC                 | Reference: Pond Maintenance Service. <a href="https://clientname(FILLIN).payableslockbox">https://clientname(FILLIN).payableslockbox</a>     |                  | 1,500.00         | 12,850.17        |
| 2/28/2025         | 100036    | Accurate Fence & Screen LLC   | Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockbox.com">https://clientname(FILLIN).payableslockbox.com</a> |                  | 3,762.00         | 9,088.17         |
| 2/28/2025         | 100037    | SiteOne Landscape Supply, LLC | Reference: Pump service for all 7-irrigation pump s. <a href="https://clientname(FILLIN)">https://clientname(FILLIN)</a>                     |                  | 1,775.00         | 7,313.17         |
| 2/28/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 7,312.57         |
| <b>02/28/2025</b> |           |                               |                                                                                                                                              | <b>33,814.46</b> | <b>26,692.57</b> | <b>7,312.57</b>  |
| 3/3/2025          | 100038    | Kutak Rock LLP                | Reference: For Professional Legal Services Rendered, 12/8-12/12/28. <a href="https://cli">https://cli</a>                                    |                  | 226.50           | 7,086.07         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 7,441.97         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 1,423.60         |                  | 8,865.57         |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 22,464.03        |                  | 31,329.60        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            |                  | 17,484.48        | 13,845.12        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 17,484.48        |                  | 31,329.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 1,500.00         |                  | 32,829.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 483.00           |                  | 33,312.60        |
| 3/27/2025         | 032725ach | Bank United.                  | bank wire fee                                                                                                                                |                  | 12.00            | 33,300.60        |
| 3/27/2025         | 31427     |                               | wire to DS from GF for FY25 tax deposits                                                                                                     |                  | 17,484.48        | 15,816.12        |
| 3/28/2025         | 100006    | Accurate Fence & Screen LLC   | VOID: Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockb">https://clientname(FILLIN).payableslockb</a>       |                  |                  | 15,816.12        |
| 3/28/2025         | 100039    | Kutak Rock LLP                | Invoice: 3527493 (Reference: For Professional Legal Services Rendered 1/4-1/30/2                                                             |                  | 483.00           | 15,333.12        |
| 3/28/2025         | 100040    | Lake Pros LLC                 | Invoice: 2420 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 13,833.12        |
| 3/31/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,832.52        |
| <b>03/31/2025</b> |           |                               |                                                                                                                                              | <b>43,711.01</b> | <b>37,191.06</b> | <b>13,832.52</b> |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.92        |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.32        |
| <b>04/30/2025</b> |           |                               |                                                                                                                                              | <b>0.00</b>      | <b>1.20</b>      | <b>13,831.32</b> |
| 5/12/2025         |           |                               | Deposit                                                                                                                                      | 569.44           |                  | 14,400.76        |
| 5/13/2025         |           |                               | Deposit                                                                                                                                      | 711.80           |                  | 15,112.56        |
| 5/13/2025         | 36773     | Kolter Homes                  |                                                                                                                                              | 4,871.82         |                  | 19,984.38        |
| 5/13/2025         | 36773     | Kolter Homes                  |                                                                                                                                              | 915.98           |                  | 20,900.36        |

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

**FY 2025**

| Date       | Ref #     | Vendor Name  | Memo    | Deposits  | Disbursements | Acct Balance |
|------------|-----------|--------------|---------|-----------|---------------|--------------|
| 5/14/2025  |           |              | Deposit | 1,921.86  |               | 22,822.22    |
| 5/20/2025  | chk 38062 | Kolter Homes |         | 3,916.67  |               | 26,738.89    |
| 05/31/2025 |           |              |         | 12,907.57 | 0.00          | 26,738.89    |

**Cresswind DeLand  
Community Development District**

**Financial Statements  
(Unaudited)**

**June 30, 2025**

**CRESSWIND DELAND CDD**  
**BALANCE SHEET**  
**JUNE 30, 2025**

|                                              | GENERAL<br>FUND         | DEBT<br>SERVICE<br>FUND  | CONSTRUCTION<br>FUND   | TOTAL<br>FUNDS           |
|----------------------------------------------|-------------------------|--------------------------|------------------------|--------------------------|
| <b>1 ASSETS</b>                              |                         |                          |                        |                          |
| 2 RESTRICTED CASH FOR DEBT SERVICE           | \$ 1,084                | \$ -                     | \$ -                   | \$ 1,084                 |
| 3 CASH-OPERATING ACCOUNT                     | 17,337                  | -                        | -                      | 17,337                   |
| 4 DEBT SERVICE:                              |                         |                          |                        |                          |
| 5 REVENUE                                    | -                       | 9,323                    | -                      | 9,323                    |
| 6 SINKING FUND                               | -                       | 8                        | -                      | 8                        |
| 7 INTEREST                                   | -                       | 38                       | -                      | 38                       |
| 8 RESERVE                                    | -                       | 187,387                  | -                      | 187,387                  |
| 9 COST OF ISSUANCE                           | -                       | -                        | -                      | -                        |
| 10 CONSTRUCTION                              | -                       | -                        | 1,483                  | 1,483                    |
| 11 ACCOUNTS RECEIVABLE - ON ROLL ASSESSMENTS | -                       | -                        | -                      | -                        |
| 12 ACCOUNTS RECEIVABLE                       | 19,190                  | -                        | -                      | 19,190                   |
| 13 DS 2024 - DUE FROM GF                     | -                       | 1,084                    | -                      | 1,084                    |
| 14 PREPAIDS                                  | 3,504                   | -                        | -                      | 3,504                    |
| 15 DEPOSITS                                  | -                       | -                        | -                      | -                        |
| 16 <b>TOTAL ASSETS</b>                       | <u><u>\$ 41,115</u></u> | <u><u>\$ 197,840</u></u> | <u><u>\$ 1,483</u></u> | <u><u>\$ 240,438</u></u> |
| <b>17 LIABILITIES AND FUND BALANCE</b>       |                         |                          |                        |                          |
| <b>18 LIABILITIES</b>                        |                         |                          |                        |                          |
| 19 ACCOUNTS PAYABLE                          | \$ 18,675               | \$ -                     | \$ -                   | \$ 18,675                |
| 20 DEFERRED REVENUE                          | -                       | -                        | -                      | -                        |
| 21 GF DUE TO DS                              | 1,084                   | -                        | -                      | 1,084                    |
| 22 <b>TOTAL LIABILITIES</b>                  | <u><u>19,759</u></u>    | <u><u>-</u></u>          | <u><u>-</u></u>        | <u><u>19,759</u></u>     |
| <b>23 FUND BALANCES</b>                      |                         |                          |                        |                          |
| 24 RESTRICTED FUND BALANCE                   | -                       | 301,616                  | -                      | 301,616                  |
| 25 UNRESTRICTED NET ASSETS                   | (3,335)                 | -                        | -                      | (3,335)                  |
| 26 NET INCOME                                | 24,691                  | (103,776)                | 1,483                  | (77,602)                 |
| 27 TOTAL FUND BALANCE                        | <u>21,356</u>           | <u>197,840</u>           | <u>1,483</u>           | <u>220,679</u>           |
| 28 <b>TOTAL LIABILITIES AND FUND BALANCE</b> | <u><u>\$ 41,115</u></u> | <u><u>\$ 197,840</u></u> | <u><u>\$ 1,483</u></u> | <u><u>\$ 240,438</u></u> |

**CRESSWIND DELAND CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

|                                                       | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|-------------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                      |                                       |                                            |                                            |                                                 |
| 2 DEVELOPER FUNDING                                   | \$ 211,905                            | \$ 158,929                                 | \$ 89,841                                  | \$ (69,088)                                     |
| 3 ON ROLL TAX ASSESSMENTS                             | -                                     | -                                          | 5,288                                      | 5,288                                           |
| 4 LOT CLOSINGS                                        | -                                     | -                                          | 17,023                                     | 17,023                                          |
| <b>5 TOTAL REVENUE</b>                                | <b>211,905</b>                        | <b>158,929</b>                             | <b>112,152</b>                             | <b>(46,777)</b>                                 |
| <b>6 EXPENDITURES</b>                                 |                                       |                                            |                                            |                                                 |
| <b>7 GENERAL ADMINISTRATIVE</b>                       |                                       |                                            |                                            |                                                 |
| 8 MANAGEMENT CONSULTING SERVICES                      | 47,000                                | 35,250                                     | 35,144                                     | 106                                             |
| 9 BANK FEES                                           | 500                                   | 375                                        | 97                                         | 278                                             |
| 10 AUDITING SERVICES                                  | 5,500                                 | 4,125                                      | -                                          | 4,125                                           |
| 11 INSURANCE                                          | 5,500                                 | 4,340                                      | 4,340                                      | -                                               |
| 12 REGULATORY AND PERMIT FEES                         | 175                                   | 175                                        | 200                                        | (25)                                            |
| 13 LEGAL ADVERTISEMENTS                               | 4,500                                 | 3,375                                      | -                                          | 3,375                                           |
| 14 ENGINEERING SERVICES                               | 10,000                                | 7,500                                      | -                                          | 7,500                                           |
| 15 LEGAL SERVICES                                     | 25,000                                | 18,750                                     | 3,185                                      | 15,565                                          |
| 16 WEBSITE HOSTING                                    | 2,015                                 | 1,511                                      | 888                                        | 623                                             |
| 17 ADMINISTRATIVE CONTINGENCY                         | 10,000                                | 7,500                                      | 108                                        | 7,392                                           |
| <b>18 TOTAL GENERAL ADMINISTRATIVE</b>                | <b>110,190</b>                        | <b>82,901</b>                              | <b>43,962</b>                              | <b>38,939</b>                                   |
| <b>19 DEBT ADMINISTRATION:</b>                        |                                       |                                            |                                            |                                                 |
| 20 DISSEMINATION AGENT                                | 5,000                                 | 5,000                                      | 7,500                                      | (2,500)                                         |
| 21 TRUSTEE FEES                                       | 4,040                                 | 1,267                                      | 1,267                                      | -                                               |
| 22 ARBITRAGE                                          | 475                                   | -                                          | -                                          | -                                               |
| <b>23 TOTAL DEBT ADMINISTRATION</b>                   | <b>9,515</b>                          | <b>6,267</b>                               | <b>8,767</b>                               | <b>(2,500)</b>                                  |
| <b>24 PHYSICAL ENVIRONMENT</b>                        |                                       |                                            |                                            |                                                 |
| 25 AQUATIC MAINTENANCE                                | 19,200                                | 14,400                                     | 13,500                                     | 900                                             |
| 26 AERATORS                                           | 15,000                                | 11,250                                     | 8,850                                      | 2,400                                           |
| 27 WETLAND MAINTENANCE                                | 2,800                                 | 2,100                                      | -                                          | 2,100                                           |
| 28 PUMP & WELL REPAIR & MAINTENANCE                   | 5,200                                 | 5,200                                      | 8,620                                      | (3,420)                                         |
| 29 PHYSICAL ENVIRONMENT CONTINGENCY                   | 50,000                                | 37,500                                     | 3,762                                      | 33,738                                          |
| <b>30 TOTAL PHYSICAL ENVIRONMENT</b>                  | <b>92,200</b>                         | <b>70,450</b>                              | <b>34,732</b>                              | <b>35,718</b>                                   |
| <b>31 TOTAL EXPENDITURES</b>                          | <b>211,905</b>                        | <b>159,618</b>                             | <b>87,461</b>                              | <b>72,157</b>                                   |
| <b>32 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b> | <b>-</b>                              | <b>(689)</b>                               | <b>24,691</b>                              | <b>25,380</b>                                   |
| <b>33 FUND BALANCE - BEGINNING</b>                    |                                       |                                            | <b>(3,335)</b>                             |                                                 |
| <b>34 FUND BALANCE - ENDING</b>                       |                                       |                                            | <b>\$ 21,356</b>                           |                                                 |

**CRESSWIND DELAND CDD**  
**DEBT SERVICE FUND - SERIES 2024**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

|                                                    | <b>FY 2025<br/>Adopted<br/>Budget</b> | <b>FY 2025<br/>Budget<br/>Year-to-Date</b> | <b>FY 2025<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Favorable<br/>(Unfavorable)</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------|--------------------------------------------|-------------------------------------------------|
| <b>1 REVENUE</b>                                   |                                       |                                            |                                            |                                                 |
| 2 SPECIAL ASSESSMENT - ON ROLL                     | \$ -                                  | \$ -                                       | \$ 18,568                                  | \$ 18,568                                       |
| 3 SPECIAL ASSESSMENT - OFF ROLL                    | 361,654                               | 271,241                                    | 165,878                                    | (105,363)                                       |
| 4 PREPAYMENT REVENUE                               | -                                     | -                                          | -                                          | -                                               |
| 5 INTEREST REVENUE                                 | -                                     | -                                          | 7,141                                      | 7,141                                           |
| 6 ASSESSMENT VIA LOT CLOSINGS                      | -                                     | -                                          | 42,416                                     | 42,416                                          |
| 7 LESS: DISCOUNT ASSESSMENTS                       | -                                     | -                                          | -                                          | -                                               |
| <b>8 TOTAL REVENUE</b>                             | <b>361,654</b>                        | <b>271,241</b>                             | <b>234,003</b>                             | <b>(37,238)</b>                                 |
| <b>9 EXPENDITURES</b>                              |                                       |                                            |                                            |                                                 |
| 10 COUNTY - ASSESSMENT COLLECTION FEES             | -                                     | -                                          | -                                          | -                                               |
| 11 INTEREST EXPENSE                                |                                       |                                            |                                            |                                                 |
| 12 NOVEMBER 1, 2024                                | 142,446                               | 142,446                                    | 118,571                                    | 23,875                                          |
| 13 MAY 1, 2025                                     | 144,208                               | 144,208                                    | 144,208                                    | -                                               |
| 14 PREPAYMENT                                      | -                                     | -                                          | -                                          | -                                               |
| 15 PRINCIPAL RETIREMENT                            | -                                     | -                                          | -                                          | -                                               |
| 16 PRINCIPAL PAYMENT                               |                                       |                                            |                                            |                                                 |
| 17 MAY 1, 2025                                     | 75,000                                | 75,000                                     | 75,000                                     | -                                               |
| 18 COST OF ISSUANCE                                | -                                     | -                                          | -                                          | -                                               |
| <b>19 TOTAL EXPENDITURES</b>                       | <b>361,654</b>                        | <b>361,654</b>                             | <b>337,779</b>                             | <b>23,875</b>                                   |
| <b>20 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b> | <b>\$ -</b>                           | <b>\$ (90,413)</b>                         | <b>\$ (103,776)</b>                        | <b>\$ (13,363)</b>                              |
| <b>21 OTHER FINANCING SOURCES (USES)</b>           |                                       |                                            |                                            |                                                 |
| 22 BOND PROCEEDS                                   | -                                     | -                                          | -                                          | -                                               |
| 23 TRANSFER IN (OUT)                               | -                                     | -                                          | -                                          | -                                               |
| <b>24 TOTAL OTHER FINANCING SOURCES (USES)</b>     | <b>\$ -</b>                           | <b>\$ -</b>                                | <b>\$ -</b>                                | <b>\$ -</b>                                     |
| <b>25 FUND BALANCE - BEGINNING</b>                 | <b>-</b>                              | <b>301,616</b>                             | <b>301,616</b>                             | <b>-</b>                                        |
| <b>26 FUND BALANCE - ENDING</b>                    | <b>\$ -</b>                           | <b>\$ 211,203</b>                          | <b>\$ 197,840</b>                          | <b>\$ (13,363)</b>                              |



**CRESSWIND DELAND CDD  
CONSTRUCTION FUND**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

|                                              | FY 2025<br>Actual<br>Year-to-Date |
|----------------------------------------------|-----------------------------------|
| <b>1 REVENUE</b>                             |                                   |
| 2 DEVELOPER FUNDING                          | \$ -                              |
| 3 BOND PROCEEDS                              | -                                 |
| 4 INTEREST                                   | 1,483                             |
| <b>5 TOTAL REVENUE</b>                       | <b>1,483</b>                      |
| <b>6 EXPENDITURES</b>                        |                                   |
| 7 CONSTRUCTION IN PROGRESS                   | -                                 |
| <b>8 TOTAL EXPENDITURES</b>                  | <b>\$ -</b>                       |
| <b>9 EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 1,483                             |
| 10 TRANSFER IN (OUT)                         | -                                 |
| 11 FUND BALANCE - BEGINNING                  | -                                 |
| <b>12 FUND BALANCE - ENDING</b>              | <b>\$ 1,483</b>                   |

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**  
**CASH RECONCILIATION - GENERAL FUND**  
**JUNE 30, 2025**

|                                     | <u><b>Bank United (Operating Acct)</b></u> |
|-------------------------------------|--------------------------------------------|
| Ending Balance Per Bank Statement   | 31,713.90                                  |
| Plus: Deposits in Transit           | -                                          |
| Less: Outstanding Checks            | (13,292.67)                                |
| <i><b>Adjusted Bank Balance</b></i> | <u><u><b>\$ 18,421.23</b></u></u>          |

|                                                           |                                   |
|-----------------------------------------------------------|-----------------------------------|
| Beginning Cash Balance Per Books (Restricted & Operating) | 26,738.89                         |
| Cash Receipts                                             | 15,764.01                         |
| Cash Disbursements                                        | (24,081.67)                       |
| <i><b>Balance Per Books</b></i>                           | <u><u><b>\$ 18,421.23</b></u></u> |

# CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

## Check Register FY 2025

| Date       | Ref #  | Vendor Name                          | Memo                                                                           | Deposits         | Disbursements    | Acct Balance     |
|------------|--------|--------------------------------------|--------------------------------------------------------------------------------|------------------|------------------|------------------|
| 09/30/2024 |        | <b>EOY Balance</b>                   |                                                                                |                  |                  | <b>11,736.04</b> |
| 10/1/2024  | 100012 | Kutak Rock LLP                       | Invoice: 3410138 (Reference: For Professional Legal Services Rendered. ) Invoi |                  | 5,817.87         | 5,918.17         |
| 10/2/2024  |        | Kolter Homes                         |                                                                                | 1,619.10         |                  | 7,537.27         |
| 10/7/2024  |        |                                      | VOID: Deposit                                                                  | 0.00             |                  | 7,537.27         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 7,968.75         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 517.78           |                  | 8,486.53         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 345.19           |                  | 8,831.72         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 22.57            |                  | 8,854.29         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 9,285.77         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 9,717.25         |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 10,148.73        |
| 10/7/2024  |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 10,580.21        |
| 10/15/2024 | 100013 | Kutak Rock LLP                       | Invoice: 3395171 (Reference: Professional Legal Services Rendered. ) Invoice:  |                  | 5,290.68         | 5,289.53         |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 9,794.47         |                  | 15,084.00        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 1,739.50         |                  | 16,823.50        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 734.00           |                  | 17,557.50        |
| 10/28/2024 |        | Kolter Homes                         |                                                                                | 7,916.67         |                  | 25,474.17        |
| 10/30/2024 | 100014 | Ormond Beach Observer.               | Invoice: 24-003961 (Reference: Public Hearing on August 22, 2024. ) Invoice: 2 |                  | 461.13           | 25,013.04        |
| 10/30/2024 | 100015 | Breeze Connected, LLC, CDD           | Invoice: 3677 (Reference: Professional Management. ) Invoice: 4024 (Reference: |                  | 11,750.01        | 13,263.03        |
| 10/30/2024 | 100016 | Lake Pros LLC                        | Invoice: 1683 (Reference: Pond Maintenance Service. ) Invoice: 1815 (Reference |                  | 3,000.00         | 10,263.03        |
| 10/30/2024 | 100017 | Kutak Rock LLP                       | Invoice: 3451731 (Reference: For Professional Legal Services Rendered. ) Invoi |                  | 2,473.50         | 7,789.53         |
| 10/31/2024 |        |                                      |                                                                                | <b>24,846.68</b> | <b>28,793.19</b> | <b>7,789.53</b>  |
| 11/1/2024  | 100018 | DISCLOSURE TECHNOLOGY SERVICES, LLC  | Invoice: 1215 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription. )          |                  | 2,500.00         | 5,289.53         |
| 11/27/2024 | 100019 | Florida Dept of Economic Opportunity | VOID: Invoice: 91707 (Reference: Annual District Filing Fee. )                 |                  |                  | 5,289.53         |
| 11/30/2024 |        |                                      |                                                                                | <b>0.00</b>      | <b>2,500.00</b>  | <b>5,289.53</b>  |
| 12/10/2024 | Online | Florida Dept of Economic Opportunity | VOID: Annual District Filing Fee.-paid by Kaylee billed by Breeze              |                  |                  | 5,289.53         |
| 12/13/2024 | 100020 | Lake Pros LLC                        | Invoice: 1469 (Reference: Pond Maintenance Service. )                          |                  | 1,500.00         | 3,789.53         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 4,221.01         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 517.78           |                  | 4,738.79         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 431.48           |                  | 5,170.27         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 175.00           |                  | 5,345.27         |
| 12/26/2024 |        | Kolter Homes                         | Lot Closings                                                                   | 273.07           |                  | 5,618.34         |
| 12/31/2024 | 593    |                                      | Stop payment fee                                                               |                  | 30.00            | 5,588.34         |
| 12/31/2024 |        |                                      |                                                                                | <b>1,828.81</b>  | <b>1,530.00</b>  | <b>5,588.34</b>  |
| 1/10/2025  |        |                                      | Deposit                                                                        | 1,200.00         |                  | 6,788.34         |
| 1/10/2025  |        |                                      | Deposit                                                                        | 2,135.40         |                  | 8,923.74         |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 6,124.76         |                  | 15,048.50        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 1,200.00         |                  | 16,248.50        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,629.08         |                  | 21,877.58        |
| 1/10/2025  |        | Kolter Homes                         |                                                                                | 5,746.84         |                  | 27,624.42        |
| 1/13/2025  | 100021 | Breeze Connected, LLC                | Invoice: 4057 (Reference: Localiq - Advertisement, and FedEx - 9/13. ) Invoice |                  | 13,408.07        | 14,216.35        |
| 1/13/2025  | 100022 | Lake Pros LLC                        | Invoice: 1929 (Reference: Pond Maintenance Service. ) Invoice: 2052 (Reference |                  | 3,000.00         | 11,216.35        |
| 1/13/2025  | 100023 | Breeze                               | Invoice: 19711 (Reference: Service Area CDD - Monthly. )                       |                  | 1,200.00         | 10,016.35        |
| 1/13/2025  | 100024 | Breeze Connected, LLC                | Invoice: 3931 (Reference: Professional Management Services Monthly. ) Invoice  |                  | 5,166.67         | 4,849.68         |
| 1/13/2025  | 100025 | Lake Pros LLC                        | Invoice: 1568 (Reference: Pond Maintenance Service. )                          |                  | 1,500.00         | 3,349.68         |
| 1/15/2025  | 596    |                                      | Check 28328 returned - developer stopped payment after deposited               |                  | 1,200.00         | 2,149.68         |
| 1/15/2025  | 596    |                                      | returned check fee                                                             |                  | 15.00            | 2,134.68         |
| 1/15/2025  | 596    |                                      | wire fee                                                                       |                  | 10.00            | 2,124.68         |
| 1/23/2025  | 100026 | Kutak Rock LLP                       | Invoice: 3484377 (Reference: For Professional Legal Services Rendered. )       |                  | 734.00           | 1,390.68         |

# CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

## Check Register FY 2025

| Date              | Ref #     | Vendor Name                   | Memo                                                                                                                                         | Deposits         | Disbursements    | Acct Balance     |
|-------------------|-----------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| 1/27/2025         | 100027    | Breeze Connected, LLC         | Invoice: 4359 (Reference: Money returned back to CDD. )                                                                                      |                  | 1,200.00         | 190.68           |
| <b>01/31/2025</b> |           |                               |                                                                                                                                              | <b>22,036.08</b> | <b>27,433.74</b> | <b>190.68</b>    |
| 2/3/2025          | 100028    | Kutak Rock LLP                | Invoice: 3469605 (Reference: For Professional Legal Services Rendered. )                                                                     |                  | 656.50           | (465.82)         |
| 2/14/2025         | 021425ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 15.00            | (480.82)         |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 3,630.18         |                  | 3,149.36         |
| 2/18/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 3,505.26         |
| 2/18/2025         | 598       | K Title Company LLC           | Lot closing checks sent to wrong Trustee bank and returned from US bank-this che                                                             | 3,749.04         |                  | 7,254.30         |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,416.67         |                  | 12,670.97        |
| 2/19/2025         |           | Kolter Homes                  |                                                                                                                                              | 674.50           |                  | 13,345.47        |
| 2/19/2025         | 597       |                               |                                                                                                                                              | 1,200.00         |                  | 14,545.47        |
| 2/21/2025         | 100029    | Innersync                     | Invoice: INV-SN-497 (Reference: Subscription: 12/15/204-12/14/25. )                                                                          |                  | 615.00           | 13,930.47        |
| 2/21/2025         | 100030    | Breeze Connected, LLC         | Invoice: 4341 (Reference: Professional Management. )                                                                                         |                  | 3,916.67         | 10,013.80        |
| 2/21/2025         | 100031    | Lake Pros LLC                 | Invoice: 2172 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 8,513.80         |
| 2/21/2025         | 100032    | Ormond Beach Observer.        | Invoice: 24-004931 (Reference: Public Hearing. )                                                                                             |                  | 59.50            | 8,454.30         |
| 2/25/2025         | 022525ach | U.S. BANK                     | wire fee                                                                                                                                     |                  | 12.00            | 8,442.30         |
| 2/25/2025         | 100033    | Breeze Connected, LLC         | Invoice: 4420 (Reference: Professional Management Services Monthly. ) Invoice                                                                |                  | 3,923.26         | 4,519.04         |
| 2/25/2025         | 598R      | K Title Company LLC           | Reverse of GJE 598 -- Lot closing checks sent to wrong Trustee bank and returned                                                             |                  | 3,749.04         | 770.00           |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 3,916.67         |                  | 4,686.67         |
| 2/28/2025         |           |                               | Deposit                                                                                                                                      | 2,400.00         |                  | 7,086.67         |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 7,209.50         |                  | 14,296.17        |
| 2/28/2025         |           | Kolter Homes                  |                                                                                                                                              | 5,262.00         |                  | 19,558.17        |
| 2/28/2025         | 100034    | Egis Insurance Advisors LLC   | Reference: Policy #1001241203 12/11/2024-12/11/2025 Florida Insurance Alliance.                                                              |                  | 5,208.00         | 14,350.17        |
| 2/28/2025         | 100035    | Lake Pros LLC                 | Reference: Pond Maintenance Service. <a href="https://clientname(FILLIN).payableslockbox">https://clientname(FILLIN).payableslockbox</a>     |                  | 1,500.00         | 12,850.17        |
| 2/28/2025         | 100036    | Accurate Fence & Screen LLC   | Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockbox.com">https://clientname(FILLIN).payableslockbox.com</a> |                  | 3,762.00         | 9,088.17         |
| 2/28/2025         | 100037    | SiteOne Landscape Supply, LLC | Reference: Pump service for all 7-irrigation pump s. <a href="https://clientname(FILLIN)">https://clientname(FILLIN)</a>                     |                  | 1,775.00         | 7,313.17         |
| 2/28/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 7,312.57         |
| <b>02/28/2025</b> |           |                               |                                                                                                                                              | <b>33,814.46</b> | <b>26,692.57</b> | <b>7,312.57</b>  |
| 3/3/2025          | 100038    | Kutak Rock LLP                | Reference: For Professional Legal Services Rendered, 12/8-12/12/28. <a href="https://cli">https://cli</a>                                    |                  | 226.50           | 7,086.07         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 355.90           |                  | 7,441.97         |
| 3/14/2025         |           |                               | Deposit                                                                                                                                      | 1,423.60         |                  | 8,865.57         |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 22,464.03        |                  | 31,329.60        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            |                  | 17,484.48        | 13,845.12        |
| 3/14/2025         | 31425     |                               | to post FY25 assessments received                                                                                                            | 17,484.48        |                  | 31,329.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 1,500.00         |                  | 32,829.60        |
| 3/26/2025         |           | Kolter Homes                  |                                                                                                                                              | 483.00           |                  | 33,312.60        |
| 3/27/2025         | 032725ach | Bank United.                  | bank wire fee                                                                                                                                |                  | 12.00            | 33,300.60        |
| 3/27/2025         | 31427     |                               | wire to DS from GF for FY25 tax deposits                                                                                                     |                  | 17,484.48        | 15,816.12        |
| 3/28/2025         | 100006    | Accurate Fence & Screen LLC   | VOID: Reference: Fence & posts repair. <a href="https://clientname(FILLIN).payableslockb">https://clientname(FILLIN).payableslockb</a>       |                  |                  | 15,816.12        |
| 3/28/2025         | 100039    | Kutak Rock LLP                | Invoice: 3527493 (Reference: For Professional Legal Services Rendered 1/4-1/30/2                                                             |                  | 483.00           | 15,333.12        |
| 3/28/2025         | 100040    | Lake Pros LLC                 | Invoice: 2420 (Reference: Pond Maintenance Service. )                                                                                        |                  | 1,500.00         | 13,833.12        |
| 3/31/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,832.52        |
| <b>03/31/2025</b> |           |                               |                                                                                                                                              | <b>43,711.01</b> | <b>37,191.06</b> | <b>13,832.52</b> |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.92        |
| 4/30/2025         |           |                               | Service Charge                                                                                                                               |                  | 0.60             | 13,831.32        |
| <b>04/30/2025</b> |           |                               |                                                                                                                                              | <b>0.00</b>      | <b>1.20</b>      | <b>13,831.32</b> |
| 5/12/2025         |           |                               | Deposit                                                                                                                                      | 569.44           |                  | 14,400.76        |
| 5/13/2025         |           |                               | Deposit                                                                                                                                      | 711.80           |                  | 15,112.56        |
| 5/13/2025         | 36773     | Kolter Homes                  |                                                                                                                                              | 4,871.82         |                  | 19,984.38        |
| 5/13/2025         | 36773     | Kolter Homes                  |                                                                                                                                              | 915.98           |                  | 20,900.36        |

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

**FY 2025**

| Date              | Ref #          | Vendor Name                             | Memo                                                                                                | Deposits         | Disbursements    | Acct Balance     |
|-------------------|----------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| 5/14/2025         |                |                                         | Deposit                                                                                             | 1,921.86         |                  | 22,822.22        |
| 5/20/2025         | chk 38062      | Kolter Homes                            |                                                                                                     | 3,916.67         |                  | 26,738.89        |
| <b>05/31/2025</b> |                |                                         |                                                                                                     | <b>12,907.57</b> | <b>0.00</b>      | <b>26,738.89</b> |
| 6/2/2025          |                |                                         | Deposit                                                                                             | 782.98           |                  | 27,521.87        |
| 6/6/2025          | 100041         | Kai Connected, LLC                      | Invoice: 4520 (Reference: Professional Management Services Monthly. )                               |                  | 3,916.67         | 23,605.20        |
| 6/6/2025          | 100042         | SiteOne Landscape Supply, LLC           | Invoice: 150789208-001 (Reference: IQ 4G CELLULAR COMMUNICATIONS CARTRIDGE. )                       |                  | 4,871.82         | 18,733.38        |
| 6/6/2025          | 31429          |                                         | to post FY25 assessments received                                                                   | 1,392.63         |                  | 20,126.01        |
| 6/6/2025          | 31429          |                                         | to post FY25 assessments received                                                                   |                  | 1,083.93         | 19,042.08        |
| 6/6/2025          | 31429          |                                         | to post FY25 assessments received                                                                   | 1,083.93         |                  | 20,126.01        |
| 6/10/2025         | 100043         | Kutak Rock LLP                          | Invoice: 3550031 (Reference: For Professional Legal Services Rendered 2/1-2/20/25. )                |                  | 915.98           | 19,210.03        |
| 6/20/2025         | 100044         | Lake Pros LLC                           | Invoice: 2548 (Reference: Pond Maintenance Service for 3 wet retention ponds and 2 dry retention... |                  | 1,500.00         | 17,710.03        |
| 6/20/2025         | chk # 00039074 | Kolter Homes                            |                                                                                                     | 1,500.00         |                  | 19,210.03        |
| 6/20/2025         | chk # 00039074 | Kolter Homes                            |                                                                                                     | 392.00           |                  | 19,602.03        |
| 6/20/2025         | chk # 00039074 | Kolter Homes                            |                                                                                                     | 125.00           |                  | 19,727.03        |
| 6/20/2025         | chk # 00039074 | Kolter Homes                            |                                                                                                     | 125.00           |                  | 19,852.03        |
| 6/20/2025         | chk # 00039074 | Kolter Homes                            |                                                                                                     | 3,800.00         |                  | 23,652.03        |
| 6/20/2025         |                |                                         | Deposit                                                                                             | 355.90           |                  | 24,007.93        |
| 6/20/2025         | chk # 00039998 | Kolter Homes                            |                                                                                                     | 1,500.00         |                  | 25,507.93        |
| 6/20/2025         |                |                                         | Deposit                                                                                             | 355.90           |                  | 25,863.83        |
| 6/24/2025         | chk # 0039641  | Kolter Homes                            |                                                                                                     | 3,916.67         |                  | 29,780.50        |
| 6/24/2025         | chk # 0039641  | Kolter Homes                            |                                                                                                     | 434.00           |                  | 30,214.50        |
| 6/24/2025         | 100045         | Regions Bank Corporate Trust Operations | Invoice: 123303 (Reference: Annual Trustee Fee. )                                                   |                  | 3,800.00         | 26,414.50        |
| 6/24/2025         | 100046         | Neighborhood Publications, Inc.         | Invoice: CWDL4665 (Reference: Monthly Fee for Website Software. )                                   |                  | 125.00           | 26,289.50        |
| 6/25/2025         | 100047         | Neighborhood Publications, Inc.         | Invoice: CWDL4666 (Reference: Monthly Fee for Website Software. )                                   |                  | 125.00           | 26,164.50        |
| 6/25/2025         | 100048         | Kai Connected, LLC                      | Invoice: 4549 (Reference: Professional Management Services May 2025. )                              |                  | 3,916.67         | 22,247.83        |
| 6/25/2025         | 100049         | Lake Pros LLC                           | Invoice: 2718 (Reference: Pond Maintenance Service for 3 wet retention ponds and 2 dry retention... |                  | 3,000.00         | 19,247.83        |
| 6/26/2025         | 100050         | Kutak Rock LLP                          | Invoice: 3554619 (Reference: For Professional Legal Services Rendered 3/8-3/27/25. ) Invoice: ...   |                  | 826.00           | 18,421.83        |
| 6/30/2025         | 53125          |                                         | Service Charge                                                                                      |                  | 0.60             | 18,421.23        |
| <b>06/30/2025</b> |                |                                         |                                                                                                     | <b>15,764.01</b> | <b>24,081.67</b> | <b>18,421.23</b> |